



# **AGENDA**

**Wednesday, 20 October 2021**

## **Ordinary Council Meeting**

**I hereby give notice that an Ordinary Meeting of Council will be held on:**

**Date: Wednesday, 20 October 2021**

**Time: 9:00am**

**Location: Council Chambers**

**Peter Franks  
Chief Executive Officer**





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**1 MEMBERS IN ATTENDANCE**

**2 APOLOGIES/LEAVE OF ABSENCE/ABSENCE ON COUNCIL BUSINESS**

**3 BEREAVEMENTS/CONDOLENCES**

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**5 CONFIRMATION OF MINUTES**

Ordinary Council Meeting - 15 September 2021

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**6 BUSINESS ARISING OUT OF MINUTES OF PREVIOUS MEETING**

**7 DEPUTATIONS AND DELEGATIONS**



## 8 CORPORATE AND COMMUNITY SERVICES

### 8.1 D MARTIN - RECONFIGURING A LOT - BOUNDARY REALIGNMENT - LOT 2 ON SP176556 & LOT 202 ON RP843530 - 2850 KENNEDY HIGHWAY & 116 KANERVO ROAD, KOAH - RAL/21/0010

**Date Prepared:** 13 September 2021

**Author:** Senior Planner

**Attachments:**

1. [Proposal Plan](#)
2. [State Assessment and Referral Agency response dated 2 August 2021](#)
3. [Submission](#)

#### APPLICATION DETAILS

| APPLICATION                 |  | PREMISES       |   |
|-----------------------------|--|----------------|---|
| <b>APPLICANT</b>            | D Martin                                   | <b>ADDRESS</b> | 2850 Kennedy Highway & 116 Kanervo Road, Koah |
| <b>DATE LODGED</b>          | 24 May 2021                                | <b>RPD</b>     | Lot 2 on SP176556 & Lot 202 on RP843530       |
| <b>TYPE OF APPROVAL</b>     | Development Permit                         |                |   |
| <b>PROPOSED DEVELOPMENT</b> | Reconfiguring a Lot - Boundary Realignment |                |   |
| <b>FILE NO</b>              | RAL/21/0010                                | <b>AREA</b>    | Lot 2 - 15.47 ha<br>Lot 202 - 15.72 ha        |
| <b>LODGED BY</b>            | D Martin                                   | <b>OWNER</b>   | D Martin                                      |
| <b>PLANNING SCHEME</b>      | Mareeba Shire Council Planning Scheme 2016 |                |   |
| <b>ZONE</b>                 | Rural zone                                 |                |   |
| <b>LEVEL OF ASSESSMENT</b>  | Impact Assessment                          |                |   |
| <b>SUBMISSIONS</b>          | One (1) in support                         |                |   |

#### EXECUTIVE SUMMARY

Council is in receipt of a development application described in the above application details.

The application is impact assessable and one (1) properly made submission was received in response to public notification of the application.

The application proposes to reconfigure the two (2) allotments, by way of a boundary realignment only (no additional lot created) whereby approximately 13.72 hectares of land from existing Lot 202 will be transferred to proposed Lot 2 to consolidate all grazing land into a single parcel.

The application and supporting material has been assessed against the Mareeba Shire Council Planning Scheme 2016 is in conflict with certain purpose statements in the Rural zone code, as well as performance outcomes contained within the Reconfiguring a lot code which seeks to discourage the creation of any lot below 60 hectares within the Rural zone.

In their current configuration, both lots are less than 60 hectares with areas of approximately 15 hectares and questionable stand-alone agricultural viability. The proposed boundary realignment will create a more viable proposed Lot 2 at 29.19 hectares. Furthermore, the proposed boundary realignment will not result in any new or additional rural living allotment, nor does it create the opportunity for another dwelling house to be built within the Rural zone.

The Mareeba Shire Council Planning Scheme 2016 contains a hierarchy of assessment benchmarks. The Strategic Framework is the highest order assessment benchmark in the Planning Scheme and holds greater weight than the Rural zone code and Reconfiguring a Lot code. An officer assessment has determined that despite the identified conflicts with the lower order Rural zone code and Reconfiguring a Lot code provisions mentioned above, the proposed boundary realignment meets the intent of the Strategic Framework, in that the development will not further fragment, compromise or alienate productive agricultural land, and will only help increase the agricultural viability of the farming activity on Lot 2.

It is recommended that the application be approved in full with conditions.

#### OFFICER'S RECOMMENDATION

1. That in relation to the following development application:

| APPLICATION                 |  | PREMISES       |   |
|-----------------------------|--|----------------|---|
| <b>APPLICANT</b>            | D Martin                                   | <b>ADDRESS</b> | 2850 Kennedy Highway & 116 Kanervo Road, Koah |
| <b>DATE LODGED</b>          | 24 May 2021                                | <b>RPD</b>     | Lot 2 on SP176556 & Lot 202 on RP843530       |
| <b>TYPE OF APPROVAL</b>     | Development Permit                         |                |   |
| <b>PROPOSED DEVELOPMENT</b> | Reconfiguring a Lot - Boundary Realignment |                |   |

and in accordance with the Planning Act 2016, the applicant be notified that the application for a development permit for the development specified in (A) is:

Approved by Council in accordance with the approved plans/documents listed in (B), subject to assessment manager conditions in (C), assessment manager's advice in (D), concurrence agency conditions in (E), relevant period in (F), further permits in (G), and further approvals from Council listed in (H);

And

The assessment manager does not consider that the assessment manager's decision conflicts with a relevant instrument.

- (A) APPROVED DEVELOPMENT: Development Permit for Reconfiguring a Lot - Boundary Realignment

## (B) APPROVED PLANS:

| Plan/Document Number | Plan/Document Title  | Prepared by | Dated |
|----------------------|--|-------------|-------|
| -                    | Proposed Boundary Realignment of Lot 202 on RP843530 and Lot 2 on SP176556 | -           | -     |

## (C) ASSESSMENT MANAGER'S CONDITIONS (COUNCIL)

(a) Development assessable against the Planning Scheme

1. Development must be carried out generally in accordance with the approved plans and the facts and circumstances of the use as submitted with the application, and subject to any alterations:
  - found necessary by the Council's delegated officer at the time of examination of the engineering plans or during construction of the development because of particular engineering requirements; and
  - to ensure compliance with the following conditions of approval.
2. Timing of Effect
  - 2.1 The conditions of the development permit must be complied with to the satisfaction of Council's delegated officer prior to the endorsement of the plan of survey, except where specified otherwise in these conditions of approval.
3. General
  - 3.1 The applicant/developer is responsible for the cost of necessary alterations to existing public utility mains, services or installations required by works in relation to the proposed development or any works required by condition(s) of this approval.
  - 3.2 All payments or bonds required to be made to the Council pursuant to any condition of this approval must be made prior to the endorsement of the plan of survey and at the rate applicable at the time of payment.
  - 3.3 The developer must relocate (in accordance with FNQROC standards) any services such as water, sewer, drainage, telecommunications and electricity that are not wholly located within the lots that are being created/serviced where required by the relevant authority, unless approved by Council's delegated officer.
  - 3.4 Where utilities (such as sewers on non-standard alignments) traverse lots to service another lot, easements must be created in favour of Council for access and maintenance purposes. The developer is to pay all costs (including Council's legal expenses) to prepare and register the easement documents.
  - 3.5 Where approved existing buildings and structures are to be retained, setbacks to new property boundaries are to be in accordance with Planning Scheme requirements for the relevant structure and/or Queensland Development Code.

A plan demonstrating compliance must be submitted prior to endorsement of the plan of survey

### 3.6 Charges

All outstanding rates, charges and expenses pertaining to the land are to be paid in full.

## (D) ASSESSMENT MANAGER'S ADVICE

- (a) A number of other charges or payments may be payable as conditions of approval. The applicable fee is set out in Council's Fees & Charges Schedule for each respective financial year.

- (b) Endorsement Fees

Council charges a fee for the endorsement of a Survey Plan, Community Management Statements, easement documents, and covenants. The fee is set out in Council's Fees & Charges Schedule applicable for each respective financial year.

- (c) Compliance with applicable codes/policies

The development must be carried out to ensure compliance with the provisions of Council's Local Laws, Planning Scheme Policies, Planning Scheme and Planning Scheme Codes to the extent they have not been varied by a condition of this approval.

- (d) Environmental Protection and Biodiversity Conservation Act 1999

The applicant is advised that referral may be required under the *Environmental Protection and Biodiversity Conservation Act 1999* if the proposed activities are likely to have a significant impact on a matter of national environmental significance. Further information on these matters can be obtained from [www.environment.gov.au](http://www.environment.gov.au).

- (e) Cultural Heritage

In carrying out the activity the applicant must take all reasonable and practicable measures to ensure that no harm is done to Aboriginal cultural heritage (the "cultural heritage duty of care"). The applicant will comply with the cultural heritage duty of care if the applicant acts in accordance with gazetted cultural heritage duty of care guidelines. An assessment of the proposed activity against the duty of care guidelines will determine whether or to what extent Aboriginal cultural heritage may be harmed by the activity. Further information on cultural heritage, together with a copy of the duty of care guidelines and cultural heritage search forms, may be obtained from [www.datsip.qld.gov.au](http://www.datsip.qld.gov.au).

## (E) REFERRAL AGENCY CONDITIONS

State Assessment and Referral Agency conditions dated 2 August 2021.



**(F) RELEVANT PERIOD**

When approval lapses if development not started (s.85)

- Reconfiguring a Lot – four (4) years (starting the day the approval takes effect).

**(G) OTHER NECESSARY DEVELOPMENT PERMITS AND/OR COMPLIANCE PERMITS**

- Nil

**(H) OTHER APPROVALS REQUIRED FROM COUNCIL**

- Nil

**THE SITE**

The subject site comprises of the following allotments:

- Lot 202 on RP843530, situated at 116 Kanervo Road, Koah, having an area of 15.72 hectares and a frontage of 526.8 metres to Kanervo Road; and
- Lot 2 on SP176556, situated at 2850 Kennedy Highway, Koah, having an area of 15.47 hectares and a frontage of 250.7 metres to the Kennedy Highway.

Kanervo Road is constructed to a rural road gravel standard, whilst the Kennedy Highway is a bitumen sealed State controlled road. Each lot has an access off their respective frontage.

Both lots contain an established dwelling house and associated outbuildings (sheds).

The land is described as undulating but relatively flat. Sparse native vegetation exists over much of the site and in some areas, this vegetation is mapped as remnant vegetation.

Lots surrounding the site is predominately used for rural (grazing) and rural living purposes.



**Map Disclaimer:**

Based on or contains data provided by the State of Queensland (Department of Environment and Resource Management) (2009). In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws.



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**BACKGROUND AND CONTEXT**

Nil

**PREVIOUS APPLICATIONS & APPROVALS**

Nil

**DESCRIPTION OF PROPOSED DEVELOPMENT**

The development application seeks a Development Permit for Reconfiguring a Lot - Boundary Realignment in accordance with the plans shown in **Attachment 1**.

The application proposes to transfer approximately 13.72 hectares from existing Lot 202 to proposed Lot 2 to consolidate all grazing land into a single parcel. This will create a more viable rural holding in proposed Lot 2.

The realigned lots will be as follows:

- Lot 1 - area of 2 hectares, approximately 100 metres frontage to Kanervo Road;
- Lot 2 - area of 29.19 hectares, in excess of 400 metres frontage to Kanervo Road and the Kennedy Highway.

Both reconfigured lots will retain an established dwelling house and outbuilding.

All servicing arrangements, including access, for the existing allotments will remain in place.

**REGIONAL PLAN DESIGNATION**

The subject site is included within the Regional Landscape and Rural Production Area land use category in the Far North Queensland Regional Plan 2009-2031. The Regional Plan Map 3- 'Areas of Ecological Significance' also identifies the site is:

- *State & Regional Conservation Corridors*
- *Terrestrial Area of High Ecological Significance*
- *Terrestrial Area of General Ecological Significance*

**PLANNING SCHEME DESIGNATIONS**

|                      |  |
|----------------------|--|
| Strategic Framework: | <b>Land Use Categories</b> <ul style="list-style-type: none"> <li>• Rural Area - Rural Other</li> </ul> <b>Natural Environment Elements</b> <ul style="list-style-type: none"> <li>• Biodiversity Areas</li> </ul> <b>Transport Elements</b> <ul style="list-style-type: none"> <li>• State Controlled Road</li> <li>• Principal Cycle Routes</li> </ul> |
| Zone:                | Rural zone   |
| Overlays:            | <ul style="list-style-type: none"> <li>• Bushfire Hazard Overlay</li> <li>• Environmental Significance Overlay</li> <li>• Flood Hazard Overlay</li> <li>• Hill and Slope Overlay</li> <li>• Transport Infrastructure Overlay</li> </ul>  |

**RELEVANT PLANNING INSTRUMENTS**

Assessment of the proposed development against the relevant planning instruments is summarised as follows:

**(A) Far North Queensland Regional Plan 2009-2031**

Separate assessment against the Regional Plan is not required because the Mareeba Shire Council Planning Scheme appropriately advances the Far North Queensland Regional Plan 2009-2031, as it applies to the planning scheme area.

**(B) State Planning Policy**

Separate assessment against the State Planning Policy (SPP) is not required because the Mareeba Shire Council Planning Scheme appropriately integrates all relevant aspects of the SPP.

**(C) Mareeba Shire Council Planning Scheme 2016****Strategic Framework***3.3 Settlement Pattern and built environment**3.3.1 Strategic outcomes*

- (5) *Primary industries in Rural areas are not compromised or fragmented by incompatible and/or unsustainable development, including but not limited to subdivision that results in a detrimental impact on rural productivity or fragments large land holdings. The valued, relaxed rural character and scenic qualities of the rural area are preserved and enhanced. The rural area is largely maintained to its current extent, while accommodating development directly associated with or reliant on natural resources including rural activities and tourism. Rural areas protect the shire's agricultural area and ensure food security. Other rural areas predominantly remain agricultural grazing properties.*

Comment

The proposed development is for a "boundary realignment" only, so does not constitute a "subdivision" by definition.

Both existing lots are significantly less than 60 hectares in size with each having an area slightly above 15 hectares.

Both existing and proposed lots are improved by a dwelling house and ancillary outbuildings, so the realignment does not create the opportunity for an additional dwelling house within the rural zone. Instead, the realignment will consolidate all grazing land into a single parcel, creating a more viable rural holding with proposed Lot 2.

The realignment will reduce the length of property boundaries traversing through vegetated internal waterways, eliminating the requirement for fence line clearing in these areas. This is an improved environmental outcome.

The development will not further fragment, compromise or alienate productive agricultural land, and will only increase the agricultural viability of a farming enterprise. Further, the development will result in an improved environmental outcome.

The proposed development is considered to comply with Strategic outcome 5.

*(6) New subdivisions which propose lots less than the minimum lot size of 60ha are not supported within the Rural zone.*

Comment

The proposed development is for a "boundary realignment" only, so does not constitute a "subdivision" by definition.

Both existing lots are significantly less than 60 hectares in size with each having an area slightly above 15 hectares.

Both existing and proposed lots are improved by a dwelling house and ancillary outbuildings, so the realignment does not create the opportunity for an additional dwelling house within the rural zone. Instead, the realignment will consolidate all grazing land into a single parcel, creating a more viable rural holding with proposed Lot 2.

The realignment will reduce the length of property boundaries traversing through vegetated internal waterways, eliminating the requirement for fence line clearing in these areas. This is an improved environmental outcome.

The development will not further fragment, compromise or alienate productive agricultural land, and will only increase the agricultural viability of a farming enterprise. Further, the development will result in an improved environmental outcome.

The proposed development does not conflict with Strategic Outcome 6.

### 3.3.11 Element - Rural areas

#### 3.3.11.1 Specific outcomes

- (2) *Land in rural areas is maintained in large (60ha or greater) lot sizes to ensure that regional landscape and rural production values are not compromised by fragmentation, alienation or incompatible land uses. Subdivision of land is not supported on lots less than 60ha in the Rural zone.*

#### Comment

The proposed development is for a "boundary realignment" only, so it does not constitute a "subdivision" by definition.

Both existing lots are significantly less than 60 hectares in size with each having an area slightly above 15 hectares.

Both existing and proposed lots are improved by a dwelling house and ancillary outbuildings, so the realignment does not create the opportunity for an additional dwelling house within the rural zone. Instead, the realignment will consolidate all grazing land into a single parcel, creating a more viable rural holding with proposed Lot 2.

The realignment will reduce the length of property boundaries traversing through vegetated internal waterways, eliminating the requirement for fence line clearing in these areas. This is an improved environmental outcome.

The development will not further fragment, compromise or alienate productive agricultural land, and will only increase the agricultural viability of a farming enterprise. Further, the development will result in an improved environmental outcome.

The proposed development is considered to satisfy Specific Outcome 2.

- (3) *Other rural areas will be largely maintained in their current configuration, only being subdivided where large land holdings of 60ha or greater can be achieved and the infrastructure base of rural operations including workers accommodation, airstrips and farm infrastructure is provided.*

#### Comment

The proposed development is for a "boundary realignment" only, so it does not constitute a "subdivision" by definition.

Both existing lots are significantly less than 60 hectares in size with each having an area slightly above 15 hectares.

Both existing and proposed lots are improved by a dwelling house and ancillary outbuildings, so the realignment does not create the opportunity for an additional dwelling house within the rural zone. Instead, the realignment will consolidate all grazing land into a single parcel, creating a more viable rural holding with proposed Lot 2.

The realignment will reduce the length of property boundaries traversing through vegetated internal waterways, eliminating the requirement for fence line clearing in these areas. This is an improved environmental outcome.

The development will not further fragment, compromise or alienate productive agricultural land, and will only increase the agricultural viability of a farming enterprise. Further, the development will result in an improved environmental outcome.

The proposed development is considered to satisfy Specific Outcome 3.

### 3.6 Transport and infrastructure

#### 3.6.1 Strategic outcomes

- (6) *New development is appropriately sequenced and coordinated with existing and future water, wastewater, stormwater and transport infrastructure to ensure the operations of existing infrastructure are not compromised and community needs continue to be met. New infrastructure is provided to development in accordance with the council's desired standards of service and supports a consolidated urban form to maximise return on investment. The ongoing operation of key infrastructure elements is not prejudiced by inappropriate development. Subdivision of land in the Rural zone to create lots less than 60ha is not consistent with facilitating appropriately sequenced and coordinated development.*

#### Comment

The proposed development is for a "boundary realignment" only, so it does not constitute a "subdivision" by definition. No additional title will be created, and no change to the service arrangement of each lot will occur as a result of the development.

#### **Relevant Developments Codes**

The following Development Codes are considered to be applicable to the assessment of the application:

- 6.2.9 Rural zone code
- 8.2.3 Bushfire hazard overlay code
- 8.2.4 Environmental significance overlay code
- 8.2.6 Flood hazard overlay code
- 8.2.8 Hill and slope overlay code
- 9.4.2 Landscaping code
- 9.4.3 Parking and access code
- 9.4.4 Reconfiguring a lot code
- 9.4.5 Works, services and infrastructure code

The application did not include a planning report and assessment against the planning scheme. An officer assessment has found that the application would conflict with assessment benchmarks contained in the Rural zone code and Reconfiguring a lot code as a result of Temporary Local Planning Instrument No. 01 of 2019 (Subdivision in Rural zone). Despite the identified conflicts, it is considered that the proposed development will comply with the higher order strategic/specific outcomes contained within the Planning Scheme Strategic Framework.



| Relevant Codes                          | Comments   |
|---|--|
| Rural zone code                         | <p>The application conflicts with 6.2.9.2 Purpose (3) (a) of the code as proposed Lots 1 and 2 will be under 60 ha in size.</p> <p>Despite this conflict, it is considered that the proposed development complies with the higher order strategic/specific outcomes contained in the Planning Scheme's Strategic Framework. Refer to planning discussion section of report for commentary.</p>   |
| Bushfire hazard overlay code            | The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.  |
| Environmental significance overlay code | The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.  |
| Flood hazard overlay code               | The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.  |
| Hill and slope overlay code             | The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.  |
| Landscaping code                        | The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.  |
| Parking and access code                 | The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.  |
| Reconfiguring a lot code                | <p>The application conflicts with the following performance outcomes:</p> <ul style="list-style-type: none"> <li>• PO1.1</li> <li>• PO1.2</li> </ul> <p>Despite conflicting with the abovementioned performance outcomes, it is considered that the proposed development complies with the higher order strategic/specific outcomes contained in the Planning Scheme's Strategic Framework. Refer to planning discussion section of report for commentary.</p> |
| Works, services and infrastructure code | The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.  |

#### (D) Planning Scheme Policies/Infrastructure Charges Plan

The following planning scheme policies are relevant to the application:



## Planning Scheme Policy 4 - FNQROC Regional Development Manual

A condition will be attached to any approval requiring all development works be designed and constructed in accordance with FNQROC development manual standards.

**(E) Adopted Infrastructure Charges Notice**

Not applicable as no additional allotments will be created by this development.

**REFERRAL AGENCY**

The application triggered referral to the State Assessment and Referral Agency (SARA) as a Concurrence Agency for reconfiguring a lot involving vegetation clearing.

SARA advised in a letter dated 2 August 2021 that they require the conditions to be attached to any approval (**Attachment 2**).

**Internal Consultation**

Technical Services

**PUBLIC NOTIFICATION**

The development proposal was placed on public notification from 18 August 2021 to 10 September 2021. The applicant submitted the notice of compliance on 13 September 2021 advising that the public notification requirements were carried out in accordance with the requirements of the Act.

One (1) properly made submission was received in support of the proposed development.

The grounds for support are summarised and commented on below:

| Grounds for objection /support           | Comment |
|--|---------|
| Submitter supports proposed development. | Noted.  |

**Submitters**

| Name of Principal submitter | Address                |
|-----------------------------|------------------------|
| 1. T Chapman                | 130 Kanervo Road, Koah |

**PLANNING DISCUSSION**

Non-compliance with assessment benchmarks contained within the Rural zone code and Reconfiguring a lot code are discussed below:

**6.2.9 Rural zone code (as amended by the TLPI)**

### 6.2.9.2 Purpose

- (3) (a) *Areas for use for primary production are conserved and new allotments below the minimum lot size identified in Table 9.4.4.3B is not supported.*

#### Comment

Table 9.4.4.3B dictates a minimum reconfiguring lot size of 60 hectares for land within the Rural zone. Both existing lots are significantly less than 60 hectares in size with each having an area slightly above 15 hectares.

Both existing and proposed lots are improved by a dwelling house and ancillary outbuildings, so the realignment does not create the opportunity for an additional dwelling house within the rural zone.

Instead, the realignment will consolidate all grazing land into a single parcel, creating a more viable rural holding with proposed Lot 2.

The realignment will reduce the length of property boundaries traversing through vegetated internal waterways, eliminating the requirement for fence line clearing in these areas. This is an improved environmental outcome.

Despite not complying with Purpose (3)(a) of the Rural zone code, it is considered that the proposed boundary realignment meets the intent of the higher order Strategic Framework, in that the development will not further fragment, compromise or alienate productive agricultural land, and will only increase the agricultural viability of a farming enterprise. Further, the development will result in an improved environmental outcome.

#### 9.4.4 Reconfiguring a lot code (as amended by the TLPI)

##### ***Area and frontage of lots - Rural zone***

###### ***PO1.1***

*No lots are created with an area of less than 60 ha*

*Note: This also applies to applications for boundary realignment*

###### ***AO1.1***

*No acceptable outcome is provided.*

#### Comment

Both existing lots are significantly less than 60 hectares in size with each having an area slightly above 15 hectares.

Both existing and proposed lots are improved by a dwelling house and ancillary outbuildings, so the realignment does not create the opportunity for an additional dwelling house within the rural zone.

Instead, the realignment will consolidate all grazing land into a single parcel, creating a more viable rural holding with proposed Lot 2.

The realignment will reduce the length of property boundaries traversing through vegetated internal waterways, eliminating the requirement for fence line clearing in these areas. This is an improved environmental outcome.

Despite not complying with PO1.1, it is considered that the proposed boundary realignment meets the intent of the higher order Strategic Framework, in that the development will not further fragment, compromise or alienate productive agricultural land, and will only increase the agricultural viability of a farming enterprise. Further, the development will result in an improved environmental outcome.

**PO1.2**

*No lots are created with a frontage less than 400m*

*Note: This also applies to applications for boundary realignment.*

**AO1.2**

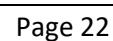
*No acceptable outcome is provided.*

**Comment**

Proposed Lot 2 complies with a combined frontage in excess of 400 metres to Kanervo Road and the Kennedy Highway.

Proposed Lot 1 would have a frontage of approximately 100 metres to Kanervo Road. This frontage results in a regular shaped lot, with good access to Kanervo Road. The lesser frontage does not meaningfully impact on its potential future use.

The frontage proposed for each lot is appropriate.



RA6-N



SARA reference: 2106-23262 SRA  
Council reference: RAL/21/0010

2 August 2021

Chief Executive Officer  
Mareeba Shire Council  
PO Box 154  
Mareeba Qld 4880  
planning@msc.qld.gov.au

Attention: Brian Millard

Dear Sir/Madam

## **SARA response—Boundary Realignment (2 Lots into 2 Lots) at Kanervo Road and Kennedy Highway, Koah**

(Referral agency response given under section 56 of the *Planning Act 2016*)

The development application described below was confirmed as properly referred by the State Assessment and Referral Agency (SARA) on 28 June 2021.

### **Response**

|                   |   |
|-------------------|---|
| Outcome:          | Referral agency response – with conditions.   |
| Date of response: | 2 August 2021   |
| Conditions:       | The conditions in <b>Attachment 1</b> must be attached to any development approval. |
| Advice:           | Advice to the applicant is in <b>Attachment 2</b> .                                 |
| Reasons:          | The reasons for the referral agency response are in <b>Attachment 3</b> .           |

### **Development details**

|               |  |   |
|---------------|--|---|
| Description:  | Development permit   | Reconfiguring a Lot (Boundary Realignment – 2 Lots into 2 Lots) |
| SARA role:    | Referral Agency  |   |
| SARA trigger: | <b>Schedule 10, Part 3, Division 4, Table 2, Item 1</b> (Planning Regulation 2017) – Reconfiguring a lot involving vegetation clearing |   |

Page 1 of 7

Far North Queensland regional office  
Ground Floor, Cnr Grafton and Hartley  
Street, Cairns  
PO Box 2358, Cairns QLD 4870



2106-23262 SRA

SARA reference: 2106-23262 SRA  
Assessment Manager: Mareeba Shire Council  
Street address: 116 Kanervo Road and 2850 Kennedy Highway, Koah  
Real property description: Lot 202 on RP843530 and Lot 2 on SP176556  
Applicant name: Mr Dean Martin  
Applicant contact details: C/- Planning Plus  
PO Box 399  
Redlynch QLD 4870  
info@planningplusqld.com.au

## Representations

An applicant may make representations to a concurrence agency, at any time before the application is decided, about changing a matter in the referral agency response (s.30 Development Assessment Rules) Copies of the relevant provisions are in **Attachment 4**.

A copy of this response has been sent to the applicant for their information.

For further information please contact Ruth Creffield, A/ Senior Planning Officer, on 5352 9775 or via email CairnsSARA@dasilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Joanne Manson  
A/Manager (Planning)

cc Mr Dean Martin, info@planningplusqld.com.au

enc Attachment 1 - Referral agency conditions  
Attachment 2 - Advice to the applicant  
Attachment 3 - Reasons for referral agency response  
Attachment 4 - Representations provisions  
Attachment 5 - Approved plans and specifications

2106-23262 SRA

**Attachment 1—Referral agency conditions**

(Under section 56(1)(b)(i) of the *Planning Act 2016* the following conditions must be attached to any development approval relating to this application) (Copies of the plans and specifications referenced below are found at **Attachment 5**)

| No.   | Conditions   | Condition timing   |
|---|--|--------------------|
| <b>Reconfiguring a lot</b>  |  |                    |
| Schedule 10, Part 3, Division 4, Table 2, Item 1 – Reconfiguring a lot involving native vegetation clearing— The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of Resources to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s): |  |                    |
| 1.  | <p>Clearing of vegetation must:</p> <p>(a) only occur within Area A <sup>(A1)</sup> as shown on the attached:</p> <ul style="list-style-type: none"> <li>i. Vegetation Management Plan, prepared by Queensland Government, reference VMP 2106-23262 SRA, sheet 1, version 2, dated 2 August 2021, and</li> <li>ii. Attachment to Vegetation Management Plan VMP 2106-23262 SRA Derived Reference Points for GPS.</li> </ul> <p>(b) not exceed 0.11 ha.</p>   | At all times.      |
| 2.  | <p>Clearing of vegetation must not occur within the areas identified as Area B <sup>(B1-B6)</sup> as shown on the attached:</p> <p>(a) Vegetation Management Plan, prepared by Queensland Government, reference VMP 2106-23262 SRA, sheet 1, version 2, dated 2 August 2021, and</p> <p>(b) Attachment to Vegetation Management Plan VMP 2106-23262 SRA Derived Reference Points for GPS.</p> <p>Note: This condition is not applicable where clearing of vegetation is an exempt clearing activity for essential management items (a), (b), (c), (d) and (e) under Schedule 21 of the Planning Regulation 2016.</p> | At all times.      |
| 3.  | <p>Built infrastructure, other than for fences, roads and underground services must not be established, constructed or located within Area C <sup>(C1-C5)</sup> as shown on the attached:</p> <p>(a) Vegetation Management Plan, prepared by Queensland Government, reference VMP 2106-23262 SRA, sheet 1, version 2, dated 2 August 2021, and</p> <p>(c) Attachment to Vegetation Management Plan VMP 2106-23262 SRA Derived Reference Points for GPS.</p> <p>Note: Schedule 21 of the Planning Regulation 2016 provides where exempt clearing work can occur.</p>  | At all times.      |
| 4.  | Any person(s) engaged or employed to carry out the clearing of vegetation under this development approval must be provided with a full copy of this development approval, and must be made aware of the full extent of clearing authorised by this development approval.   | Prior to clearing. |

2106-23262 SRA

**Attachment 2—Advice to the applicant**

| <b>General advice</b> |   |
|-----------------------|---|
| 1.                    | Terms and phrases used in this document are defined in the <i>Planning Act 2016</i> its regulation or the State Development Assessment Provisions (SDAP) v2.6. If a word remains undefined it has its ordinary meaning.   |
| 2.                    | <b>Native vegetation clearing</b><br>To request an electronic file of the Derived Points (Attached to Plan: VMP 2105-22687 SRA) as contained in this technical agency response, email a request to the Department of Resources (formerly DNRME) at <a href="mailto:northvegetation@dnrme.qld.gov.au">northvegetation@dnrme.qld.gov.au</a> and include application reference (2105-22687 SRA).   |
| 3.                    | Despite this development approval, other permits or approvals may be required for the clearing of vegetation. To determine if the proposed clearing requires other approvals under other local, State or federal laws go to <a href="http://www.qld.gov.au">www.qld.gov.au</a> (search 'vegetation clearing requirements').   |
| 4.                    | Clearing vegetation to the extent the clearing is within an area mapped as a category C area on the regulated vegetation management map is not a relevant purpose under the <i>Vegetation Management Act 1999</i> . Accordingly clearing of vegetation in areas cannot be approved under a development approval. If the proposed development includes clearing vegetation in any category C area under Queensland's vegetation management framework, the clearing can only be undertaken if it is exempt clearing work or in accordance with an Accepted Development Vegetation Clearing Code (ADVCC). Clearing vegetation in any category C area that is not exempt or in accordance with an ADVCC is prohibited development. Information on exempt clearing work or ADVCCs is available online at <a href="http://www.qld.gov.au">www.qld.gov.au</a> (search 'exempt clearing work' or 'accepted development vegetation clearing codes'). |



2106-23262 SRA

**Attachment 3—Reasons for referral agency response***(Given under section 56(7) of the Planning Act 2016)*

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**The reasons for the SARA decision are:**

- Part of the realigned boundary will pass through an area of category B regulated vegetation containing a regional ecosystem of least concern.
- A future dwelling for proposed Lot 2 will be located in a category X vegetation area.
- Clearing will not occur in or near watercourses or drainage features.
- Clearing will retain sufficient vegetation in the subject lot and adjacent landscape to maintain ecological connectivity.
- No clearing of endangered or of concern regional ecosystems, or clearing within essential habitat, will occur.
- Vegetation clearing has been reasonably avoided where possible, and the impacts of clearing have been minimised by using existing clearing exemptions when locating the boundary.
- The proposed development complies with the relevant provisions of State code 16: Native vegetation clearing.

**Material used in the assessment of the application:**

- The development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- The *State Development Assessment Provisions* (version 2.6)
- The Development Assessment Rules
- SARA DA Mapping system
- State Planning Policy mapping system

2106-23262 SRA

#### **Attachment 4—Change representation provisions**

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(page left intentionally blank – attached separately)

2106-23262 SRA

### **Attachment 5—Approved plans and specifications**

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## Development Assessment Rules—Representations about a referral agency response

The following provisions are those set out in sections 28 and 30 of the Development Assessment Rules<sup>1</sup> regarding **representations about a referral agency response**

### Part 6: Changes to the application and referral agency responses

---

#### 28 Concurrence agency changes its response or gives a late response

- 28.1. Despite part 2, a concurrence agency may, after its referral agency assessment period and any further period agreed ends, change its referral agency response or give a late referral agency response before the application is decided, subject to section 28.2 and 28.3.
- 28.2. A concurrence agency may change its referral agency response at any time before the application is decided if—
- (a) the change is in response to a change which the assessment manager is satisfied is a change under section 26.1; or
  - (b) the Minister has given the concurrence agency a direction under section 99 of the Act; or
  - (c) the applicant has given written agreement to the change to the referral agency response.<sup>2</sup>
- 28.3. A concurrence agency may give a late referral agency response before the application is decided, if the applicant has given written agreement to the late referral agency response.
- 28.4. If a concurrence agency proposes to change its referral agency response under section 28.2(a), the concurrence agency must—
- (a) give notice of its intention to change its referral agency response to the assessment manager and a copy to the applicant within 5 days of receiving notice of the change under section 25.1; and
  - (b) the concurrence agency has 10 days from the day of giving notice under paragraph (a), or a further period agreed between the applicant and the concurrence agency, to give an amended referral agency response to the assessment manager and a copy to the applicant.

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<sup>1</sup> Pursuant to Section 68 of the *Planning Act 2016*

<sup>2</sup> In the instance an applicant has made representations to the concurrence agency under section 30, and the concurrence agency agrees to make the change included in the representations, section 28.2(c) is taken to have been satisfied.

## **Part 7: Miscellaneous**

### **30 Representations about a referral agency response**

30.1. An applicant may make representations to a concurrence agency at any time before the application is decided, about changing a matter in the referral agency response.<sup>3</sup>

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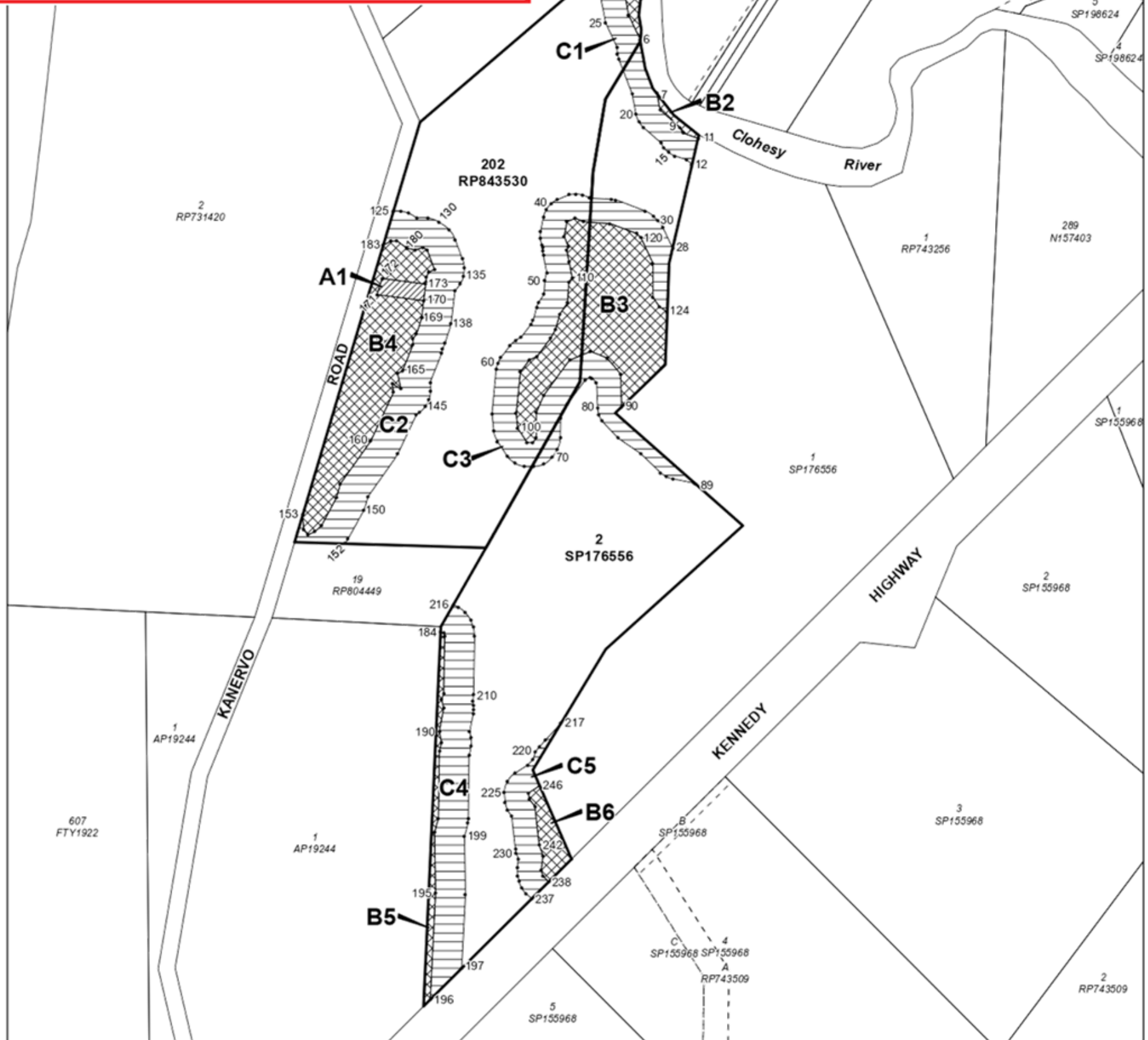
<sup>3</sup> An applicant may elect, under section 32, to stop the assessment manager's decision period in which to take this action. If a concurrence agency wishes to amend their response in relation to representations made under this section, they must do so in accordance with section 28.

# PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

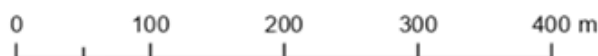


SARA ref: 2106-23262 SRA

Date: 2 August 2021



SCALE 1:5000 @ A3 paper size



Projection: UTM (MGA Zone 55) Datum: GDA2020

Note: Derived Reference Points are provided to assist in the location of area boundaries. Responsibility for locating these boundaries lies solely with the landholder. The property boundaries shown on this plan are APPROXIMATE ONLY. They are NOT an accurate representation of the legal boundaries.

This plan must be read in conjunction with conditions attached to 2106-23262 SRA

## LEGEND

- 2 Derived Reference Points (see attachment)
- Subject Lots
- Area A - Clearing permitted
- Area B - Clearing must not occur
- Area C - Firebreak/safety buffer (only certain infrastructure permitted)
- Land Parcels
- Easements



## Vegetation Management Plan

Plan of Area A (Part A1), Area B (Parts B1 - B6) and Area C (Parts C1 - C5) in Lot 202 on RP843530 and Lot 2 on SP176556



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**VMP**  
**2106-23262 SRA**  
Sheet 1 of 1

Version: 2

eLVAS Case ID: 2021/002387

**PLANS AND DOCUMENTS  
referred to in the REFERRAL  
AGENCY RESPONSE**



**SARA ref:** 2106-23262 SRA

**Date:** 2 August 2021

**Attachment to Plan: 2106-23262 SRA**

**Derived Reference Points for GPS**

**Datum: GDA 2020 Projection: Transverse Mercator MGA Zone 55**

Note: Derived Reference Points are provided to assist in the location of area boundaries only.

Responsibility for locating these boundaries lies solely with the landholder.

All GPS points continue sequentially when labels are not shown.

| Area | Point | Easting | Northing | Area | Point | Easting | Northing |
|------|-------|---------|----------|------|-------|---------|----------|
| B1   | 1     | 346264  | 8130153  | C3   | 46    | 346167  | 8129793  |
| B1   | 2     | 346258  | 8130134  | C3   | 47    | 346166  | 8129789  |
| B1   | 3     | 346260  | 8130126  | C3   | 48    | 346167  | 8129784  |
| B1   | 4     | 346262  | 8130111  | C3   | 49    | 346171  | 8129763  |
| B1   | 5     | 346270  | 8130073  | C3   | 50    | 346169  | 8129753  |
| B1   | 6     | 346284  | 8130043  | C3   | 51    | 346168  | 8129737  |
| B2   | 7     | 346303  | 8129979  | C3   | 52    | 346162  | 8129727  |
| B2   | 8     | 346307  | 8129958  | C3   | 53    | 346159  | 8129721  |
| B2   | 9     | 346332  | 8129937  | C3   | 54    | 346155  | 8129705  |
| B2   | 10    | 346335  | 8129931  | C3   | 55    | 346152  | 8129700  |
| B2   | 11    | 346353  | 8129924  | C3   | 56    | 346141  | 8129685  |
| C1   | 12    | 346346  | 8129893  | C3   | 57    | 346134  | 8129682  |
| C1   | 13    | 346340  | 8129898  | C3   | 58    | 346127  | 8129675  |
| C1   | 14    | 346325  | 8129903  | C3   | 59    | 346117  | 8129661  |
| C1   | 15    | 346318  | 8129907  | C3   | 60    | 346113  | 8129654  |
| C1   | 16    | 346312  | 8129913  | C3   | 61    | 346111  | 8129646  |
| C1   | 17    | 346308  | 8129919  | C3   | 62    | 346105  | 8129593  |
| C1   | 18    | 346288  | 8129937  | C3   | 63    | 346107  | 8129573  |
| C1   | 19    | 346282  | 8129944  | C3   | 64    | 346112  | 8129560  |
| C1   | 20    | 346279  | 8129953  | C3   | 65    | 346124  | 8129542  |
| C1   | 21    | 346274  | 8129977  | C3   | 66    | 346133  | 8129534  |
| C1   | 22    | 346258  | 8130019  | C3   | 67    | 346144  | 8129530  |
| C1   | 23    | 346256  | 8130026  | C3   | 68    | 346156  | 8129530  |
| C1   | 24    | 346256  | 8130034  | C3   | 69    | 346168  | 8129533  |
| C1   | 25    | 346242  | 8130063  | C3   | 70    | 346178  | 8129541  |
| C1   | 26    | 346234  | 8130106  | C3   | 71    | 346184  | 8129550  |
| C1   | 27    | 346230  | 8130125  | C3   | 72    | 346188  | 8129565  |
| C3   | 28    | 346322  | 8129792  | C3   | 73    | 346188  | 8129588  |
| C3   | 29    | 346311  | 8129817  | C3   | 74    | 346191  | 8129596  |
| C3   | 30    | 346304  | 8129826  | C3   | 75    | 346196  | 8129604  |
| C3   | 31    | 346299  | 8129831  | C3   | 76    | 346217  | 8129634  |
| C3   | 32    | 346289  | 8129837  | C3   | 77    | 346224  | 8129637  |
| C3   | 33    | 346254  | 8129850  | C3   | 78    | 346226  | 8129636  |
| C3   | 34    | 346249  | 8129851  | C3   | 79    | 346231  | 8129630  |
| C3   | 35    | 346222  | 8129853  | C3   | 80    | 346232  | 8129600  |
| C3   | 36    | 346214  | 8129856  | C3   | 81    | 346234  | 8129592  |
| C3   | 37    | 346206  | 8129857  | C3   | 82    | 346238  | 8129584  |
| C3   | 38    | 346198  | 8129856  | C3   | 83    | 346257  | 8129564  |
| C3   | 39    | 346184  | 8129851  | C3   | 84    | 346284  | 8129545  |
| C3   | 40    | 346176  | 8129846  | C3   | 85    | 346308  | 8129522  |
| C3   | 41    | 346171  | 8129838  | C3   | 86    | 346315  | 8129517  |
| C3   | 42    | 346167  | 8129830  | C3   | 87    | 346323  | 8129515  |
| C3   | 43    | 346164  | 8129812  | C3   | 88    | 346348  | 8129510  |
| C3   | 44    | 346163  | 8129804  | C3   | 89    | 346351  | 8129508  |
| C3   | 45    | 346165  | 8129796  | B3   | 90    | 346261  | 8129601  |

PLANS AND DOCUMENTS  
referred to in the REFERRAL  
AGENCY RESPONSE



SARA ref: 2106-23262 SRA

Date: 2 August 2021

Attachment to Plan: 2106-23262 SRA

Derived Reference Points for GPS

Datum: GDA 2020 Projection: Transverse Mercator MGA Zone 55

Note: Derived Reference Points are provided to assist in the location of area boundaries only.

Responsibility for locating these boundaries lies solely with the landholder.

All GPS points continue sequentially when labels are not shown.

| Area | Point | Easting | Northing | Area | Point | Easting | Northing |
|------|-------|---------|----------|------|-------|---------|----------|
| B3   | 91    | 346260  | 8129641  | C2   | 136   | 346067  | 8129749  |
| B3   | 92    | 346244  | 8129660  | C2   | 137   | 346061  | 8129741  |
| B3   | 93    | 346224  | 8129668  | C2   | 138   | 346056  | 8129701  |
| B3   | 94    | 346199  | 8129658  | C2   | 139   | 346049  | 8129678  |
| B3   | 95    | 346168  | 8129615  | C2   | 140   | 346046  | 8129671  |
| B3   | 96    | 346159  | 8129594  | C2   | 141   | 346045  | 8129666  |
| B3   | 97    | 346159  | 8129565  | C2   | 142   | 346031  | 8129630  |
| B3   | 98    | 346155  | 8129559  | C2   | 143   | 346032  | 8129620  |
| B3   | 99    | 346148  | 8129558  | C2   | 144   | 346030  | 8129611  |
| B3   | 100   | 346136  | 8129576  | C2   | 145   | 346025  | 8129602  |
| B3   | 101   | 346134  | 8129594  | C2   | 146   | 346018  | 8129594  |
| B3   | 102   | 346140  | 8129643  | C2   | 147   | 346014  | 8129592  |
| B3   | 103   | 346150  | 8129658  | C2   | 148   | 345992  | 8129545  |
| B3   | 104   | 346160  | 8129662  | C2   | 149   | 345956  | 8129493  |
| B3   | 105   | 346176  | 8129684  | C2   | 150   | 345951  | 8129477  |
| B3   | 106   | 346182  | 8129694  | C2   | 151   | 345932  | 8129442  |
| B3   | 107   | 346187  | 8129713  | C2   | 152   | 345929  | 8129437  |
| B3   | 108   | 346197  | 8129727  | B4   | 153   | 345878  | 8129472  |
| B3   | 109   | 346198  | 8129751  | B4   | 154   | 345879  | 8129454  |
| B3   | 110   | 346202  | 8129757  | B4   | 155   | 345884  | 8129448  |
| B3   | 111   | 346198  | 8129776  | B4   | 156   | 345893  | 8129451  |
| B3   | 112   | 346195  | 8129790  | B4   | 157   | 345901  | 8129459  |
| B3   | 113   | 346197  | 8129793  | B4   | 158   | 345919  | 8129492  |
| B3   | 114   | 346192  | 8129806  | B4   | 159   | 345924  | 8129509  |
| B3   | 115   | 346196  | 8129824  | B4   | 160   | 345960  | 8129560  |
| B3   | 116   | 346206  | 8129828  | B4   | 161   | 345987  | 8129619  |
| B3   | 117   | 346215  | 8129824  | B4   | 162   | 345986  | 8129629  |
| B3   | 118   | 346247  | 8129822  | B4   | 163   | 345996  | 8129623  |
| B3   | 119   | 346279  | 8129810  | B4   | 164   | 345992  | 8129641  |
| B3   | 120   | 346284  | 8129805  | B4   | 165   | 345998  | 8129644  |
| B3   | 121   | 346299  | 8129774  | B4   | 166   | 346010  | 8129676  |
| B3   | 122   | 346299  | 8129734  | B4   | 167   | 346011  | 8129683  |
| B3   | 123   | 346307  | 8129722  | B4   | 168   | 346015  | 8129689  |
| B3   | 124   | 346316  | 8129715  | B4   | 169   | 346021  | 8129709  |
| C2   | 125   | 345987  | 8129837  | A1   | 170   | 346023  | 8129729  |
| C2   | 126   | 345996  | 8129837  | A1   | 171   | 345967  | 8129736  |
| C2   | 127   | 346006  | 8129834  | A1   | 172   | 345973  | 8129756  |
| C2   | 128   | 346015  | 8129828  | A1   | 173   | 346026  | 8129749  |
| C2   | 129   | 346029  | 8129829  | B4   | 174   | 346027  | 8129757  |
| C2   | 130   | 346042  | 8129824  | B4   | 175   | 346029  | 8129763  |
| C2   | 131   | 346054  | 8129815  | B4   | 176   | 346036  | 8129767  |
| C2   | 132   | 346061  | 8129803  | B4   | 177   | 346028  | 8129790  |
| C2   | 133   | 346070  | 8129779  | B4   | 178   | 346023  | 8129793  |
| C2   | 134   | 346072  | 8129769  | B4   | 179   | 346013  | 8129790  |
| C2   | 135   | 346071  | 8129759  | B4   | 180   | 346003  | 8129792  |



**PLANS AND DOCUMENTS  
referred to in the REFERRAL  
AGENCY RESPONSE**



**SARA ref:** 2106-23262 SRA

**Date:** 2 August 2021

**Attachment to Plan: 2106-23262 SRA**

**Derived Reference Points for GPS**

**Datum: GDA 2020 Projection: Transverse Mercator MGA Zone 55**

Note: Derived Reference Points are provided to assist in the location of area boundaries only.

Responsibility for locating these boundaries lies solely with the landholder.

All GPS points continue sequentially when labels are not shown.

| Area | Point | Easting | Northing | Area | Point | Easting | Northing |
|------|-------|---------|----------|------|-------|---------|----------|
| B4   | 181   | 345992  | 8129801  | C5   | 226   | 346121  | 8129126  |
| B4   | 182   | 345984  | 8129801  | C5   | 227   | 346124  | 8129117  |
| B4   | 183   | 345975  | 8129796  | C5   | 228   | 346129  | 8129110  |
| B5   | 184   | 346044  | 8129330  | C5   | 229   | 346134  | 8129070  |
| B5   | 185   | 346048  | 8129329  | C5   | 230   | 346135  | 8129065  |
| B5   | 186   | 346049  | 8129326  | C5   | 231   | 346137  | 8129058  |
| B5   | 187   | 346047  | 8129256  | C5   | 232   | 346136  | 8129047  |
| B5   | 188   | 346045  | 8129249  | C5   | 233   | 346137  | 8129038  |
| B5   | 189   | 346047  | 8129239  | C5   | 234   | 346138  | 8129031  |
| B5   | 190   | 346042  | 8129211  | C5   | 235   | 346141  | 8129023  |
| B5   | 191   | 346045  | 8129198  | C5   | 236   | 346147  | 8129016  |
| B5   | 192   | 346042  | 8129187  | C5   | 237   | 346153  | 8129010  |
| B5   | 193   | 346041  | 8129106  | B6   | 238   | 346174  | 8129031  |
| B5   | 194   | 346036  | 8129090  | B6   | 239   | 346166  | 8129037  |
| B5   | 195   | 346038  | 8129017  | B6   | 240   | 346165  | 8129044  |
| B5   | 196   | 346031  | 8128889  | B6   | 241   | 346167  | 8129062  |
| C4   | 197   | 346069  | 8128927  | B6   | 242   | 346162  | 8129075  |
| C4   | 198   | 346074  | 8129015  | B6   | 243   | 346157  | 8129121  |
| C4   | 199   | 346072  | 8129085  | B6   | 244   | 346150  | 8129130  |
| C4   | 200   | 346077  | 8129101  | B6   | 245   | 346149  | 8129137  |
| C4   | 201   | 346077  | 8129106  | B6   | 246   | 346163  | 8129146  |
| C4   | 202   | 346078  | 8129183  |      |       |         |          |
| C4   | 203   | 346081  | 8129194  |      |       |         |          |
| C4   | 204   | 346080  | 8129204  |      |       |         |          |
| C4   | 205   | 346079  | 8129211  |      |       |         |          |
| C4   | 206   | 346083  | 8129233  |      |       |         |          |
| C4   | 207   | 346083  | 8129238  |      |       |         |          |
| C4   | 208   | 346083  | 8129243  |      |       |         |          |
| C4   | 209   | 346082  | 8129248  |      |       |         |          |
| C4   | 210   | 346083  | 8129255  |      |       |         |          |
| C4   | 211   | 346085  | 8129325  |      |       |         |          |
| C4   | 212   | 346083  | 8129337  |      |       |         |          |
| C4   | 213   | 346080  | 8129345  |      |       |         |          |
| C4   | 214   | 346074  | 8129354  |      |       |         |          |
| C4   | 215   | 346065  | 8129360  |      |       |         |          |
| C4   | 216   | 346059  | 8129363  |      |       |         |          |
| C5   | 217   | 346188  | 8129221  |      |       |         |          |
| C5   | 218   | 346170  | 8129201  |      |       |         |          |
| C5   | 219   | 346162  | 8129193  |      |       |         |          |
| C5   | 220   | 346158  | 8129186  |      |       |         |          |
| C5   | 221   | 346155  | 8129177  |      |       |         |          |
| C5   | 222   | 346148  | 8129171  |      |       |         |          |
| C5   | 223   | 346133  | 8129161  |      |       |         |          |
| C5   | 224   | 346124  | 8129151  |      |       |         |          |
| C5   | 225   | 346120  | 8129138  |      |       |         |          |

**From:** "Thomas Chapman" <chapman.thomas@mail.com>  
**Sent:** Mon, 30 Aug 2021 11:09:14 +1000  
**To:** "Info (Shared)" <info@msc.qld.gov.au>  
**Subject:** RAL/21/0010

To whom it may concern re: proposed boundary realignment at 116 kanervo road and 2850 Kennedy Hwy, I Thomas Chapman of 130 kanervo road in koah approve of the proposed development at above mentioned properties as a realignment of boundaries would only benefit my property. Any queries please do not hesitate to call me at your convenience, cheers. Thomas Chapman 0421847278

Sent from my iPad

Document Set ID: 4006850  
Version: 1 Version Date: 30/08/2021

**8.2 AGRI TECHNOVATION PTY LTD - MATERIAL CHANGE OF USE - SPECIAL INDUSTRY (LIQUID FERTILISER PLANT AND ENVIRONMENTALLY RELEVANT ACTIVITY (ERA 7(4)(A)) MANUFACTURING 200-5,000 TONNES PER YEAR - LOT 1 ON SP173508 - 203 LEAFGOLD WEIR ROAD, DIMBULAH - MCU/21/0015**

**Date Prepared:** 7 September 2021

**Author:** Senior Planner

**Attachments:**

1. Proposal Plans [↓](#)
2. State Assessment and Referral Agency response dated 1 September 2021 [↓](#)
3. Submission [↓](#)

#### APPLICATION DETAILS

| APPLICATION                 |   | PREMISES       |                                  |
|-----------------------------|---|----------------|----------------------------------|
| <b>APPLICANT</b>            | Agri Technovation Pty Ltd   | <b>ADDRESS</b> | 203 Leafgold Weir Road, Dimbulah |
| <b>DATE LODGED</b>          | 19 July 2021  | <b>RPD</b>     | Lot 1 on SP173508                |
| <b>TYPE OF APPROVAL</b>     | Development Permit  |                |                                  |
| <b>PROPOSED DEVELOPMENT</b> | Material Change of Use - Special Industry (Liquid Fertiliser Plant) and retention of existing Rural Uses and Environmental Authority (EA) for prescribed (Concurrence) Environmentally Relevant Activity (ERA) 7(4a) "Chemical Manufacturing (4) Manufacturing in a year, the following quantities of fertiliser (a) 200 tonnes to 5,000 tonnes |                |                                  |
| <b>FILE NO</b>              | MCU/21/0015   | <b>AREA</b>    | 12.95 hectares                   |
| <b>LODGED BY</b>            | Victor G Feros Town Planning Consultants  | <b>OWNER</b>   | Leadwood Farms Pty Ltd           |
| <b>PLANNING SCHEME</b>      | Mareeba Shire Council Planning Scheme 2016  |                |                                  |
| <b>ZONE</b>                 | Rural zone  |                |                                  |
| <b>LEVEL OF ASSESSMENT</b>  | Impact Assessment   |                |                                  |
| <b>SUBMISSIONS</b>          | One (1)   |                |                                  |

#### EXECUTIVE SUMMARY

Council is in receipt of a development application described in the above application details.

The application is impact assessable and one (1) properly made submission was received in response to public notification of the application.

The application and supporting material has been assessed against the Mareeba Shire Council Planning Scheme 2016 and does not conflict with any relevant planning instrument.

Draft conditions were provided to the Applicant / care of their consultant and have been agreed.

It is recommended that the application be approved in full with conditions.

**OFFICER'S RECOMMENDATION**

1. That in relation to the following development application:

| <b>APPLICATION</b>          |   | <b>PREMISES</b> |                                  |
|-----------------------------|---|-----------------|----------------------------------|
| <b>APPLICANT</b>            | Agri Technovation Pty Ltd   | <b>ADDRESS</b>  | 203 Leafgold Weir Road, Dimbulah |
| <b>DATE LODGED</b>          | 19 July 2021  | <b>RPD</b>      | Lot 1 on SP173508                |
| <b>TYPE OF APPROVAL</b>     | Development Permit  |                 |                                  |
| <b>PROPOSED DEVELOPMENT</b> | Material Change of Use - Special Industry (Liquid Fertiliser Plant) and retention of existing Rural Uses and Environmental Authority (EA) for prescribed (Concurrence) Environmentally Relevant Activity (ERA) 7(4a) "Chemical Manufacturing (4) Manufacturing in a year, the following quantities of fertiliser (a) 200 tonnes to 5,000 tonnes |                 |                                  |

and in accordance with the Planning Act 2016, the applicant be notified that the application for a development permit for the development specified in (A) is:

Approved by Council in accordance with the approved plans/documents listed in (B), subject to assessment manager conditions in (C), assessment manager's advice in (D), concurrence agency conditions in (E), relevant period in (F), further permits in (G), and further approvals from Council listed in (H);

And

The assessment manager does not consider that the assessment manager's decision conflicts with a relevant instrument.

- (A) **APPROVED DEVELOPMENT:** Development Permit for Material Change of Use - Special Industry (Liquid Fertiliser Plant) and retention of existing Rural Uses and Environmental Authority (EA) for prescribed (Concurrence) Environmentally Relevant Activity (ERA) 7(4a) "Chemical Manufacturing (4) Manufacturing in a year, the following quantities of fertiliser (a) 200 tonnes to 5,000 tonnes

- (B) **APPROVED PLANS:**

| <b>Plan/Document Number</b> | <b>Plan/Document Title</b> | <b>Prepared by</b>                       | <b>Dated</b> |
|-----------------------------|----------------------------|--|--------------|
| VGF-C1211 Sheet 1           | Site Plan                  | Victor G Feros Town Planning Consultants | 8 July 2021  |
| VGF-1211 Sheet 2            | Detail Plan                | Victor G Feros Town Planning Consultants | 1 July 2021  |

(C) ASSESSMENT MANAGER'S CONDITIONS (COUNCIL)

(a) Development assessable against the Planning Scheme

1. Development must be carried out generally in accordance with the approved plans and the facts and circumstances of the use as submitted with the application, subject to any alterations:
  - found necessary by Council's delegated officer at the time of examination of the engineering plans or during construction of the development because of particular engineering requirements; and
  - to ensure compliance with the following conditions of approval.
2. Timing of Effect
  - 2.1 The conditions of the development permit must be complied with to the satisfaction of Council's delegated officer prior to the commencement of the use except where specified otherwise in these conditions of approval.
  - 2.2 Prior to the commencement of use, the applicant must notify Council that all the conditions of the development permit have been complied with, except where specified otherwise in these conditions of approval.
3. General
  - 3.1 The applicant/developer is responsible for the cost of necessary alterations to existing public utility mains, services or installations required by works in relation to the proposed development or any works required by condition(s) of this approval.
  - 3.2 All payments or bonds required to be made to the Council pursuant to any condition of this approval must be made prior to commencement of the use and at the rate applicable at the time of payment.
  - 3.3 All works must be designed, constructed and carried out in accordance with FNQROC Development Manual requirements (as amended) and to the satisfaction of Council's delegated officer.
  - 3.4 Hours of Operation

The operating hours shall be between 8:00am and 5:00pm Monday to Saturday. No operations are permitted on Sundays or Public Holidays.
  - 3.5 Waste Management

On site refuse storage area must be provided and be screened from view from adjoining properties and road reserve by one (1) metre wide landscaped screening buffer, 1.8m high solid fence or building.
4. Infrastructure Services and Standards
  - 4.1 Access

A concrete access crossover must be constructed (from the edge of the road pavement, extending for a distance of 10 metres) to the satisfaction of Council's delegated officer.

The applicant/developer is to make an application for driveway access onto a Council road. The application is to be accompanied by the relevant fee and will be required to certify or be assessed for compliance by Council's delegated officer.

#### 4.2 Stormwater Management

4.2.1 The applicant/developer must take all necessary steps to ensure a non-worsening effect on surrounding land as a consequence of the development.

4.2.2 All stormwater drainage collected from the site must be discharged to an approved legal point of discharge.

#### 4.3 Water Supply

The quality of water provided on site for human contact or consumption must be of a standard for drinking water set by the Australian Drinking Water Guidelines 2004 (National Health and Medical Research Council and the National Resource Management Ministerial Council).

#### 4.4 On-site Wastewater Management

All on site effluent disposal associated with the approved use must be in compliance with the latest version of On-Site Domestic Wastewater Management Standard (ASNZ1547) to the satisfaction of the Council's delegated officer.

#### 4.5 Car Parking/Internal Driveways

The developer must ensure that the development is provided with sufficient on-site car parking spaces which are available for use solely for the parking of vehicles associated with the use of the premises. All car parking spaces and internal driveways including within the subject site and within the Leafgold Weir Road road reserve must be constructed to at least compacted gravel standard, clearly identifiable and appropriately drained prior to the commencement of the use, to the satisfaction of Council's delegated officer.

#### 4.6 Lighting

Where outdoor lighting is installed, illumination resulting from direct, reflected or other incidental light emanating from the subject land does not exceed eight (8) lux when measured at any point 1.5m outside the property boundary of the subject site. The lighting fixtures installed on site must meet appropriate lux levels as documented within Australian Standard 4282 – Control of the Obtrusive Effects of Outdoor Lighting.

### (D) ASSESSMENT MANAGER'S ADVICE

- (a) An Adopted Infrastructure Charges Notice has been issued with respect to the approved development. The Adopted Infrastructure Charges Notice details the type of infrastructure charge/s, the amount of the charge/s and when the charge/s are payable.
- (b) The Adopted Infrastructure Charges Notice does not include all charges or payments that are payable with respect to the approved development. A number of other charges

or payments may be payable as conditions of approval. The applicable fee is set out in Council's Fees & Charges Schedule for each respective financial year.

- (c) The change in the use of the building may also require a change in the classification of the building under the Building Act. You are advised to contact a Building Certifier to establish if a change in the classification of the building is required.

- (d) Compliance with applicable codes/policies

The development must be carried out to ensure compliance with the provisions of Council's Local Laws, Planning Scheme Policies, Planning Scheme and Planning Scheme Codes to the extent they have not been varied by a condition of this approval.

- (e) Compliance with Acts and Regulations

The erection and use of the building must comply with the Building Act and all other relevant Acts, Regulations and Laws, and these approval conditions.

- (f) Environmental Protection and Biodiversity Conservation Act 1999

The applicant is advised that referral may be required under the *Environmental Protection and Biodiversity Conservation Act 1999* if the proposed activities are likely to have a significant impact on a matter of national environmental significance. Further information on these matters can be obtained from [www.environment.gov.au](http://www.environment.gov.au).

- (g) Cultural Heritage

In carrying out the activity the applicant must take all reasonable and practicable measures to ensure that no harm is done to Aboriginal cultural heritage (the "cultural heritage duty of care"). The applicant will comply with the cultural heritage duty of care if the applicant acts in accordance with gazetted cultural heritage duty of care guidelines. An assessment of the proposed activity against the duty of care guidelines will determine whether or to what extent Aboriginal cultural heritage may be harmed by the activity. Further information on cultural heritage, together with a copy of the duty of care guidelines and cultural heritage search forms, may be obtained from [www.datsip.qld.gov.au](http://www.datsip.qld.gov.au).

#### (E) REFERRAL AGENCY CONDITIONS

State Assessment and Referral Agency conditions dated 1 September 2021.

#### (F) RELEVANT PERIOD

When approval lapses if development not started (s.85)

- Material Change of Use – six (6) years (starting the day the approval takes effect);

#### (G) OTHER NECESSARY DEVELOPMENT PERMITS AND/OR COMPLIANCE PERMITS

- Nil

## (H) OTHER APPROVALS REQUIRED FROM COUNCIL

- Access approval arising from condition number 4.1

2. That an Adopted Infrastructure Charges Notice be issued for the following infrastructure charge/s for:

| Development Type                      | Rate          | Measure     | Charge     | Credit Detail | Balance           |
|---------------------------------------|---------------|-------------|------------|---------------|-------------------|
|                                       | per m2<br>GFA | GFA<br>(m2) |            |               |                   |
| Special Industry                      | \$12.25       | 536         | \$6,566.00 | Nil           | \$6,566.00        |
| <b>TOTAL CURRENT AMOUNT OF CHARGE</b> |               |             |            |               | <b>\$6,566.00</b> |

**THE SITE**

The subject site is situated at 203 Leafgold Weir Road, Dimbulah and is more particularly described as Lot 1 on SP173508. The site is irregular in shape, with a total area of 12.95 hectares and is zoned *Rural* under the Mareeba Shire Council Planning Scheme 2016.

The subject site has a frontage of 787 metres to Leafgold Weir Road and is situated approximately 2km north west from the Leafgold Weir Road and Burke Developmental Road Intersection. It is accessed via an unsealed crossover onto Leafgold Weir Road. The relevant section of Leafgold Weir Road is constructed to a rural road (bitumen) standard.

The western boundary is defined by the adjoining irrigation channel with forested land located further to the west. Easements for drainage purposes are located within the site and adjacent to the northern and southern boundaries.

The subject site is presently used as a lime orchard. A storage shed is centrally located within the site. Other buildings in close proximity to the storage shed include:

- (a) covered water tanks;
- (b) amenities building including a shower, toilet and kitchen; and
- (c) pump room for on-site irrigation.

The site slopes in an easterly direction with the highest level adjacent to the western boundary (defined by the irrigation channel) and the lowest point adjacent to the eastern road frontage.

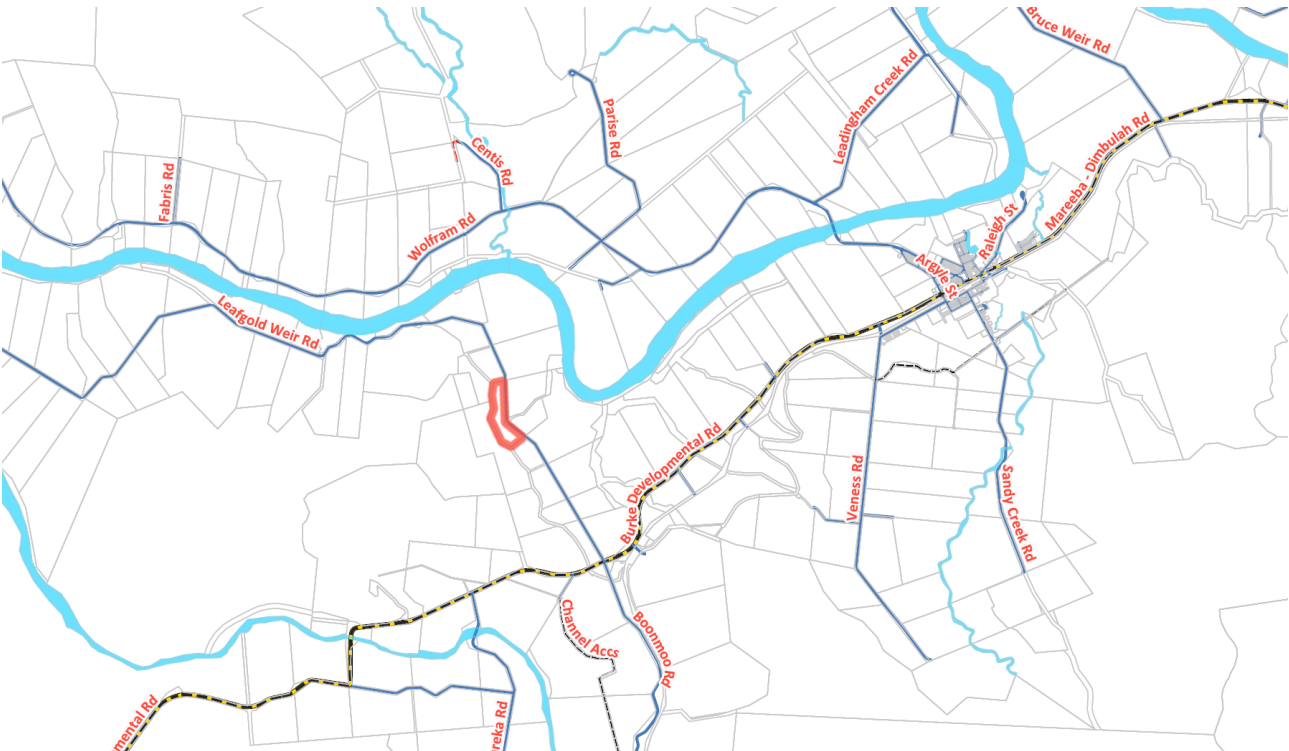
All surrounding lots are zoned Rural and are generally used for agricultural and grazing pursuits.





**Map Disclaimer:**

Based on or contains data provided by the State of Queensland (Department of Environment and Resource Management) (2009). In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws.



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**BACKGROUND AND CONTEXT**

Nil

**PREVIOUS APPLICATIONS & APPROVALS**

Nil

**DESCRIPTION OF PROPOSED DEVELOPMENT**

The development application seeks a Development Permit for Material Change of Use - Special Industry (Liquid Fertiliser Plant) and retention of existing rural uses and Environmental Authority (EA) for prescribed (Concurrence) Environmentally Relevant Activity (ERA) 7(4a) "Chemical Manufacturing (4) Manufacturing in a year, the following quantities of fertiliser (a) 200 tonnes to 5,000 tonnes, in accordance with the plans shown in **Attachment 1**.

It is proposed to establish a liquid fertiliser plant within the existing storage shed located on the site.

The process required for production of the liquid fertiliser is accurately described as a mixing process whereby dry bulk raw materials are brought to the site and mixed with water drawn from the adjoining irrigation channel. The manufacture of the dry raw materials is not undertaken on site.

It is noted that the process to be undertaken on the subject site is the same process currently used by other landowners in the vicinity of the subject site to meet individual landowner requirements.

The proposal will allow for a purpose-built facility to be established on the site to service the surrounding rural area and in accordance with both Council and State requirements.

The site has been selected for the proposed use to meet the specific needs of the surrounding farming community.

The establishment of the plant at this site will allow for local distribution in a convenient and efficient manner.

The service catchment for the proposal is generally identified by the existing intensive farming west of Dimbulah and defined by Class A Agricultural Land and the extent of the Mareeba Dimbulah Irrigation Scheme Boundary.

A description of the process required for the production of the liquid fertiliser is as follows:

- a) the bulk dry raw material is delivered to the site by a heavy vehicle. All loads are covered and the material is enclosed in sealed bags;
- b) the heavy vehicle is parked on the defined loading/unloading area and pallets containing the raw material are unloaded from the vehicle by forklift and stored within the adjoining shed containing the plant;
- c) raw material is extracted from the stored containers and deposited into the mixing tanks with water added from the irrigation channel;
- d) following the completion of the mixing process the liquid fertiliser is transferred via a connecting pipe system to the storage tanks; and
- e) in response to specific customer requests the liquid fertiliser is discharged by a flexible hose into Intermediate Bulk Containers (IBC) for transport to the off-site (farm) locations.

Transport of the IBCs will be undertaken via a delivery truck operated by the proponent.

The proposal will repurpose and reuse, with some modifications the existing buildings and infrastructure located on the subject site.

In this regard the development will include the following features:

- a) the existing storage shed with a floor area of 540m<sup>2</sup> (approx.) will be used for dry material storage and the production area including mixing tanks and storage tanks.

The additional works required for the storage shed will include:

- i) installation of mixing and storage tanks and connecting pumps and pipe work;
- ii) the installation of the tanks will be undertaken in two (2) stages as follows

**Stage 1** – two (2) mixing tanks with a combined capacity of 27,500L  
– five (5) storage tanks with a combined capacity of 113,650L

**Stage 2** – one (1) mixing tank with a capacity of 13,750L  
– two (2) storage tanks with a combined capacity of 45,460L

At the completion of Stage 2 the mixing tanks will have a combined capacity of 41,250L and the storage tanks will have a combined capacity of **159,110L**;

- iii) bunding will be provided for all mixing and storage tanks to allow for 100% containment and will be linked to the establishment of Stage 1 and Stage 2.
- iv) storage area for the bulk dry raw materials comprising 220m<sup>2</sup> for Stage 1 and 165m<sup>2</sup> for Stage 2; and
- v) in addition to the installation of the tanks and bunding, a new concrete slab will be provided within the covered area as part of the eastern section of the shed and a new concrete slab will be provided adjacent to the main entrance to provide a truck loading and unloading area.

- b) Covered Water Tanks

The existing shelter containing the covered water tanks will form part of the use for the supply of water to the mixing tanks;

- c) Office and Staff Amenities

The existing Office and Staff amenities building will form part of the use.

The existing wastewater treatment system will be retained.

- d) Water Storage

The existing bunded water storage area, supplied by the irrigation channel and associated pumps form part of the use. It is noted that the current use of this water storage area for on-site irrigation purposes will be retained; and

- e) Vehicle Access and Parking

The existing alignment of the service access to the site will be retained for the proposed use.

It is proposed to upgrade the existing access as follows:

- i) concrete crossover to Leafgold Weir Road in accordance with the FNQROC Standard Drawing for access crossovers;
- ii) 3m wide concrete driveway extending for 20m from the cross over;

- iii) 2.7m wide compacted gravel driveway for approximately 185m from the concrete driveway to the parking/loading area;
- iv) compacted gravel parking, loading and unloading area containing an area of approximately 457m<sup>2</sup>; and
- v) concrete loading and unloading bay containing 105m<sup>2</sup>.

f) On-site Fuel Storage

A 1,000L fuel storage tank is to be located along the western elevation of the storage shed to service the fuel requirements of the fork lift and the delivery truck.

The tank will be bunded in accordance with the relevant standards.

The following machinery will be used on the site as part of the proposal:

- a) fork lift for unloading of dry raw material pallets and loading of IBCs onto a delivery truck;
- b) delivery truck (4 to 12 t); and
- c) electric agitators and pumps (three phase power available on-site).

Three (3) staff including a supervisor will be employed as part of the proposal.

The anticipated water usage for the site is as follows:

- a) 0.6 to 0.7 megalitres in year 1; and
- b) 2.25 to 2.625 megalitres in year 5.

The current landowner (Leadwood Farms Pty Ltd) has a water allocation of 57 megalitres for the subject site and a further 190 megalitres allocated to other land in close proximity to the site.

The proponent will secure continued access to the water allocation as part of an agreement with the landowner.

The facility will be operated from 8am to 5pm, Monday to Saturday.

Given that the proposal will provide a delivery service, the general public will not be required to visit the site.

The peak production period extends from June to January and the non-peak period extends from February to May.

Anticipated production rates are noted as follows:

- Year 1 - 800t
- Year 5 - Up to 5,000t subject to demand requirements and seasonal variations.

Based on the projected production rates and seasonal variations, the following traffic generation is identified by the following table:

| Vehicle Movement Type  | Frequency     |                           |
|--|---------------|---------------------------|
|  | Year 1 (800t) | Year 5 (3,000t to 5,000t) |
| a) Delivery of bulk dry material to site (articulated truck 32-34 metric tons) |               |                           |

|   |                     |                     |
|---|---------------------|---------------------|
| <ul style="list-style-type: none"> <li>• June to January (Peak)</li> </ul>  | 2/month             | 2/week              |
| <ul style="list-style-type: none"> <li>• February to May (Non-Peak)</li> </ul>  | 1/month             | 2/month             |
| b) Delivery of Liquid raw material to surrounding area<br><ul style="list-style-type: none"> <li>• June to January (Peak) (4-12 tonne truck)</li> <li>• February to May (Non-Peak) (12-20 tonne truck)</li> </ul> | 1/day<br><br>1/week | 2/day<br><br>2/week |
| c) Three (3) Staff Vehicles   | 30-40/week          | 30-40/week          |

The following additional observations are made in relation to traffic generation:

- the general public are not required to visit the site as a delivery service is to be provided to customers;
- the traffic generation for the proposal will be in addition to the traffic generation associated with the existing lime orchard; and
- the frequency and type of vehicle used for the proposal is consistent with the existing traffic generated by the surrounding rural uses.

All existing stormwater arrangements associated with the existing buildings (including the storage shed) and farming activities will be retained.

## REGIONAL PLAN DESIGNATION

The subject site is included within the Regional Landscape and Rural Production Area land use category in the Far North Queensland Regional Plan 2009-2031. The Regional Plan Map 3- 'Areas of Ecological Significance' does not identify the site as being of any significance.

## PLANNING SCHEME DESIGNATIONS

|                      |  |
|----------------------|--|
| Strategic Framework: | <b>Land Use Categories</b><br><i>Rural Area - Rural Agricultural Area</i>  |
| Zone:                | Rural zone   |
| Overlays:            | Agricultural Land Overlay<br>Bushfire Hazard Overlay<br>Environmental Significance Overlay<br>Transport Infrastructure Overlay |

## Planning Scheme Definitions

The proposed use is defined as:

| <b>Column 1<br/>Use</b> | <b>Column 2<br/>Definition</b>  | <b>Column 3<br/>Examples include</b>  | <b>Column 4<br/>Does not include the following examples</b>                                |
|-------------------------|---|---|--|
| <b>Special industry</b> | <p><i>Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes:</i></p> <ul style="list-style-type: none"> <li><i>potential for extreme impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise</i></li> <li><i>potential for extreme offsite impacts in the event of fire, explosion or toxic release</i></li> <li><i>onsite controls are required for emissions and dangerous goods risks</i></li> <li><i>the use generally involves night time and outdoor activities</i></li> <li><i>the use may involve the storage and handling of large volumes of dangerous goods</i></li> <li><i>requires significant separation from non-industrial uses.</i></li> </ul> | <p><i>Tanneries, rendering plants, oil refineries, waste incineration, manufacturing or storing explosives, power plants, manufacturing fertilisers</i></p> <p><i>Note—additional examples may be shown in SC1.1.2 industry thresholds.</i></p> | <i>Low impact industry, medium impact industry, high impact industry, service industry</i> |

## RELEVANT PLANNING INSTRUMENTS

Assessment of the proposed development against the relevant planning instruments is summarised as follows:

### (A) Far North Queensland Regional Plan 2009-2031

Separate assessment against the Regional Plan is not required because the Mareeba Shire Council Planning Scheme appropriately advances the Far North Queensland Regional Plan 2009-2031, as it applies to the planning scheme area.

### (B) State Planning Policy

Separate assessment against the State Planning Policy (SPP) is not required because the Mareeba Shire Council Planning Scheme appropriately integrates all relevant aspects of the SPP.

**(C) Mareeba Shire Council Planning Scheme 2016****Strategic Framework**

The strategic framework sets the policy direction for the planning scheme and forms the basis for ensuring appropriate development occurs in the planning scheme area for the life of the planning scheme.

The following is an assessment of the proposed development against the relevant sections of the strategic framework:

**3.3 Settlement pattern and built environment****3.3.1 Strategic outcomes**

- (5) Primary industries in *Rural areas* are not compromised or fragmented by incompatible and/or unsustainable development, including but not limited to subdivision that results in a detrimental impact on rural productivity. The valued, relaxed rural lifestyle, character and scenic qualities of the *rural area* are preserved and enhanced. The *rural area* is largely maintained to its current extent, while accommodating development directly associated with or reliant on natural resources including rural activities and tourism. *Rural areas* protect the shire's *agricultural area* and ensure food security. *Other rural areas* predominantly remain agricultural grazing properties.

Comment

The proposed development complies.

**3.3.11 Element—Rural areas****3.3.11.1 Specific outcomes**

- (1) *Rural areas* include rural activities and land uses of varying scale, consistent with surrounding land use, character and site conditions.

Comment

The proposed development will service and support agricultural activities within the Rural zone. The proposed development will not conflict with ongoing agricultural activities.

- (6) *Agricultural areas* will be retained in viable holdings and not fragmented or compromised by unsuitable development. Uses and development within this precinct will not cause land use conflicts with primary production or will ensure these conflicts are mitigated.

Comment

The proposed development will service and support agricultural activities within the Rural zone. The proposed development will not conflict with ongoing agricultural activities.

- (7) *Rural areas* preserve lands for future uses beyond the life of the planning scheme.

Comment

The proposed development will predominantly occur within established farm buildings. There will be no further loss of agricultural land.

### 3.3.12 Element—Industry areas

#### 3.3.12.1 Specific outcomes

- (5) *Industry areas* in select *rural activity centres and rural villages* support the local economy with light industry and trades. Where no *industry area* is supplied in *rural activity centres and rural villages*, some low impact industrial uses may be permitted in *centre areas* and *residential areas* where it is demonstrated that impacts on surrounding land uses can be appropriately managed.

##### Comment

The proposed development will service and support agricultural activities within the Rural zone. The proposed development is low impact and will not have any off-site detrimental impacts.

- (6) The location of industry activities avoids or is appropriately separated from sensitive land uses to protect the health, wellbeing, amenity and safety of the community from the impacts of air, noise and odour emissions, and hazardous materials.

##### Comment

The proposed development is low impact and will not have any off-site detrimental impacts.

### 3.3.14 Element—Natural hazard mitigation

#### 3.3.14.1 Specific outcomes

- (1) The risk of loss of life and property associated with bushfires, cyclones, flooding, landslides and other weather related events are minimised through the appropriate use of land having regard to its level of susceptibility to the hazard or potential hazard.

##### Comment

The proposed development is located within the Potential Impact Buffer for bushfire hazard, however, is at low risk due to the following:

- (a) the area surrounding the proposal is cleared;
- (b) the existing lime orchard is regularly irrigated and the risk of these trees burning is minimal;
- (c) the existing native forest (to the west) and proposed development are separated by the irrigation channel contained within a 25m wide cleared reserve;
- (d) the dry raw material is to be stored within the shed and is not flammable;
- (e) fuel storage will be provided in accordance with the required standards in relation to fire safety; and
- (f) there are no residential uses in close proximity to the proposed use.

The subject land is not identified as being at risk of flooding or landslide.

### 3.4 Natural resources and environment

#### 3.4.1 Strategic outcomes

- (1) Mareeba Shire's outstanding natural environment, ecological processes and biodiversity values, including those within *conservation areas* and *biodiversity areas*, are conserved,



enhanced and restored. Minimal loss of native vegetation is achieved in the shire through limited clearing of *biodiversity areas*, strategically located rehabilitation areas and the replanting of native vegetation. The impacts of pests and weeds on the natural environment is minimised and managed.

Comment

The proposed development will not impact on conservation and biodiversity areas.

- (5) The air and acoustic environment of Mareeba Shire is managed to ensure its maintenance or improvement. Development maintains or enhances the health and well-being of the community and the natural environment.

Comment

The development is relatively small scale and low impact. No off-site impacts are expected.

### **3.4.8 Element—Air and noise quality**

#### **3.4.8.1 Specific outcomes**

- (1) The health, well-being, amenity and safety of the community and the environment is protected from the impacts of air emissions, noise and odour through appropriate management and adequate separation distances.

Comment

The development is relatively small scale and low impact. No off-site impacts are expected.

- (4) Sensitive land uses are appropriately separated from areas containing or designated for activities that generate noise and air emissions.

Comment

The development is relatively small scale and low impact. No off-site impacts are expected.

### **3.6 Transport and infrastructure**

#### **3.6.1 Strategic outcomes**

- (1) *Local collector road* and *state controlled road* networks support the identified hierarchy of *activity centres* and the rural economy of Mareeba Shire. The location, density and scale of development supports the efficient and convenient movement of goods, services and people. Roads are progressively upgraded (including construction of *future state roads and future local connections*) and maintained to a high standard to support higher urban densities, rural production, tourism, commerce, industry and major trip generators.

Comment

The proposed development will not result in significant additional traffic movements. Leafgold Weir Road is of an appropriate standard to accept the traffic generated by the proposed development.

- (4) Development provides off-street parking, loading and manoeuvring areas where possible and practicable.

Comment

The development will be conditioned to comply.

**3.6.7 Element—Water supply and wastewater services****3.6.7.1 Specific outcomes**

- (3) Development in rural areas will demonstrate that it has access to adequate potable water and fire-fighting water supply on-site.

Comment

The development has access to the existing farm water supply. This is sourced from a farm dam which is fed from the adjacent Sunwater irrigation channel.

- (4) In areas not serviced by reticulated sewerage, on-site effluent disposal systems ensure the environment or amenity is not adversely impacted.

Comment

The development will comply. All on-site effluent disposal will be undertaken through approval on-site systems.

**3.6.8 Element—Stormwater management****3.6.8.1 Specific outcomes**

- (2) Stormwater is managed and measures are implemented to ensure erosion is prevented or minimised and contaminants are not released into surrounding environs.

Comment

The development will be conditioned to comply.

**3.7 Economic development****3.7.1 Strategic outcomes**

- (1) The rural economy that underpins the settlement pattern of Mareeba Shire prospers and diversifies, with traditional and emerging primary industries continuing to provide the economic base of the shire. Increasing opportunities for value-adding and processing primary product are realised on-farm and within surrounding towns. *Agricultural areas* and rural industries are protected from development which may compromise its ongoing viability. Infrastructure which supports agriculture and primary industry is maintained and protected.

Comment

Complies. The proposed development will service and support agricultural activities within the Rural zone.

- (2) The *rural area* includes a range of uses which compliment dominant primary industry activities and enhance the shire's economy. Activities including rural industries, intensive agricultural uses, intensive animal industries and expanded forestry and permanent plantations are supported in appropriate locations where impacts on the environment and surrounding land uses are limited and manageable.

Comment

The proposed development will service and support agricultural activities within the Rural zone. The development is relatively small scale and low impact.

- (9) Flexibility and responsiveness allow for economic diversity and innovation, leading to a greater variety of employment opportunities that meet the changing needs of the community and economy. Small scale and emerging industries are supported in appropriate locations across the shire.

Comment

The proposed development will service and support agricultural activities within the Rural zone. The proposed development is centrally located within its service area and is considered to be in an appropriate location.

**3.7.2 Element—Rural and Agricultural land****3.7.2.1 Specific outcomes**

- (1) *Agricultural areas* are preserved for the purpose of primary production and are protected from fragmentation, alienation and incompatible development.

Comment

Complies. The proposed development supports the agricultural sector and does not result in detrimental off site impacts.

- (4) Built infrastructure and non-agricultural uses within farms will be co-located and clustered with existing farm dwellings and infrastructure to prevent encroachment on productive land.

Comment

Complies. The proposed development will either be located within existing buildings, or extensions to existing buildings. There will be no loss of agricultural land as a result of the proposed development.

- (6) Important irrigation infrastructure, such as the Mareeba-Dimbulah Irrigation Area irrigation channels, pipelines and holding ponds, are maintained for the purpose of providing water to support agricultural production and are protected from incompatible development.

Comment

The proposed development will support the district agricultural sector and through this, will also support the ongoing use of the Sunwater irrigation network.

**3.7.3 Element—Rural enterprise****3.7.3.1 Specific outcomes**

- (1) Rural industries and intensive agricultural uses are appropriately scaled and located in the landscape of the shire, including the establishment of further:
- (a) food and fibre processing facilities;
  - (b) value adding of primary product;
  - (c) cottage industries;
  - (d) hydroponics;

- (e) aquaculture;
- (f) wholesale nurseries;
- (g) intensive horticulture;
- (h) farmgate industries.

Comment

The proposed development will support the agricultural sector.

- (2) Rural industries of an appropriate scale are located within *rural areas* where an adequate level of infrastructure is available or can be provided and adverse impacts on surrounding land are limited and manageable.

Comment

Complies. The proposed development supports the agricultural sector and does not result in detrimental off site impacts.

- (3) Large-scale and high impact rural industries will be encouraged to establish within *industry areas*.

Comment

The proposed development is categorised as a Special Industry. The development is relatively small scale and low impact.

### **3.7.12 Element—Small scale and emerging industries**

#### **3.7.12.1 Specific outcomes**

- (1) New and emerging industries and services are encouraged in appropriate locations.

Comment

The proposed development will service and support agricultural activities within the Rural zone. The proposed development is centrally located within its service area and is considered to be in an appropriate location.

### **Relevant Developments Codes**

The following Development Codes are considered to be applicable to the assessment of the application:

- 6.2.9 Rural zone code
- 8.2.1 Agricultural land overlay code
- 8.2.3 Bushfire hazard overlay code
- 8.2.4 Environmental significance overlay code
- 9.3.5 Industrial activities code
- 9.4.2 Landscaping code
- 9.4.3 Parking and access code
- 9.4.5 Works, services and infrastructure code

The application included a planning report and assessment against the planning scheme. An officer assessment has found that the application satisfies the relevant acceptable outcomes (or

performance outcome where no acceptable outcome applies) of the relevant codes set out below, provided reasonable and relevant conditions are attached to any approval.

| Relevant Codes                          | Comments   |
|---|--|
| Rural zone code                         | The application can be conditioned to comply with the code's relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome is provided). |
| Agricultural land overlay code          | The application can be conditioned to comply with the code's relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome is provided). |
| Bushfire hazard overlay code            | The application can be conditioned to comply with the code's relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome is provided). |
| Environmental significance overlay code | The application can be conditioned to comply with the code's relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome is provided). |
| Industrial activities code              | The application can be conditioned to comply with the code's relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome is provided). |
| Landscaping code                        | The application can be conditioned to comply with the code's relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome is provided). |
| Parking and access code                 | The application can be conditioned to comply with the code's relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome is provided). |
| Works, services and infrastructure code | The application can be conditioned to comply with the code's relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome is provided). |

#### **(D) Planning Scheme Policies/Infrastructure Charges Plan**

The following planning scheme policies are relevant to the application:

Planning Scheme Policy 4 - FNQROC Regional Development Manual

A condition will be attached to any approval requiring any development works be designed and constructed in accordance with FNQROC Development Manual standards.

#### **(E) Additional Trunk Infrastructure Condition**

The subject land is located outside the identified Priority Infrastructure Area (PIA).

Section 130 of the *Planning Act 2016* allows Council to condition additional trunk infrastructure outside the PIA.

Adopted Infrastructure Charges Resolution (No. 1) of 2021 identifies an infrastructure charge rate of \$49.00 per m<sup>2</sup> of gross floor area (GFA) for "Special Industry" uses. This charge rate is derived from the Shires 4 infrastructure networks (water, sewer, parks & roads).

In this instance, only 1 of the 4 infrastructure networks would service the development (roads), therefore the applicable infrastructure charge rate (per m<sup>2</sup> of GFA) will be as follows:

$$\$49.00 / 4 = \$12.25 \text{ per m}^2$$

Based on the shed GFA of 536m<sup>2</sup>, the applicable infrastructure charge is:

$$536 \times \$12.25 = \underline{\underline{\$6,566.00}}$$

### REFERRAL AGENCY

The application triggered referral to the State Assessment and Referral Agency (SARA) as a Concurrence Agency for material change of use for an Environmentally Relevant Activity.

SARA advised in a letter dated 1 September 2021 that they require the conditions to be attached to any approval (**Attachment 2**).

### Internal Consultation

Technical Services

### PUBLIC NOTIFICATION

The development proposal was placed on public notification from 30 August 2021 to 21 September 2021. The applicant submitted the notice of compliance on 22 September 2021 advising that the public notification requirements were carried out in accordance with the requirements of the Act.

One (1) properly made submission was received raising no objection to the proposed development.

The grounds for submission are summarised and commented on below:

| Grounds   | Comment   |
|---|---|
| The submitter has no objection to the proposed development subject to no contamination of the neighbouring channel. | <p>The proposed development will take place in an existing shed, be appropriately bunded, and down slope of the irrigation channel.</p> <p>The proposed development will be appropriately conditioned and will not lead to contamination of the irrigation channel.</p> |

### Submitters

| Name of Principal submitter | Address                          |
|-----------------------------|----------------------------------|
| 1. Sunwater                 | PO Box 15536, City East QLD 4002 |

**PLANNING DISCUSSION**

Compliance with the relevant acceptable outcomes/performance outcomes of the following development codes is discussed below. Where the development cannot comply with an acceptable outcome, it is considered compliance with the higher order performance outcome can be achieved.

Rural zone code**PO6**

*Development must not detract from the amenity of the local area, having regard to:*

- (a) noise;*
- (b) hours of operation;*
- (c) traffic;*
- (d) advertising devices;*
- (e) visual amenity;*
- (f) privacy;*
- (g) lighting;*
- (h) odour; and*
- (i) emissions.*

**AO6**

*No acceptable outcome is provided.*

Comment

The nature of the proposed development can rightfully be considered to place it at the lower impact end of the Special Industry category.

In relation to the nine (9) matters identified by PO6:

*(a) Noise*

Noise generated by the proposed development will be limited to that associated with vehicles delivering raw materials, transporting mixed fertiliser and staff movements.

These noise sources and likely noise levels will be in keeping typical rural amenity. The mixing of raw materials and water will not be audible off site.

The development can be reasonably conditioned in relation to noise.

*(b) Hours of operation*

The stated hours of operation are 8:00am to 5:00pm, Monday to Saturday.  
These hours will not impact on rural amenity within an active farming area.

(c) *traffic*

Traffic estimates for peak operation are: 2 (semi-trailer) raw material deliveries per week, two (2) (4-20 tonne truck) liquid fertiliser deliveries per day and 30-40 staff vehicle movements per week.

This volume of traffic is compatible with the existing road network.

(d) *advertising devices*

No advertising devices are proposed.

(e) *visual amenity and (f) privacy*

The proposed development will be reasonably screened by the existing fruit trees.

(g) *lighting*

The development does not require lighting beyond that normally found in a rural area.

The development can be reasonably conditioned in relation to lighting.

(h) *odour*

The environmental report supporting the application states that the raw materials and mixing process do not generate odours.

(i) *emissions*

Particulate emissions (dust) would be limited to the use of the access driveway. Suitable dust suppression measures can be implemented to minimise this potential impact.

Compliance with PO6 can be achieved through reasonable conditioning.

Bushfire hazard overlay code

- **PO5**
- *Public safety and the environment are not adversely affected by the detrimental impacts of bushfire of hazardous materials manufactured or stored in bulk.*

**A05**

*The processing or storage of dangerous goods or hazardous materials is not undertaken in a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the **Bushfire hazard overlay maps (OM-003a-o).***



Comment

The applicant has demonstrated compliance with PO5. Specifically:

- a) the area surrounding the proposal is cleared;*
- b) the existing lime orchard is regularly irrigated and the risk of these trees burning is minimal;*
- c) the existing native forest (to the west) and proposed development are separated by the irrigation channel contained within a 25m wide cleared reserve;*
- d) the dry raw material is to be stored within the shed and is not flammable;*
- e) fuel storage will be provided in accordance with the required standards in relation to fire safety; and*
- f) there are no residential uses in close proximity to the proposed use.*

The development complies with PO5.

Industrial activities code**PO1**

*Industrial activities are appropriately separated from sensitive uses to ensure their amenity is maintained, having regard to:*

- (a) noise;*
- (b) odour;*
- (c) light; and*
- (d) emissions.*

**AO1**

*Development is separated from sensitive uses as follows:*

- (a) medium impact industry–250 metres; or*
- (b) high impact industry–500 metres; or*
- (c) special industry– 1.5 kilometres.*

Comment

The proposed development is categorised as a Special Industry. The development will not achieve the 1.5 kilometres separation as nominated by AO1(c).

The development is therefore assessable against PO1.

The applicant has made the following observations in relation to nature of the proposed development:

- a) the proposal is to be located on land within a rural area containing intensive farming and cropping activities.*  
*The proposal to provide a rural service at this location would be complementary to the surrounding rural activities;*
- b) the proposal will reuse, with minor modifications, existing buildings and structures on the subject site;*
- c) the process to produce the liquid fertiliser will be undertaken within the existing storage shed; and*

- d) *further to item c) above the storage of the dry raw material and the discharge of the liquid fertiliser into the IBCs will be undertaken within the storage shed.*

*The proposal will not require any outdoor production.*

The nature of the proposed development can rightfully be considered to place it at the lower impact end of the Special Industry category.

In relation to the four (4) matters identified by PO1:

(a) *Noise*

Noise generated by the proposed development will be limited to that associated with vehicles delivering raw materials, transporting mixed fertiliser and staff movements. These noise sources and likely noise levels will be in keeping typical rural amenity. The mixing of raw materials and water will not be audible off site.

The development can be reasonably conditioned in relation to noise.

(b) *Odour*

The environmental report supporting the application states that the raw materials and mixing process do not generate odours.

(c) *Lighting*

The development does not require lighting beyond that normally found in a rural area.

The development can be reasonably conditioned in relation to lighting.

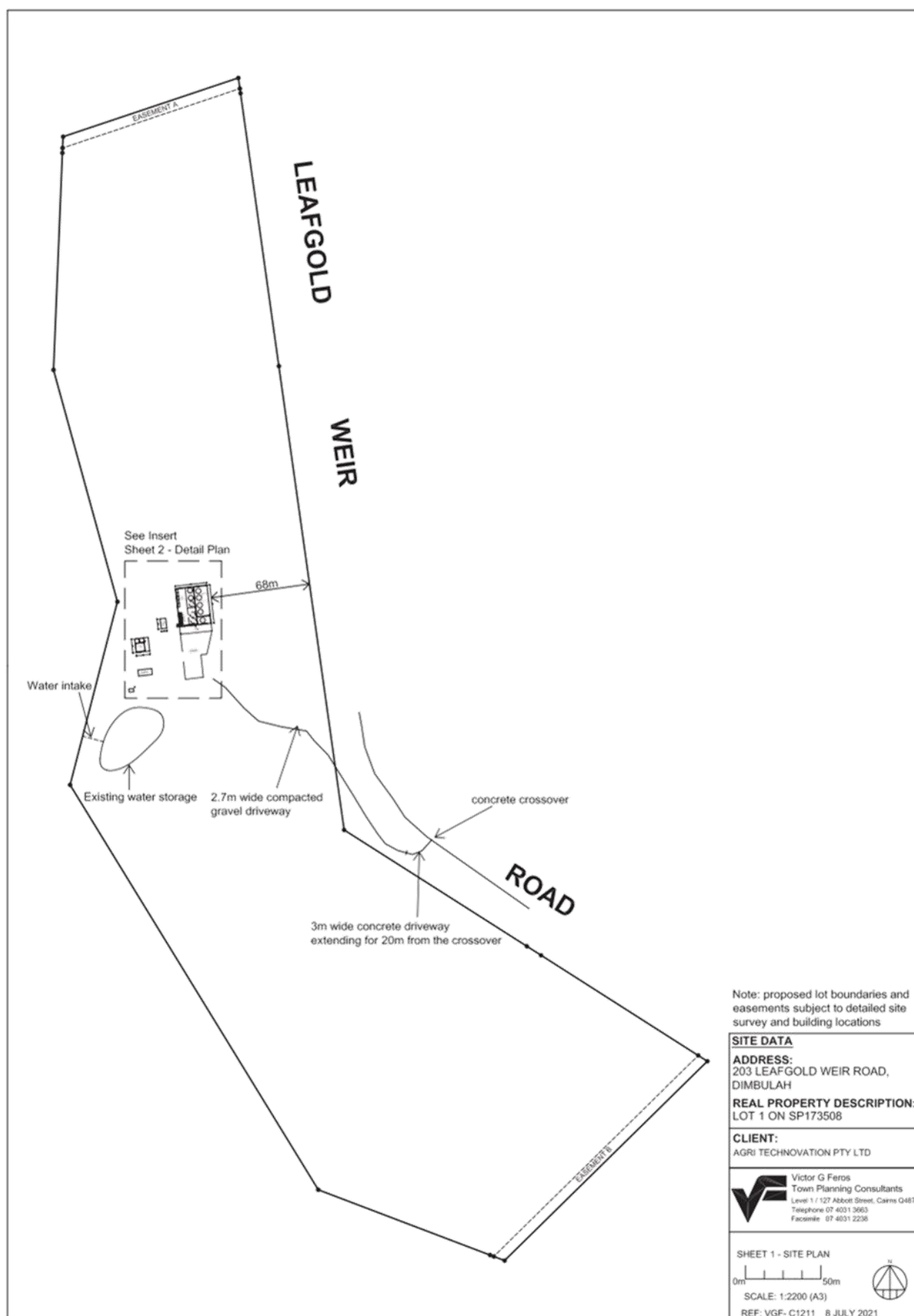
(d) *Emissions*

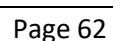
No notable emissions are expected from the development. The applicant states that the only potential emission is dust from the access driveway.

This can be avoided thorough appropriate gravel surfacing.

Compliance with PO1 can be achieved through reasonable conditioning.

It is also noted that the operation of the development has been further conditioned under the Environmental Authority issued by the State.





RA9-N



SARA reference: 2107-23740 SRA  
 Council reference: MCU/21/0015  
 Applicant reference: C1211

1 September 2021

Chief Executive Officer  
 Mareeba Shire Council  
 PO Box 154  
 Mareeba Qld 4880  
 planning@msc.qld.gov.au

Attention: Carl Ewin

Dear Sir/Madam,

## SARA response—203 Leafgold Weir Road, Dimbulah

(Referral agency response given under section 56 of the *Planning Act 2016*)

The development application described below was confirmed as properly referred by the State Assessment and Referral Agency (SARA) on 28 July 2021.

### Response

|                   |   |
|-------------------|---|
| Outcome:          | Referral agency response - No requirements  |
|                   | Under section 56(1)(a) of the <i>Planning Act 2016</i> , the department advises it has no requirements relating to the application. |
| Date of response: | 1 September 2021  |
| Advice:           | Advice to the applicant is in <b>Attachment 1</b> .   |
| Reasons:          | The reasons for the referral agency response are in <b>Attachment 2</b> .   |

### Development details

|               |   |   |
|---------------|---|---|
| Description:  | Development permit  | Material change of use - special industry (liquid fertiliser plant) and environmentally relevant activity (ERA 7(4)(a)) manufacturing 200 - 5,000 tonnes per year |
| SARA role:    | Referral Agency   |   |
| SARA trigger: | Schedule 10, Part 5, Division 4, Table 2 (Planning Regulation 2017) |   |
|               | Development application for a material change of use for an ERA     |   |

Page 1 of 5

Far North Queensland regional office  
 Ground Floor, Cnr Grafton and Hartley  
 Street, Cairns  
 PO Box 2358, Cairns QLD 4870

2107-23740 SRA

SARA reference: 2107-23740 SRA  
Assessment Manager: Mareeba Shire Council  
Street address: 203 Leafgold Weir Road, Dimbulah  
Real property description: Lot 1 on SP173508  
Applicant name: Agri Technovation Pty Ltd  
Applicant contact details: c/- Victor G Feros Town Planning Consultants,  
PO Box 1256  
CAIRNS QLD 4870  
cairns@ferosplanning.com.au  
Environmental Authority: This referral included an application for an environmental authority under section 115 of the *Environmental Protection Act 1994*. Below are the details of the decision:

- **Approved**
- Reference: **P-EA-100120515**
- Prescribed environmentally relevant activity (ERA): **ERA 07 - Chemical manufacturing - 4(a) - Manufacturing, in a year, the following quantities of fertiliser - 200t to 5000t**

If you are seeking further information on the environmental authority, the Department of Environment and Science's website includes a register. This can be found at: [www.des.qld.gov.au](http://www.des.qld.gov.au)

## Representations

An applicant may make representations to a concurrence agency, at any time before the application is decided, about changing a matter in the referral agency response (s. 30 Development Assessment Rules)

Copies of the relevant provisions are in **Attachment 3**.

A copy of this response has been sent to the applicant for their information.

For further information please contact Ruth Creffield, A/Senior Planning Officer, on 5352 9775 or via email CairnsSARA@dsdilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Tony Croke  
Principal Planner

cc Agri Technovation Pty Ltd, cairns@ferosplanning.com.au

enc Attachment 1 - Advice to the applicant  
Attachment 2 - Reasons for referral agency response  
Attachment 3 - Representations provisions

2107-23740 SRA

**Attachment 1—Advice to the applicant**

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| <b>General advice</b> |   |
|-----------------------|---|
| 1.                    | Terms and phrases used in this document are defined in the <i>Planning Act 2016</i> its regulation or the State Development Assessment Provisions (SDAP) v2.6. If a word remains undefined it has its ordinary meaning. |

2107-23740 SRA

**Attachment 2—Reasons for referral agency response**

(Given under section 56(7) of the *Planning Act 2016*)

**The reasons for the department's decision are:**

- The proposed development is for a material change of use for a special industry (liquid fertiliser plant) and environmentally relevant activity (ERA 7(4)(a)) manufacturing 200 - 5,000 tonnes per year.
- SARA has assessed the development against State code 22: Environmentally Relevant Activities of the State Development Assessment Provisions (SDAP), version 2.6, and determined that development achieves compliance with the performance outcomes of the State code without the need for conditions.

**Material used in the assessment of the application:**

- The development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- The *State Development Assessment Provisions* (version 2.6), as published by the department
- The Development Assessment Rules
- SARA DA Mapping system



2107-23740 SRA

### **Attachment 3—Change representation provisions**

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# Permit

*Environmental Protection Act 1994*

## Environmental authority P-EA-100120515

*This environmental authority is issued by the administering authority under Chapter 5 of the Environmental Protection Act 1994.*

### Environmental authority number: P-EA-100120515

**Environmental authority takes effect on** the date that your related development approval takes effect. This is the take effect date.

Within 5 business days of the environmental authority taking effect, the administering authority must be given written notice of the occurrence. Prior to the commencement of the activity, the administering authority must be given written notice of the proposed date of commencement.

The first annual fee is payable within 20 business days of the take effect date.

The anniversary date of this environmental authority is the same day each year as the take effect date. The payment of the annual fee will be due each year on this day.

### Environmental authority holder(s)

| Name(s)                   | Registered address                              |
|---------------------------|---|
| AGRI TECHNOVATION PTY LTD | Suite 158 107 Robinson Road<br>BROOKTON WA 6306 |

### Environmentally relevant activity and location details

| Environmentally relevant activity/activities  | Location(s) |
|---|-------------|
| ERA 07 - Chemical manufacturing - 4(a) -<br>Manufacturing, in a year, the following quantities of<br>fertiliser - 200t to 5000t | 1/SP173508  |

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**Permit**  
**Environmental authority P-EA-100120515**

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**Additional information for applicants**Environmentally relevant activities

The description of any environmentally relevant activity (ERA) for which an environmental authority (EA) is issued is a restatement of the ERA as defined by legislation at the time the EA is issued. Where there is any inconsistency between that description of an ERA and the conditions stated by an EA as to the scale, intensity or manner of carrying out an ERA, the conditions prevail to the extent of the inconsistency.

An EA authorises the carrying out of an ERA and does not authorise any environmental harm unless a condition stated by the EA specifically authorises environmental harm.

A person carrying out an ERA must also be a registered suitable operator under the *Environmental Protection Act 1994* (EP Act).

Contaminated land

It is a requirement of the EP Act that an owner or occupier of contaminated land give written notice to the administering authority if they become aware of the following:

- the happening of an event involving a hazardous contaminant on the contaminated land (notice must be given within 24 hours); or
- a change in the condition of the contaminated land (notice must be given within 24 hours); or
- a notifiable activity (as defined in Schedule 3) having been carried out, or is being carried out, on the contaminated land (notice must be given within 20 business days)

that is causing, or is reasonably likely to cause, serious or material environmental harm.

For further information, including the form for giving written notice, refer to the Queensland Government website [www.qld.gov.au](http://www.qld.gov.au), using the search term 'duty to notify'.

Take effect

Please note that, in accordance with section 200 of the EP Act, an EA has effect:

- a) if the authority is for a prescribed ERA and it states that it takes effect on the day nominated by the holder of the authority in a written notice given to the administering authority - on the nominated day; or
- b) if the authority states a day or an event for it to take effect-on the stated day or when the stated event happens; or
- c) otherwise on the day the authority is issued.

However, if the EA is authorising an activity that requires an additional authorisation (a relevant tenure for a resource activity, a development permit under the *Planning Act 2016* or an SDA Approval under the *State Development and Public Works Organisation Act 1971*), this EA will not take effect until the additional authorisation has taken effect.


If this EA takes effect when the additional authorisation takes effect, you must provide the administering authority written notice within 5 business days of receiving notification of the related additional authorisation taking effect.

The anniversary day of this environmental authority is the same day each year as the original take effect date unless you apply to change the anniversary day. The payment of the annual fee will be due each year on this day. An annual return will be due each year on 01 April.

If you have incorrectly claimed that an additional authorisation is not required, carrying out the ERA without the

**Permit**  
**Environmental authority P-EA-100120515**

additional authorisation is not legal and could result in your prosecution for providing false or misleading information or operating without a valid environmental authority.

  
Signature

**31 August 2021**

Date

Tristan Roberts  
Department of Environment and Science  
Delegate of the administering authority  
*Environmental Protection Act 1994*

**Enquiries:**

GPO Box 2454, BRISBANE QLD 4001  
Phone: (07) 3330 5737  
Email: [EnergyandExtractive@des.qld.gov.au](mailto:EnergyandExtractive@des.qld.gov.au)

**Privacy statement**

Pursuant to section 540 of the EP Act, the Department is required to maintain a register of certain documents and information authorised under the EP Act. A copy of this document will be kept on the public register. The register is available for inspection by members of the public who are able to take extracts, or copies of the documents from the register. Documents that are required to be kept on the register are published in their entirety, unless alteration is required by the EP Act. There is no general discretion allowing the Department to withhold documents or information required to be kept on the public register. For more information on the Department's public register, search 'public register' at [www.qld.gov.au](http://www.qld.gov.au). For queries about privacy matters please email [privacy@des.qld.gov.au](mailto:privacy@des.qld.gov.au) or telephone 13 74 68.

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**Permit**  
**Environmental authority P-EA-100120515**

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**Obligations under the *Environmental Protection Act 1994***

In addition to the requirements found in the conditions of this environmental authority, the holder must also meet their obligations under the EP Act, and the regulations made under the EP Act. For example, the holder must comply with the following provisions of the Act:

- general environmental duty (section 319)
- duty to notify environmental harm (section 320-320G)
- offence of causing serious or material environmental harm (sections 437-439)
- offence of causing environmental nuisance (section 440)
- offence of depositing prescribed water contaminants in waters and related matters (section 440ZG)
- offence to place contaminant where environmental harm or nuisance may be caused (section 443)

**Other permits required**

This permit only provides an approval under the *Environmental Protection Act 1994*. In order to lawfully operate you may also require permits / approvals from your local government authority, other business units within the department and other State Government agencies prior to commencing any activity at the site. For example, this may include permits / approvals with your local Council (for planning approval), the Department of Transport and Main Roads (to access state controlled roads), the Department of Resources (to clear vegetation), and the Department of Agriculture and Fisheries (to clear marine plants or to obtain a quarry material allocation).

**Obligations under the *Mining and Quarrying Safety and Health Act 1999***

If you are operating a quarry, other than a sand and gravel quarry where there is no crushing capability, you will be required to comply with the *Mining and Quarrying Safety and Health Act 1999*. For more information on your obligations under this legislation contact Mine Safety and Health at <https://www.rshq.qld.gov.au/>, or phone 13 QGOV ( 13 74 68 ) or your local Mines Inspectorate Office.

**Development Approval**

This permit is not a development approval under the *Planning Act 2016*. The conditions of this environmental authority are separate, and in addition to, any conditions that may be on the development approval. If a copy of this environmental authority is attached to a development approval, it is for information only, and may not be current. If you are unsure that you have the most current version of the environmental authority relating to this site please visit <https://apps.des.qld.gov.au/env-authorities/> to access all environmental authorities currently approved.

**Permit**  
**Environmental authority P-EA-100120515**

**Conditions of environmental authority**

| <b>Agency interest: General</b> |   |
|---------------------------------|---|
| <b>Condition number</b>         | <b>Condition</b>  |
| G1                              | Activities under this environmental authority must be conducted in accordance with the following limitations:<br>a) the amount of fertiliser manufactured must not exceed 5,000 tonnes per annum;<br>b) manufacturing of fertiliser must only occur within the confines of the mixing and storage shed identified in Appendix 1 of this environmental authority.  |
| G2                              | All reasonable and practicable measures must be taken to prevent or minimise environmental harm caused by the activities.   |
| G3                              | Any breach of a condition of this environmental authority must be reported to the administering authority as soon as practicable within 24 hours of becoming aware of the breach. Records must be kept including full details of the breach and any subsequent actions taken.   |
| G4                              | Other than as permitted by this environmental authority, the release of a contaminant into the environment must not occur.  |
| G5                              | Environmental monitoring results must be kept until surrender of this environmental authority. All other information and records that are required by the conditions of this environmental authority must be kept for a minimum of five (5) years. All information and records required by the conditions of this environmental authority must be provided to the administering authority, or nominated delegate upon request, within the required timeframe and in the specified format.   |
| G6                              | An appropriately qualified person(s) must monitor, record, and interpret all parameters that are required to be monitored by this environmental authority and in the manner specified by this environmental authority.  |
| G7                              | All analyses required under this environmental authority must be carried out by a laboratory that has National Association of Testing Authorities (NATA) certification, or an equivalent certification, for such analyses.  |
| G8                              | When required by the administering authority, monitoring must be undertaken in the manner prescribed by the administering authority, to investigate a complaint of environmental nuisance arising from the activity. The monitoring results must be provided within 10 business days to the administering authority upon its request.   |
| G9                              | The activity must be undertaken in accordance with written procedures that:<br>1. identify potential risks to the environment from the activity during routine operations, closure, and an emergency;<br>2. establish and maintain control measures that minimise the potential for environmental harm;<br>3. ensure plant, equipment and measures are maintained in a proper and effective condition;<br>4. ensure plant, equipment and measures are operated in a proper and effective manner;<br>5. ensure that staff are trained and aware of their obligations under the <i>Environmental Protection Act 1994</i> ; and<br>6. ensure that reviews of environmental performance are undertaken at least annually. |
| G10                             | Chemicals and fuels in containers of greater than 15 litres must be stored within a secondary containment system.   |
| <b>Agency interest: Waste</b>   |   |
| <b>Condition number</b>         | <b>Condition</b>  |
| W1                              | All waste generated in carrying out the activity must be reused, recycled, or removed to a facility that can lawfully accept the waste.   |
| <b>Agency interest: Air</b>     |   |

**Permit**  
**Environmental authority P-EA-100120515**

| Condition number                 | Condition  |
|----------------------------------|--|
| A1                               | Odours or airborne contaminants must not cause environmental nuisance to any sensitive place or commercial place.  |
| A2                               | Dust and particulate matter emissions must not exceed the following concentrations at any sensitive place or commercial place: <ol style="list-style-type: none"> <li>dust deposition of 120 milligrams per square metre per day, when monitored in accordance with Australian Standard AS 3580.10.1 (or more recent editions), or</li> <li>a concentration of particulate matter with an aerodynamic diameter of less than 10 micrometre (<math>\mu\text{m}</math>) (<math>\text{PM}_{10}</math>) suspended in the atmosphere of 50 micrograms per cubic metre over a 24 hour averaging time, when monitored in accordance with Australian Standard AS 3580.9.6 (or more recent editions) or any other method approved by the administering authority.</li> </ol> |
| <b>Agency interest: Land</b>     |  |
| Condition number                 | Condition  |
| L1                               | Contaminants must not be released to land.   |
| <b>Agency interest: Acoustic</b> |  |
| Condition number                 | Condition  |
| N1                               | Noise generated by the activity must not cause environmental nuisance to any sensitive place or commercial place.  |
| N2                               | When required by the administering authority, noise monitoring must be undertaken in accordance and the results notified within 14 days to the administering authority. Monitoring must include: <ol style="list-style-type: none"> <li>1. <math>L_{Aeq, adj, T}</math>;</li> <li>2. Background noise (Background) as <math>L_{A90, adj, T}</math>;</li> <li>3. <math>MaxL_{pA, T}</math>;</li> <li>4. the level and frequency of occurrence of any impulsive or tonal noise;</li> <li>5. atmospheric conditions including wind speed and direction;</li> <li>6. effects due to extraneous factors such as traffic noise; and</li> <li>7. recording of location, date, and time of measurements.</li> </ol>  |
| N3                               | Generation of substantial low frequency noise is not permitted.  |
| <b>Agency interest: Water</b>    |  |
| Condition number                 | Condition  |
| WA1                              | Contaminants must not be released to any waters.   |
| WA2                              | Stormwater that is not contaminated by the activity must be diverted away from areas where it may become contaminated by the activity. Stormwater that is contaminated by the activity must be directed to a treatment system.   |

**Definitions**

Key terms and/or phrases used in this document are defined in this section. Where a term is not defined, the definition in the *Environmental Protection Act 1994*, its regulations or environmental protection policies must be used. If a word remains undefined it has its ordinary meaning.

## Permit

## Environmental authority P-EA-100120515

**Activity** means the environmentally relevant activities, whether resource activities or prescribed activities, to which the environmental authority relates.

**Administering authority** means the Department of Environment and Science or its successor or predecessors.

**Appropriately qualified person(s)** means a person or persons who has professional qualifications, training, skills or experience relevant to the EA requirement and can give authoritative assessment, advice and analysis in relation to the EA requirements using the relevant protocols, standards, methods or literature.

**Background** means noise, measured in the absence of the noise under investigation, as  $L_{A90,adj,T}$  being the A-weighted sound pressure level exceeded for 90 per cent of the time period of not less than 15 minutes, using Fast response.

**Commercial place** means a place used as a workplace, an office or for business or commercial purposes and includes a place within the curtilage of such a place reasonably used by persons at that place.

**Disturbed areas** include areas:

1. that are susceptible to erosion;
2. that are contaminated by the activity; and/or
3. upon which stockpiles of soil or other materials are located.

**Environmental nuisance** as defined in Chapter 1 of the *Environmental Protection Act 1994*.

**Groundwater** means water that occurs naturally in, or is introduced artificially into, an aquifer.

**Land** means any land, whether above or below the ordinary high-water mark at spring tides (i.e. includes tidal land).

$L_{Aeq,adj,T}$  means the adjusted A weighted equivalent continuous sound pressure level measured on fast response, adjusted for tonality and impulsiveness, during the time period T, where T is measured for a period no less than 15 minutes when the activity is causing a steady state noise, and no shorter than one hour when the approved activity is causing an intermittent noise.

$Max_{LpA,T}$  means the maximum A-weighted sound pressure level measured over a time period T of not less than 15 minutes, using Fast response.

**Measures** has the broadest interpretation and includes:

- Procedural measures such as standard operating procedures for dredging operations, environmental risk assessment, management actions, departmental direction, and competency expectations under relevant guidelines
- Physical measures such as plant, equipment, physical objects (such as bunding, containment systems etc.), ecosystem monitoring and bathymetric surveys.

**NATA** means National Association of Testing Authorities.

**Nominated delegate** means another government agency that provides services to the administering authority.

**Noxious** means harmful or injurious to health or physical well-being.

**Offensive** means causing offence or displeasure; is unreasonably disagreeable to the senses; disgusting, nauseous or repulsive.

**Prescribed water contaminants** means contaminants listed within Schedule 10 of the Environmental Protection Regulation 2019.

**Records** include breach notifications, written procedures, analysis results, monitoring reports and monitoring programs required under a condition of this authority.

**Release of a contaminant into the environment** means to:

1. deposit, discharge, emit or disturb the contaminant
2. cause or allow the contaminant to be deposited, discharged, emitted, or disturbed
3. fail to prevent the contaminant from being deposited, discharged emitted or disturbed



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Permit  
Environmental authority P-EA-100120515

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4. allow the contaminant to escape
5. fail to prevent the contaminant from escaping.

Note—See the Commonwealth *Marine Park Act* for prohibitions relating to the Commonwealth marine park and Great Barrier Reef Region under that Act.

**Secondary containment system** means a system designed, installed, and operated to prevent any release of contaminants from the system, or containers within the system, to land, groundwater, or surface waters.

**Sensitive place** includes the following and includes a place within the curtilage of such a place reasonably used by persons at that place:

1. a dwelling, residential allotment, mobile home or caravan park, residential marina, or other residential premises; or
2. a motel, hotel, or hostel; or
3. a kindergarten, school, university, or other educational institution; or
4. a medical centre or hospital; or
5. a protected area under the *Nature Conservation Act 1992*, the *Marine Parks Act 2004* or a World Heritage Area; or
6. a public park or garden; or
7. for noise, a place defined as a sensitive receptor for the purposes of the Environmental Protection (Noise) Policy 2019.

**Stormwater that is not contaminated by the activity** includes stormwater runoff from external or undisturbed catchments.

**Substantial low frequency noise** means a noise emission that has an unbalanced frequency spectrum shown in a one-third octave band measurement, with a predominant component within the frequency range 10 to 200 Hz. It includes any noise emission likely to cause an overall sound pressure level at a sensitive place exceeding 55 dB(Z).

**Tidal land** means land that is submerged at any time by tidal water.

**Waters** includes river, stream, lake, lagoon, pond, swamp, wetland, unconfined surface water, unconfined water, natural or artificial watercourse, bed and bank of any waters, dams, non-tidal or tidal waters (including the sea), stormwater channel, stormwater drain, roadside gutter, stormwater run-off, and groundwater and any part thereof.

**You** means the holder of the environmental authority.

Permit  
Environmental authority P-EA-100120515

**Appendix 1**



**END OF ENVIRONMENTAL AUTHORITY**

## Development Assessment Rules—Representations about a referral agency response

The following provisions are those set out in sections 28 and 30 of the Development Assessment Rules<sup>1</sup> regarding **representations about a referral agency response**

### Part 6: Changes to the application and referral agency responses

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#### 28 Concurrence agency changes its response or gives a late response

- 28.1. Despite part 2, a concurrence agency may, after its referral agency assessment period and any further period agreed ends, change its referral agency response or give a late referral agency response before the application is decided, subject to section 28.2 and 28.3.
- 28.2. A concurrence agency may change its referral agency response at any time before the application is decided if—
- (a) the change is in response to a change which the assessment manager is satisfied is a change under section 26.1; or
  - (b) the Minister has given the concurrence agency a direction under section 99 of the Act; or
  - (c) the applicant has given written agreement to the change to the referral agency response.<sup>2</sup>
- 28.3. A concurrence agency may give a late referral agency response before the application is decided, if the applicant has given written agreement to the late referral agency response.
- 28.4. If a concurrence agency proposes to change its referral agency response under section 28.2(a), the concurrence agency must—
- (a) give notice of its intention to change its referral agency response to the assessment manager and a copy to the applicant within 5 days of receiving notice of the change under section 25.1; and
  - (b) the concurrence agency has 10 days from the day of giving notice under paragraph (a), or a further period agreed between the applicant and the concurrence agency, to give an amended referral agency response to the assessment manager and a copy to the applicant.

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<sup>1</sup> Pursuant to Section 68 of the *Planning Act 2016*

<sup>2</sup> In the instance an applicant has made representations to the concurrence agency under section 30, and the concurrence agency agrees to make the change included in the representations, section 28.2(c) is taken to have been satisfied.

## **Part 7: Miscellaneous**

### **30 Representations about a referral agency response**

30.1. An applicant may make representations to a concurrence agency at any time before the application is decided, about changing a matter in the referral agency response.<sup>3</sup>

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<sup>3</sup> An applicant may elect, under section 32, to stop the assessment manager's decision period in which to take this action. If a concurrence agency wishes to amend their response in relation to representations made under this section, they must do so in accordance with section 28.



Contact: Robyn Desrettes  
Direct line: 07 3120 0087  
Our ref: 21-000015/001  
Your ref:

20 September 2021

Chief Executive Officer  
Mareeba Shire Council  
PO Box 154  
MAREEBA QLD 4880

Dear Sir

**DEVELOPMENT APPLICATION – MCU/21/0015**

With regards to the above we advise that Sunwater has completed an assessment of the impacts of the proposed development on Channel SW29 adjacent to Lot 1 SP173508.

Sunwater has no objection to the proposed development. The development is adjacent to an open channel which forms part of the Mareeba Dimbulah Water Supply Scheme. Sunwater would like to ensure that there is no risk of contamination into the water supply scheme.

The applicant will also be required to make application to Sunwater for a water supply contract for industrial application.

If you have any queries please contact Robyn Desrettes, Senior Property Officer on 07 3120 0087.

Yours sincerely

A handwritten signature in blue ink, appearing to read "Robyn Desrettes", with a large, stylized flourish extending from the bottom right.

Robyn Desrettes  
Senior Property Advisor

address: Green Square North, Level 9, 515 St Pauls Terrace,  
Fortitude Valley, Queensland 4006  
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ACN: 131 034 985

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[sunwater.com.au](http://sunwater.com.au)

Delivering water for prosperity – Page 1



**8.3 DISPOSAL OF LOT 503 W2631 - KATE STREET WATSONVILLE**

**Date Prepared:** 8 October 2021

**Author:** Senior Compliance Officer

**Attachments:** 1. Aerial view of Lot 503 W2631 [↓](#)

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**EXECUTIVE SUMMARY**

This report seeks approval for the disposal of Council owned freehold land described as Lot 503 W2631 located on Kate Street Watsonville in accordance with requirements for disposal of a valuable non-current asset under the *Local Government Regulation 2012* (Qld) (LGR).

**RECOMMENDATION**

That Council:

1. Determines under section 236(2) that the exception under section 236(1)(c)(iv) of the *Local Government Regulation 2012* (Qld) applies to the disposal of Lot 503 W2631; and
2. Approves the disposal of Lot 503 W2631, Kate Street Watsonville to adjoining landowner conditional upon:
  - (a) Amalgamation of Lot 503 W2631 into the existing adjoining land holdings (Lots 513, 514, 515, 516 and 517 on W2631 on James and Emily Streets, Watsonville); and
  - (b) All costs relevant to disposal, not limited to surveying of the land, transfer and amalgamation being the responsibility of the purchaser; and
3. Authorises the CEO to finalise the disposal of Lot 503 W2631 via contract arrangement in accordance with the requirements for disposal of a valuable non-current asset as set out under the *Local Government Regulation 2012* (Qld).

**BACKGROUND**

Council is in receipt of correspondence dated 22 July 2021 from existing property owner of Lots 513, 514, 515, 516 and 517 on W2631 on James and Emily Streets, Watsonville, expressing an interest in acquiring the adjoining 1,012m<sup>2</sup> Council owned Lot 503 W2631 located on Kate Street.

Council has no need for this land now or in the future.

**Relevant law**

Council is obliged to comply with section 227 of the LGR in disposing of a valuable non-current asset by calling for tenders for the contract under section 228 or offering the non-current asset for sale by auction. However, section 236 of the LGR provides for exemptions from the above requirements under certain circumstances. Section 236(1)(c)(iv) relevantly provides:

*"a local government may dispose of a valuable non-current asset other than by tender or auction if—*

*(A) the land is not suitable to be offered for disposal by tender or auction for a particular reason, including, for example, the size of the land or the existence of particular infrastructure on the land; and*

*(B) there is not another person who owns other adjoining land who wishes to acquire the land; and*

*(C) it is in the public interest to dispose of the land without a tender or auction; and*

*(D) the disposal is otherwise in accordance with sound contracting principles"*

## **Application**

### **Addressing Section 236(1)(c)(iv)(A)**

The adjoining landowner reports that he has spent considerable time and money—approximately seven thousand dollars (\$7,000.00)—to remove the dumped items and clean up the area which extends to include his property and the surrounding land, including Council Road Reserve.

It could reasonably be argued that the land is not suitable to be offered for disposal by tender or auction due to the presence of dumped items upon the land and the potential additional costs to a new buyer of clean-up of the land. The adjoining property owners acquisition of the land and his declared clean-up intentions, including rehabilitation of the affected areas with tree planting activities, remove the obligation and potential cost to Council relevant to removing the dumped items upon the land.

### **Addressing Section 236(1)(c)(iv)(B)**

Lot 503 is adjoined to the north by the Kate Street road reserve, to the west by State owned Lot 502, to the east by Council owned Lot 504 and to the South by Lot 514 the same owner as Lot 504. There is therefore only one adjoining property owner other than the State. The State holds no objection to disposal of Lot 503 and has not expressed an interest in acquiring the lot – see attached email correspondence of 30 August 2021 from the Department of Resources.

### **Addressing Section 236(1)(c)(iv)(C)**

Council has received a formal offer to purchase Lot 503 W2631 for \$11,200.00.

The offer received of \$11,200.00 exceeds the market value and the consideration Council might reasonably expect to receive via disposal through tender or auction. Additionally, the administrative cost to Council of tender and auction related processes is removed.

### **Addressing Section 236(1)(c)(iv)(D)**

Council is obliged under the normal practical course of contractual dealings to observe sound contracting principles in accordance with established policy position.

## **Additional requirements**

Section 236(2) of the LGR further provides:

*"An exception mentioned in subsection (1)(a) to (e) applies to a local government disposing of a valuable non-current asset only if, before the disposal, the local government has decided, by resolution, that the exception may apply to the local government on the disposal of a valuable non-current asset other than by tender or auction."*

Council must therefore determine via resolution that the section 236(1)(c)(iv) exception applies as outlined above prior to any disposal action.



**RISK IMPLICATIONS****FINANCIAL AND RESOURCE IMPLICATIONS*****Capital***

Nil

***Operating***

Nil

**LINK TO CORPORATE PLAN**

**Financial Sustainability:** A council that continuously operates in a cost-effective manner while managing council's assets and reserves to ensure a sustainable future.

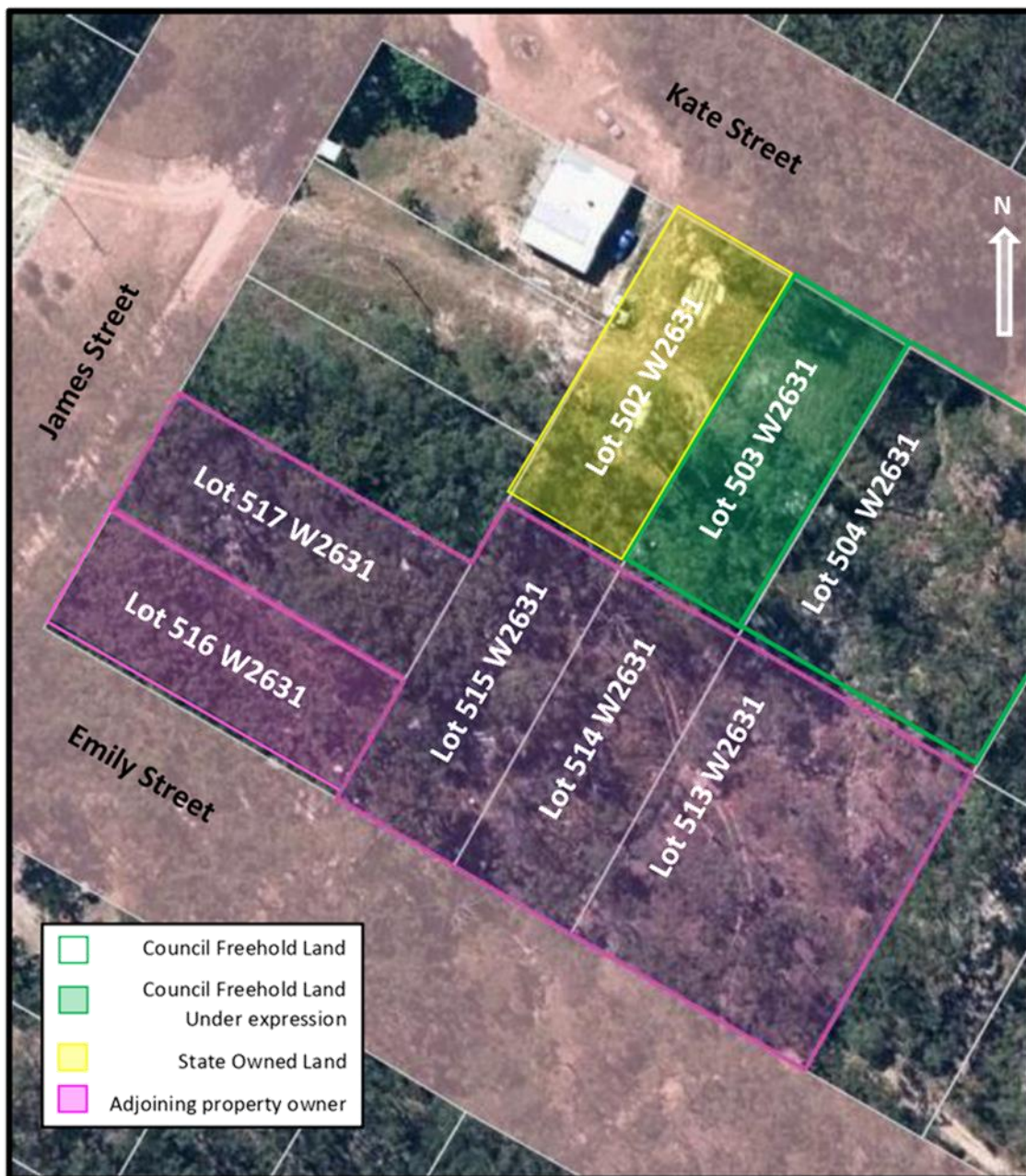
**Community:** An informed and engaged community which supports and encourages effective partnerships to enhance the liveability of the shire.

**Economy and Environment:** A resilient economy that promotes and supports the shire's natural assets and local industry and encourages investment while preserving and future proofing for generations to come.

**Governance:** Sound decision making based on effective frameworks and clear strategic direction to achieve regulatory compliance while delivering affordable levels of identified services within the Shire.

**IMPLEMENTATION/COMMUNICATION**

Adjoining landowner to be formally notified of resolution and accompanying conditions.



**8.4 SUB-AGREEMENT FOR USE BY MULUNGU OF FACILITIES LOCATED AT MANTAKA PARK KURANDA**

**Date Prepared:** 7 October 2021  
**Author:** Senior Compliance Officer  
**Attachments:** Nil

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**EXECUTIVE SUMMARY**

This report seeks Council consent for a currently unapproved arrangement ("the arrangement") between the current Trustee Lessee Kuranda Horse and Pony Club Inc. ("KHPC") and Mulungu Aboriginal Corporation Primary Health Service ("Mulungu") for the use of leased facilities at Mantaka Park Kuranda to deliver outreach health services to the local community.

**RECOMMENDATION**

That Council offers no objection to a sub-arrangement between Kuranda Horse and Pony Club Inc. and Mulungu Aboriginal Corporation Primary Health Service for the use of building floor space on reserve land located on Lot 251 SP256131, Mantaka Park Kuranda to deliver outreach health services to the local community on the condition that Mulungu must hold an appropriate level of public liability insurance throughout the term of the arrangement in accordance with Council's current policy requirements.

**BACKGROUND**

KHPC hold a current Trustee Lease over reserve land located upon Lot 251 276131 at Oak Forest Road Kuranda, known as Mantaka Park ("the reserve"). The lease instrument expires on 30 June 2025 with nil options. Council is the Trustee of the reserve, which holds a gazetted community purpose of Sport and Recreation as defined under Schedule 1 of the *Land Act 1994* (Qld).

In June of 2021, KHPC lodged an Infrastructure Proposal application for the construction of a new shed. During the application assessment processes, Council discovered that the KHPC had entered into the arrangement with Mulungu commencing 26 February 2021 for a twelve-month term for use by Mulungu of a room from which to deliver outreach services to the local community.

KPHC currently holds status as a type A community group under Council's Community Partnerships Program and receive annual financial assistance from Council.

***Relevant law***

*Land Act 1994* (Qld) (LA)

*Trustee Lease No 716870070*

***Application***

Relevantly, section 332 of the LA outlines the requirements for sub-leases. Section 332(1)(i) provides that a lease issued under the LA may be subleased only if the Minister has given written approval to the sublease. Section 332(3) further provides that:

*"The Minister must consider the application and—*

*(a) if the Minister is satisfied the subleasing would be inconsistent with the purpose of the lease—must refuse to approve the application; or*

*(b) otherwise—may—*

*(i) approve the application, with or without conditions; or*

*(ii) refuse to approve the application.*

*Example of why the Minister may refuse to approve the application—*

*The subleasing would be inappropriate having regard to the purpose and conditions of the lease."*

Relevantly, Clause 3.1 of the Trustee Lease provides:

*"The Trustee Lessee shall not use the Premises or any part thereof or permit the same to be used for any purpose other than Sports Club House and associated Club activities without the prior consent in writing of the Trustee and the Minister."*

Council made contact with the Department of Resources (DoR) seeking a response on their position on the matter. DoR provided a response outlining the relevant LA provisions outlined above with further salient advice as follows:

*"It is noted that if Council, as trustee, does support the use of the trustee lease area as detailed in the 'Commercial Lease Agreement', it can provide its consent to the parties to allow the use, however, the agreement will be unable to be registered on the reserve title."*

#### **LEGAL/COMPLIANCE/POLICY IMPLICATIONS**

Council's Community Partnerships Program Policy outlines the conditions under which assistance is provided to eligible community groups.

#### **FINANCIAL AND RESOURCE IMPLICATIONS**

##### ***Capital***

Nil.

##### ***Operating***

Nil

#### **LINK TO CORPORATE PLAN**

**Community:** An informed and engaged community which supports and encourages effective partnerships to enhance the liveability of the shire.

**Governance:** Sound decision making based on effective frameworks and clear strategic direction to achieve regulatory compliance while delivering affordable levels of identified services within the Shire.

#### **IMPLEMENTATION/COMMUNICATION**

KHPC to be formally notified of Council resolution and any applicable conditions. KPHC to accordingly advise Mulungu of all requirements.

**8.5 DEVELOPMENT AND GOVERNANCE QUARTERLY REPORT - JULY TO SEPTEMBER 2021**

**Date Prepared:** 5 October 2021

**Author:** Manager Development and Governance

**Attachments:** Nil

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**EXECUTIVE SUMMARY**

This report presents the key activities and achievements of the Development and Governance Group for the July to September 2021 quarter.

**RECOMMENDATION**

That Council receives the quarterly report of the Development and Governance Group for the July to September 2021 quarter.

**BACKGROUND**

The development and Governance Group is comprised of the following Council service areas:

- Governance and Compliance
- Building, Plumbing, and Trade Waste
- Regional Land Use Planning
- Local Laws and Environmental Health.

In addition to routine matters of operation, the following activities have occurred during the July to September 2021 quarter and are presented below by service area:

**GOVERNANCE AND COMPLIANCE****Native Title**

There are currently nine (9) Native Title claims within Mareeba Shire consisting of Djungan #5, Wakaman #3, #4, #5, Cairns Regional Claim Group, Djabugay-Bulway-Yirrgay-Nyakali-Guluy and Kurtijar, Muluridji #3 and Kunggandji Gurrabuna.

Updates received for the July to September quarter on Native Title claims to which Council is a party are as follows:

- Cairns Regional Claim (QUD692/2016)

Cairns Regional Claim comprises multiple parties and part of the claim area falls within the Mareeba Shire local government boundary area.

During August, a case management hearing has taken place to determine administrative matters, with further hearings expected to be scheduled prior to a full hearing date. A current Interlocutory Application seeks removal of certain Indigenous Respondents from the claim group.

- Kunggandji Gurrabuna People of Kamoi (QUD21/2019)

Interlocutory Applications are registered for hearing on 3 November 2021. The Interlocutory Orders sought by the State seek to have the entire Application dismissed on the basis of a failed registration test. If that Application is not successful, the State seeks dismissal of those parts of the Application overlapping the other claims of Gimuy and Yirrganydii. Additionally, the Interlocutory Application of Gimuy Walubara Yidinji People seeks to have the parts of the Yirrganydji and the Kunggandji claims that overlap its claim area dismissed.

Council has five (5) Indigenous Land Use Agreements (ILUAs) that establish the context in which Council operates with specific groups on Native Title and Cultural Heritage matters. As a condition of the Indigenous Land Use Agreements, Council held meetings with the Indigenous Registered Native Title Body Corporate (RNTBC) for the above groups to the cyclic annual Consultative Committee and Capital Works Forum to outline the upcoming Financial Year's capital works program, outline any proposed community programs and initiatives and provide an opportunity for Indigenous representatives to raise any concerns or queries about these works programs and any other issues. No representatives attended for the Mbabaram ILUA meeting.

### **Mareeba Industrial Park**

Nil land sales and tenure arrangements were recorded as finalised during the quarter.

### **Mareeba Aviation Industrial Park (AIP)**

Nil new lease tenure arrangements were recorded as finalised during the quarter.

### **Management Agreements, User Agreements, Permits**

Council secured renewal or new arrangements with the following entities:

- Mareeba Old Players & Support Club Inc – ten-year User Agreement for the shared use of a shed to be erected upon the nominated area at Davies Park, Doyle Street Mareeba.
- Tanya Whiting – three year Licence Agreement for the Chillagoe Post Office Centre at the Chillagoe Hub at 21 Queen Street Chillagoe;
- Hobbit Holdings NQ Pty Ltd exercised a five-year lease extension option for the Kuranda Post Office at Thooree Street Kuranda.

### **Right to information and Information Privacy**

Council recorded receipt of one (1) new Right to Information and Information Privacy Access Application under the *Right to Information Act 2009* (Qld) and *Information Privacy Act 2009* (Qld).

### **Administrative Action Complaints**

Details of complaints received/processed during the period ending 30 September 2021 are displayed in the following table as aligned with the same period in 2020:

|   | <b>Jul - Sep<br/>2021</b> | <b>Jul - Sep<br/>2020</b> |
|---|---------------------------|---------------------------|
| Complaints carried over from previous period  | 7                         | 4                         |
| Complaints carried over from previous period finalised during this reporting period | 7                         | 4                         |
| Complaints lodged during reporting period   | 22                        | 29                        |
| Complaints finalised during reporting period  | 22                        | 21                        |
| Complaints still in process (not finalised) during reporting period                 | 0                         | 8                         |

**BUILDING, PLUMBING, AND TRADEWASTE****Building Applications**

In 2018, Council resolved to no longer provide building certification in the major population areas of Mareeba Shire. In 2020, Council resolved not to provide building certification across the entire jurisdiction. However, Council is still responsible for the applications it had received up until this point. Generally, approved building applications are granted two (2) years to complete the approved building works.

The below table provides information on issued building approvals that remain the responsibility of the Council:

|  |    |
|--|----|
| Current applications as at 1 Jul 2021  | 14 |
| Completed                              | 0  |
| Cancelled                              | 0  |
| Current applications as at 30 Sep 2021 | 14 |

Council's Policy is to provide one (1) extension for all applications upon valid request where works have begun. Therefore, some applications may continue for a maximum of two (2) further years in some cases.

**Plumbing Applications**

The below table provides information on plumbing approvals that are the responsibility of the Council:

|  |     |
|--|-----|
| Current applications as at 1 Jul 2021  | 286 |
| New Applications                       | 34  |
| Completed                              | 52  |
| Cancelled                              | 0   |
| Current applications as at 30 Sep 2021 | 273 |

**Trade Waste**

Mareeba Trade Waste inspection program began in March 2021, with approximately 30 inspections remaining. Minor issues that were identified during 2020 inspections have been rectified and viewed during 2021 inspections. The Mareeba trade waste inspection program is scheduled for completion in November 2021. The Kuranda trade waste yearly inspections will start in November.

**Regulatory**

Building, Plumbing, and Trade Waste Services had 123 customer requests this quarter of which 116 were resolved. In comparison to the same quarter in 2020, where Council received 184 customer requests.

## Compliance

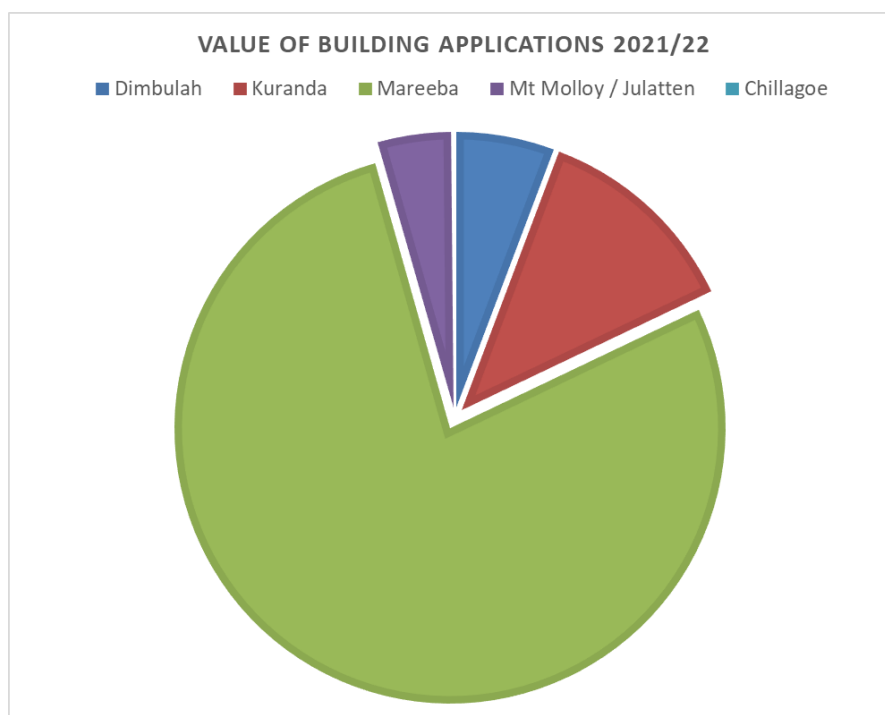
Council progressed with nine (9) escalated building and plumbing compliance enforcement actions for unapproved structures across the jurisdiction during the quarter.

## Building

Council's dwelling and commercial approvals are continuing to be high, as is the overall construction spend in the region.

| Quarter          | Jul - Sep 2021    |           | Jul - Sep 2020    |           |
|------------------|-------------------|-----------|-------------------|-----------|
| Type             | \$                | A         | \$                | A         |
| Dwellings        | 7,863,893         | 37        | 12,467,396        | 48        |
| 10A (Sheds, ETC) | 2,036,221         | 48        | 1,604,886         | 40        |
| Commercial       | 5,184,847         | 8         | 265,000           | 3         |
| Others           | 1,694,308         | 6         | 114,384           | 3         |
| <b>Total</b>     | <b>16,779,269</b> | <b>99</b> | <b>14,451,666</b> | <b>94</b> |

The below graph summarises where construction investment is occurring by location across the Shire for the 2021/22 financial year.





**REGIONAL LAND USE PLANNING****New Development Applications**

11 development applications were lodged in the September quarter 2021 compared to 17 lodged in the September quarter 2020.

Development applications received/approved during the September quarter 2021 as compared to the September quarter 2020 are as follows:

|   | <b>Jul - Sept<br/>2021</b> | <b>Jul - Sept<br/>2020</b> |
|---|----------------------------|----------------------------|
| New Development Applications lodged                                 | 11                         | 17                         |
| Decision Notices issued under delegated authority                   | 10                         | 9                          |
| Negotiated Decision Notices issued under delegated authority        | 0                          | 0                          |
| Decision Notices issued (from Council Minutes)                      | 5                          | 3                          |
| Negotiated Decision Notices issued (from Council Minutes)           | 0                          | 1                          |
| Extensions to relevant period issued                                | 1                          | 0                          |
| Extensions to relevant period issued (from Council Minutes)         | 1                          | 0                          |
| Change to existing Development Approval issued                      | 1                          | 1                          |
| Referral Agency Response approvals issued under delegated authority | 7                          | 4                          |
| Survey Plans endorsed   | 6                          | 13                         |
| Notices issued under SPA  | 0                          | 1                          |
| Planning Appeals and other Court proceedings                        | 1                          | 1                          |

**LOCAL LAWS AND ENVIRONMENTAL HEALTH****Environmental Health**

The Environmental Health section responded to a total of 161 enquiries, complaints and service requests for the quarter relating to the following matters:

|                                  | <b>July - Sept<br/>2021</b> | <b>Jul - Sept<br/>2020</b> |
|----------------------------------|-----------------------------|----------------------------|
| Food Complaints                  | 0                           | 3                          |
| Food Enquiry                     | 43                          | 44                         |
| Health Enquiry                   | 21                          | 19                         |
| Pollution                        | 32                          | 26                         |
| Illegal Dumping                  | 0                           | 17                         |
| Flying Foxes                     | 1                           | 2                          |
| Public Health Complaint, Enquiry | 3                           | 1                          |
| General Service Enquiry          | 26                          | 16                         |
| Other                            | 5                           | 6                          |
| <b>Total</b>                     | <b>131</b>                  | <b>144</b>                 |

Food inquiries were consistent with the same quarter last year as there were many inquiries on purchasing, selling, and setting up food premises in the area.

Illegal dumping complaints remain high for this quarter, as Council continues implementing the Illegal Dumping Hotspot advertising campaign funded by the State Government. This funding will cease on 27 October 2021.

**Notices Issued, Inspections Carried Out, Applications Processed**

|  | <b>July - Sept<br/>2021</b> | <b>Jul - Sept<br/>2020</b> |
|--|-----------------------------|----------------------------|
| Animals Impounded                      | 138                         | 142                        |
| Regulated Parking infringements issued | 91                          | 122                        |
| Animal Management infringements issued | 226                         | 17                         |
| Local Laws Infringements issued        | 21                          | 23                         |
| Warning letters issued                 | 182                         | 46                         |
| Compliance Notices issued              | 24                          | 14                         |
| Food Inspections undertaken            | 54                          | 71                         |

## Local Laws

Local Laws Officers dealt with the below complaints and enquiries during the quarter relating to the following matters:

### Animals

|   | July - Sept<br>2021 | Jul - Sept<br>2020 |
|---|---------------------|--------------------|
| Dangerous Aggressive dogs                   | 37                  | 29                 |
| Missing/Lost/Found                          | 17                  | 17                 |
| Barking Complaints                          | 62                  | 57                 |
| Restrained for Collection                   | 44                  | 34                 |
| Council traps                               | 43                  | 47                 |
| Straying Animals                            | 107                 | 90                 |
| Too Many Animals                            | 20                  | 8                  |
| Enquiries, Unregistered, Hygiene, unleashed | 233                 | 152                |
| Cruelty                                     | 2                   | 5                  |
| Total                                       | <b>565</b>          | <b>439</b>         |

In the last quarter (1 July to 30 September 2021) the following impounds were recorded for dogs:

- Animals returned to owner 1st occasion for free (dog was wandering but was registered): 8 dogs.
- Animals caught wandering (not registered or registered and previously returned to owner): 72 dogs were impounded.

### Other Areas

|                          | July - Sept<br>2021 | Jul - Sept<br>2020 |
|--------------------------|---------------------|--------------------|
| Abandoned Vehicles       | 43                  | 21                 |
| Overgrown                | 19                  | 15                 |
| Commercial Use of Roads  | 20                  | 16                 |
| Illegal Camping          | 25                  | 8                  |
| Illegal Signs            | 10                  | 4                  |
| Parking, illegal parking | 23                  | 25                 |
| Obstruction of Footpath  | 6                   | 4                  |

|                 |            |            |
|-----------------|------------|------------|
| Other           | 2          | 0          |
| Aerodromes      | 0          | 0          |
| Gates and Grids | 0          | 0          |
| Total           | <b>148</b> | <b>108</b> |

### Dog Registration

As at the 30 September 2021 Council has a registered population of 4,106 dogs in the shire with 131 dog renewals outstanding at reporting date.

|                   | July - Sept<br>2021 | Jul - Sept<br>2020 |
|-------------------|---------------------|--------------------|
| New Registrations | 284                 | 188                |
| Deceased          | 144                 | 265                |
| Left the area     | 99                  | 177                |

### LINK TO CORPORATE PLAN

**Community:** An informed and engaged community which supports and encourages effective partnerships to enhance the liveability of the shire.

**Economy and Environment:** A resilient economy that promotes and supports the shire's natural assets and local industry and encourages investment while preserving and future proofing for generations to come.

**Governance:** Sound decision making based on effective frameworks and clear strategic direction to achieve regulatory compliance while delivering affordable levels of identified services within the Shire.

### IMPLEMENTATION/COMMUNICATION

Nil

**8.6 DELEGATIONS UPDATE SEPTEMBER 2021**

**Date Prepared:** 5 October 2021

**Author:** Manager Development and Governance

**Attachments:** 1. Table of Delegable Powers [↓](#)

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**EXECUTIVE SUMMARY**

As part of the monthly delegations update service provided by MacDonnells Law, Council is advised of amendments to various pieces of legislation that require amendments to existing delegations or new delegations to be made by Council.

**RECOMMENDATION**

That:

1. Council delegates the exercise of the powers contained in the attached Table of Delegable powers, with such powers to be exercised subject to any limitations and conditions; and
2. Any prior delegations of power relating to the same matters are revoked.

**BACKGROUND**

Council has delegated to the Chief Executive Officer (CEO) the necessary statutory powers under various pieces of legislation to enable him to effectively perform the requirements of the role and efficiently manage the operations of the Council. All delegations are made subject to the limitations on the attached documentation.

This report and the recommended delegations of power to the CEO if executed by resolution of Council, will provide a base for good decision making and accountability while maintaining statutory compliance by the Mareeba Shire Council.

The attached Table of Delegable Powers displays the list of amendments to powers that have been identified as requiring delegation to the CEO.

**Building Regulation 2021 (Qld) (BUIR)**

The Building Regulation 2021 (Qld) (**BUIR 2021**) replaces the Building Regulation 2006 (Qld) (**BUIR 2006**) which expired on 31 August 2021. The BUIR 2021 generally preserves the matters prescribed through the BUIR 2006 with some minor changes including the following:

- increase the maximum penalty for giving false or misleading documents/certificates from 20 penalty units to 100 penalty units, to strengthen the certification inspection framework;
- enhance the integrity of documents relied on by the certifier to certify a building meets all the necessary requirements by aligning the level of accountability with the seriousness of the offence;
- separating one offence provision for record keeping into two to improve compliance;
- restate the delegated legislated powers for a local government to manage any fire prone areas, areas with flood risks and simple building work in their local areas that are remote; and

- general administrative matters include renumbering of sections, reordering of some parts to improve usability and drafting style updates etc.

**LEGAL/COMPLIANCE/POLICY IMPLICATIONS**

There are legal implications for local government if management is not aware of the delegated powers and powers of authorised persons that are required for their sections to operate efficiently.

The statutory powers of employees, whether delegated to their position by the CEO or obtained as a result of an appointment as an authorised person under particular statutes, will be invalid if they cannot be supported by an instrument documenting the particulars.

In the case where Council is challenged on an action taken or a decision made by its employees, there needs to be proof that the employee held the powers required to do so. Such documentation is known as the instrument and is required for delegations, sub-delegations and appointments. Section 260 requires the CEO to establish and maintain a register of delegations and make it available to the public.

**FINANCIAL AND RESOURCE IMPLICATIONS*****Capital***

Nil

***Operating***

Nil

**LINK TO CORPORATE PLAN**

**Governance:** Sound decision making based on effective frameworks and clear strategic direction to achieve regulatory compliance and affordable levels of service delivered to the community.

**IMPLEMENTATION/COMMUNICATION**

Nil

## Delegable Powers under the Building Regulation 2021 ("BUIR")

**Part 3 – Matters for local laws, local planning instruments  
or resolutions**

| Entity power given to | Section of BUIR | Description   | Delegation to the CEO / Date of Resolution | Limitations and Conditions |
|-----------------------|-----------------|---|--|----------------------------|
| Local Government      | 8(1)            | Power to:<br>(a) designate all or part of its area as a flood hazard area; and<br>(b) declare the following matters for all or part of the designated flood hazard area-<br>(i) the defined flood level;<br>(ii) the maximum flow velocity of water;<br>(iii) an inactive floor or backwater area;<br>(iv) a freeboard that is more than 300mm;<br>(v) the finished floor level of class 1 buildings built in all or part of the floor hazard area. |  |                            |
| Local Government      | 8(4)            | Power to keep a register of each flood hazard area designated and the date each area was designated as a flood hazard area.   |  |                            |

**Part 8 – Inspections of assessable building work**  
**Division 1 – Building certifier inspections**  
**Subdivision 1 – Preliminary**

| Entity power given to | Section of BUIR | Description   | Delegation to the CEO / Date of Resolution | Limitations and Conditions |
|-----------------------|-----------------|---|--|----------------------------|
| Local Government      | 45              | In certain circumstances, power to declare a locality or a type of building or structure in the locality exempt from inspection at a stage of assessable building work. |  |                            |

**Subdivision 3 – Carrying out inspections**

| Entity power given to | Section of BUIR | Description   | Delegation to the CEO / Date of Resolution | Limitations and Conditions |
|-----------------------|-----------------|---|--|----------------------------|
| Inspecting Person     | 54              | Power to be satisfied all relevant aspects of the stage have been completed and comply with the building development approved for the work. |  |                            |

**Subdivision 4 – Procedure if noncompliance notice given**

| Entity power given to | Section of BUIR | Description   | Delegation to the CEO / Date of Resolution | Limitations and Conditions |
|-----------------------|-----------------|---|--|----------------------------|
| Issuing Authority     | 56(2)           | Power to take enforcement action against the builder.                                 |  |                            |
| Local Government      | 56(3)(a)        | Power to notify the QBCC of the builder's non-compliance with the enforcement notice. |  |                            |



**Division 2 – Referral agency inspections**

| Entity power given to | Section of BUIR | Description  | Delegation to the CEO / Date of Resolution | Limitations and Conditions |
|-----------------------|-----------------|--|--|----------------------------|
| Referral Agency       | 65(2)           | In certain circumstances, Power to give a notice stating it will not inspect the building work or inspect or test the service in accordance with section 65(2).  |  |                            |
| Referral Agency       | 65(3)(a)        | Power to inspect the work or inspect or test the service within 15 business days receiving the notice.   |  |                            |
| Referral Agency       | 65(3)(b)        | Power to give the builder and the building certifier a notice stating:<br>(a) the referral agency aspect comply with the building development approval; or<br>(b) the referral agency aspects do not comply with the approval, and the reasons why they do not comply. |  |                            |



**8.7 OPERATIONAL PLAN 2021/22 PROGRESS REPORT JULY TO SEPTEMBER 2021**

**Date Prepared:** 7 October 2021

**Author:** Manager Development and Governance

**Attachments:** 1. Progress Report July to September 2021 [↓](#)

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**EXECUTIVE SUMMARY**

The attached report provides information regarding the progress of the 2021/22 Operational Plan projects.

**RECOMMENDATION**

That Council receives and notes the progress report on implementation of the 2021/22 Operational Plan for the period July 2021 to September 2021.

**BACKGROUND**

The Local Government Regulation 2012 provides that a local government must prepare and adopt an annual operational plan for each year. The Operational Plan is a statement of specific works to be undertaken and services to be provided in order to progress the goals and objectives set out in a Council's Corporate Plan over a period of one (1) year.

Council adopted the Operational Plan for 2021/22 on 16 June 2021.

In accordance with section 174(3) of the Local Government Regulation 2012, the Chief Executive Officer must present a written assessment of the local government's progress towards implementing the annual operational plan at meetings of the local government held at regular intervals of not more than three (3) months.

**RISK IMPLICATIONS****LEGAL/COMPLIANCE/POLICY IMPLICATIONS**

It is a statutory requirement for an assessment of progress in implementing the Operational Plan to be presented to Council at least on a quarterly basis.

**FINANCIAL AND RESOURCE IMPLICATIONS**

Nil

**LINK TO CORPORATE PLAN**

**Governance:** Sound decision making based on effective frameworks and clear strategic direction to achieve regulatory compliance while delivering affordable levels of identified services within the Shire.

**IMPLEMENTATION/COMMUNICATION**

Nil.

| Financial Sustainability   |                    |   |   |  |  |
|--|--------------------|---|---|--|--|
| “A council that continuously operates in a cost-effective manner while managing council’s assets and reserves to ensure a sustainable future.”   |                    |   |   |  |  |
| Project  | Corporate Plan Ref | Corporate Plan Goal   | Business Section                        | Performance Measures   | Progress Comment   |
| Long-term Financial Plan   | FIN 1<br>FIN 2     | Long-Term Financial Plan that supports effective and sustainable financial management<br><br>Effective and sustainable financial management | Finance<br><br>Development & Governance | <ul style="list-style-type: none"> <li>Ensure Long Term Asset Management Plan and Financial Plan aligns with revised Sub-Asset Management Plans and Local Government Infrastructure Plan (LGIP)</li> </ul>               | <ul style="list-style-type: none"> <li>Updated Long Term Financial plan 2021/22 was adopted 16 July 2021</li> <li>Continuing to mature asset management through sub-plans for all asset classes. Further review of the Long Term Asset Management Plan, Long-term Financial Plan and Council's LGIP is ongoing.</li> </ul> |
| Comprehensive Asset Revaluations: <ul style="list-style-type: none"> <li>Drainage</li> <li>K&amp;C</li> <li>Water</li> <li>Wastewater</li> </ul> | FIN 1              | Long-Term Financial Plan that supports effective and sustainable financial management   | Finance                                 | <ul style="list-style-type: none"> <li>Drainage comprehensive revaluation</li> <li>K &amp; C comprehensive revaluation</li> <li>Water comprehensive revaluation</li> <li>Wastewater comprehensive revaluation</li> </ul> | <ul style="list-style-type: none"> <li>Quotes have been called and will then be evaluated and awarded post quote closure date.</li> </ul>  |
| Libraries Service Review   | FIN 2              | Effective and sustainable financial management  | Customer & Community                    | <ul style="list-style-type: none"> <li>Relocate library service</li> <li>Finalise recommendations from service level review</li> </ul>   | <ul style="list-style-type: none"> <li>Mareeba Library successfully relocated to new premises at nil cost to ratepayers</li> <li>Transition of library service to a generalist customer first model completed and new workflow efficiencies implemented across the branch network</li> </ul>                               |

| Financial Sustainability   |                    |  |   |  |   |
|--|--------------------|--|---|--|---|
| “A council that continuously operates in a cost-effective manner while managing council’s assets and reserves to ensure a sustainable future.” |                    |  |   |  |   |
| Project  | Corporate Plan Ref | Corporate Plan Goal                            | Business Section  | Performance Measures   | Progress Comment  |
|  |                    |  |   |  | <ul style="list-style-type: none"> <li>Increased services are being offered within existing budget due to new Mareeba Library premises, transition to new generalist customer service model and installation of grant funded high tech self-check facilities at Mareeba and Kuranda branches</li> <li>Final recommendations of the 2017 Service Efficiencies Review Report now implemented and completed</li> </ul> |
| Technology One enhancements  | FIN 3              | Effective and sustainable financial management | Information Systems<br>Organisational Development<br>Development & Governance | <ul style="list-style-type: none"> <li>Human Resources &amp; Payroll</li> <li>Mobility &amp; Companion App</li> <li>Leasing Module</li> <li>Grants Register</li> </ul> | <ul style="list-style-type: none"> <li>Property Leasing module implementation complete and will be operational in October.</li> <li>Initiated engagement with Technology One to deliver roadmap for adoption of CiA (web client) across all Core Suite products.</li> <li>Human Resources &amp; Payroll implementation scheduled for completion in 2021 calendar year.</li> </ul>                                   |
| Mareeba Industrial Estate Development  | FIN 3              | Effective business management                  | Customer & Community  | <ul style="list-style-type: none"> <li>Promote sale of industrial land</li> </ul>  | <ul style="list-style-type: none"> <li>Development of an Investment Attraction Strategy has commenced</li> </ul>  |

| Financial Sustainability   |                    |                                     |                            |   |   |
|--|--------------------|-------------------------------------|----------------------------|---|---|
| “A council that continuously operates in a cost-effective manner while managing council’s assets and reserves to ensure a sustainable future.” |                    |                                     |                            |   |   |
| Project  | Corporate Plan Ref | Corporate Plan Goal                 | Business Section           | Performance Measures  | Progress Comment  |
| Mareeba Airport Precinct   | FIN 3              | Effective business management       | Customer & Community       | <ul style="list-style-type: none"> <li>Implement Promotional Strategy</li> </ul>  | <ul style="list-style-type: none"> <li>Development of an Investment Attraction Strategy has commenced</li> </ul>  |
| Customer Service Standards   | FIN 3              | Effective business management       | Customer & Community       | <ul style="list-style-type: none"> <li>Monitoring and reporting to be implemented</li> <li>Review Customer Request categories to determine appropriate resolution timeframes and apply these to Council's Customer Request Management System to allow effective reporting.</li> </ul> | <ul style="list-style-type: none"> <li>Review and development of a customer service monitoring and reporting system has commenced</li> </ul>  |
| ICT Strategy implementation <ul style="list-style-type: none"> <li>PABX replacement</li> <li>SharePoint Online</li> </ul>                      | FIN 3              | Effective business management       | Information Systems        | <ul style="list-style-type: none"> <li>Determine appropriate solution for replacement of on-premises PABX with Cloud hosted system.</li> <li>Review options for Cloud hosting Council's Data Protection system.</li> </ul>  | <ul style="list-style-type: none"> <li>PABX replacement work on-hold awaiting maturity in call center solutions.</li> <li>Planned Proof of Concept for AvePoint Cloud Records product to support records compliance in Office 365.</li> </ul> |
| Sustainable Workforce  | FIN 4              | A skilled and sustainable workforce | Organisational Development | <ul style="list-style-type: none"> <li>Training and development of workforce where required to improve efficiencies and ensure workplace safety</li> </ul>  | <ul style="list-style-type: none"> <li>Ongoing training and development is taking place across the organisation</li> </ul>  |

| Community   |                         |  |   |   |   |
|---|-------------------------|--|---|---|---|
| "An informed and engaged community which supports and encourages effective partnerships to enhance the liveability of the shire." |                         |  |   |   |   |
| Project   | Corporate Plan Ref      | Corporate Plan Goal  | Business Section  | Performance Measures  | Progress Comment  |
| Arts Connection to Tourism  | COM 1                   | An engaged community   | Community Wellbeing   | <ul style="list-style-type: none"> <li>Updated Arts &amp; Culture Plan</li> </ul>   | <ul style="list-style-type: none"> <li>Arts and Culture Plan update has commenced</li> </ul>  |
| Community Wellbeing Strategy  | COM 1<br>COM 2<br>COM 3 | An engaged community<br><br>An active, safe and healthy community<br><br>A community being prepared and resilient to emergencies and disasters | Customer & Community  | <ul style="list-style-type: none"> <li>Strategy is developed adopted for the delivery of sustainable community wellbeing services and activities across the Shire.</li> </ul> | <ul style="list-style-type: none"> <li>Developing the strategy continues</li> <li>Workshop presenting summary of Council assistance to community groups and review of relevant policies due by December 2021</li> </ul>                                       |
| Active Recreation Strategy  | COM 2<br>TCI4           | An active, safe and healthy community<br><br>Public spaces and facilities  | Customer & Community<br><br>Maintenance Services<br><br>Finance<br><br>Development & Governance | <ul style="list-style-type: none"> <li>Adopt the Active Recreation Strategy</li> <li>Inform the Asset Management Plan</li> </ul>  | <ul style="list-style-type: none"> <li>Active recreation has been incorporated into the Parks and Open Spaces Strategy.</li> <li>Strategy in development in conjunction with asset management sub-plan with anticipated completion by end of 2021.</li> </ul> |

| <b>Transport and Council Infrastructure</b><br>“The provision of quality services and infrastructure for our growing community that is planned and managed using sound asset management principles” |                            |   |  |   |   |
|---|----------------------------|---|--|---|---|
| Project   | Corporate Plan Ref         | Corporate Plan Goal   | Business Section   | Performance Measures  | Progress Comment  |
| Review Asset Management Plans across asset classes  | TCI 1<br><br>TCI 4<br>COM2 | Sustainable Infrastructure for the future.<br><br>Public spaces and facilities<br><br>An active, safe and healthy community | Technical Services<br><br>Finance  | <ul style="list-style-type: none"> <li>Undertake data verification</li> <li>Undertake condition assessment and defect identification across individual asset classes.</li> <li>Document and review prioritisation and response times for maintenance and operational activities</li> <li>Improvement of asset management processes to be reflected in Long Term Asset Management Plan and Long-term Financial Plan</li> </ul> | <ul style="list-style-type: none"> <li>Ongoing data integrity review of base data sets supporting the Asset Management sub-plans.</li> <li>Routine inspections infrastructure assets continuing.</li> <li>Current work on sub-management plans are in development or review for 2022/23 which will result in changes to the Long Term Financial Plan and Council's LGIP.</li> </ul> |
| Local Government Infrastructure Plans Review (LGIP)   | TCI 1<br><br>FIN 2         | Sustainable Infrastructure for the future<br><br>Effective and sustainable financial management                             | Development & Governance<br><br>Finance<br><br>Technical Services<br><br>Water and Waste | <ul style="list-style-type: none"> <li>Review LGIP</li> <li>Review condition and remaining capacity of existing trunk infrastructure to identify renewals and upgrades that will be needed to cater for development</li> <li>Link to Asset Management Plans</li> <li>Review methodology and calculation of Infrastructure Charges</li> </ul>  | <ul style="list-style-type: none"> <li>Review will commence on completion of Asset Management Plan review.</li> </ul>   |



| <b>Transport and Council Infrastructure</b><br>“The provision of quality services and infrastructure for our growing community that is planned and managed using sound asset management principles” |                    |   |  |  |  |
|---|--------------------|---|--|--|--|
| Project   | Corporate Plan Ref | Corporate Plan Goal                       | Business Section                               | Performance Measures   | Progress Comment   |
| New Kuranda Cemetery  | TCI 1              | Sustainable Infrastructure for the future | Technical Services<br>Development & Governance | <ul style="list-style-type: none"> <li>Prepare site plan</li> <li>Complete required operational works</li> </ul>   | <ul style="list-style-type: none"> <li>Options assessment under consideration with preliminary layouts being developed.</li> </ul>   |
| Mareeba Cemetery  | TCI 1              | Sustainable Infrastructure for the future | Technical Services                             | <ul style="list-style-type: none"> <li>Identify possible sites to secure a growth strategy</li> </ul>  | <ul style="list-style-type: none"> <li>Development of scope documentation underway.</li> </ul>                                       |
| Kuranda Infrastructure Program  | TCI 1              | Sustainable Infrastructure for the future | Technical Services<br>Works                    | <ul style="list-style-type: none"> <li>Negotiate renewed agreement</li> <li>Develop new Strategic Plan with focus on renewal of existing infrastructure</li> </ul> | <ul style="list-style-type: none"> <li>Awaiting Ministerial approval of new Strategic plan and request for new agreement.</li> </ul> |

| <b>Economy and Environment</b><br>“A resilient economy that promotes and supports the shire’s natural assets and local industry and encourages investment while preserving and future proofing for generations to come” |                    |   |                          |  |  |
|---|--------------------|---|--------------------------|--|--|
| Project   | Corporate Plan Ref | Corporate Plan Goal   | Business Section         | Performance Measures   | Progress Comment   |
| Waste Management Services Strategy  | EAE 1<br><br>TCI 1 | Environmentally responsible and efficient waste and wastewater management | Water & Waste<br>Finance | <ul style="list-style-type: none"> <li>Implement actions identified in Waste Strategy</li> <li>Operational planning for closure and capping of Mareeba Landfill</li> </ul> | <ul style="list-style-type: none"> <li>Working to ensure continuity of waste services following closure of Mareeba landfill in November 2021 with landfill waste to be sent to Springmount.</li> </ul> |

| <b>Economy and Environment</b><br><b>"A resilient economy that promotes and supports the shire's natural assets and local industry and encourages investment while preserving and future proofing for generations to come"</b> |                    |   |                      |  |   |
|--|--------------------|---|----------------------|--|---|
| Project  | Corporate Plan Ref | Corporate Plan Goal   | Business Section     | Performance Measures   | Progress Comment  |
|  |                    | Sustainable Infrastructure for the future   |                      |  | <ul style="list-style-type: none"> <li>Continuing to participate in FNQROC regional waste planning.</li> </ul>  |
| Economic Tourism development   | EAE 3              | Support and encourage industrial and commercial growth and development.               | Customer & Community | <ul style="list-style-type: none"> <li>Advocate and support economic tourism development</li> <li>Seek advocacy and grant opportunities supporting economic growth</li> <li>Where appropriate, partner with industry groups to grow opportunities</li> </ul> | <ul style="list-style-type: none"> <li>New cultural tourism assets have been established as public murals funded under the Regional Arts Development Fund are completed</li> <li>Community festivals and events supported by Council continue to attract self-drive visitors to the Shire</li> <li>Digital marketing of the Shire's cultural tourism assets continues</li> <li>Council and the Mareeba Chamber of Commerce jointly held the inaugural meeting of the Mareeba Taskforce to facilitate action on the big socio-economic issues</li> </ul> |
| Land, Pest and Fire Management Review  | EAE 4              | Our region's environmental assets are best managed while promoting economic wellbeing | Works Finance        | <ul style="list-style-type: none"> <li>Adopt Terms of Reference for PMAC</li> <li>Participate in FNQROC NAMAC</li> </ul>   | <ul style="list-style-type: none"> <li>Terms of Reference for PMAC under development.</li> <li>Continuing to participate in FNQROC NAMAC</li> </ul>   |

| <b>Economy and Environment</b><br><b>“A resilient economy that promotes and supports the shire’s natural assets and local industry and encourages investment while preserving and future proofing for generations to come”</b> |                    |                               |                          |   |  |
|--|--------------------|-------------------------------|--------------------------|---|--|
| Project  | Corporate Plan Ref | Corporate Plan Goal           | Business Section         | Performance Measures  | Progress Comment   |
| Planning Scheme Review   | EAE 2              | A Sustainable Planning Scheme | Development & Governance | <ul style="list-style-type: none"> <li>Draft review of MSC Planning Scheme and supporting documents</li> </ul>                  | <ul style="list-style-type: none"> <li>Progress to begin in 2022</li> </ul>                                      |
| Temporary Local Planning Instrument (TLPI)   | EAE 2              | A Sustainable Planning Scheme | Development & Governance | <ul style="list-style-type: none"> <li>Review the Planning Scheme and negotiate with State to meet condition of TLPI</li> </ul> | <ul style="list-style-type: none"> <li>Discussions between the State Department and Council continue.</li> </ul> |

| <b>Governance</b><br><b>“Sound decision making based on effective frameworks and clear strategic direction to achieve regulatory compliance and affordable levels of service delivered to the community”</b> |                    |  |                                 |  |   |
|--|--------------------|--|---------------------------------|--|---|
| Project  | Corporate Plan Ref | Corporate Plan Goal                            | Business Section                | Performance Measures   | Progress Comment  |
| Compliance Review  | GOV 2              | Strong focus on compliance and enterprise risk | Development & Governance<br>All | <ul style="list-style-type: none"> <li>Finalise Compliance Portal</li> <li>Implement all changes identified in previous review</li> </ul>            | <ul style="list-style-type: none"> <li>Currently in progress, waiting on Risk Portal to finalise implementation.</li> </ul>   |
| Enterprise Risk Management Portal  | GOV 2              | Strong focus on compliance and enterprise risk | Development & Governance<br>All | <ul style="list-style-type: none"> <li>Select portal provider</li> <li>Implement Council enterprise risk matrix and process to the portal</li> </ul> | <ul style="list-style-type: none"> <li>Two Vendors have proved demonstrations and a third is currently under review. Plan to have a vendor selected in November.</li> </ul> |

| <b>Governance</b><br>“Sound decision making based on effective frameworks and clear strategic direction to achieve regulatory compliance and affordable levels of service delivered to the community” |                                |   |  |  |                  |
|---|--------------------------------|---|--|--|------------------|
| Project   | Corporate Plan Ref             | Corporate Plan Goal   | Business Section                                   | Performance Measures   | Progress Comment |
| Advocacy Policy   | GOV 3                          | Effective advocacy and strategic partnerships   | Development & Governance                           | <ul style="list-style-type: none"> <li>Update Council Advocacy Policy to reflect current priorities</li> <li>Prepare and update briefs for Councillors and State Departments to address key priorities</li> </ul>  | Completed        |
| Governance of Infrastructure Approvals Process Review   | GOV 1<br><br>GOV 2<br><br>EAE2 | Ethical, accountable, transparent and affordable decision making<br><br>Strong focus on compliance and enterprise risk<br><br>A Sustainable Planning Scheme | Technical Services<br><br>Development & Governance | <ul style="list-style-type: none"> <li>Review of Planning Scheme post Asset Management Plan and LGIP to ensure standards are enforced on developers</li> <li>Streamline road corridor approval process</li> <li>Implement process for reviewing and provide feedback on the impacts of developments and operational works on council infrastructure</li> </ul> | In progress      |

**8.8 AUDITOR-GENERAL'S 2021 FINAL REPORT**

**Date Prepared:** 5 October 2021

**Author:** Manager Finance

**Attachments:** 1. MSC Final Management Report [↓](#)

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**EXECUTIVE SUMMARY**

Section 213 of the *Local Government Regulation 2012* requires that the auditor-general's observation report be tabled following receipt of the report.

**RECOMMENDATION**

That Council receive and note the attached report.

**BACKGROUND**

Each financial year Council's financial statements must be audited and for the 2020/21 financial year Council's auditors are Grant Thornton as the contract auditors on behalf of Queensland Audit Office.

Auditors were onsite from 16 August to 21 August 2021. During this period, Council received positive feedback from the auditors and no major issues or concerns were reported.

An auditor-general's observation report is a report about the audit prepared under section 54 of the *Auditor-General Act 2009* that includes observations and suggestions made by the auditor-general about anything arising out of the audit.

**FINANCIAL AND RESOURCE IMPLICATIONS*****Capital***

Nil

***Operating***

Nil

**RISK IMPLICATIONS**

Nil

**LINK TO CORPORATE PLAN**

**Financial Sustainability:** A council that continuously looks for savings and opportunities while managing council's assets and reserves to ensure a sustainable future in a cost-effective manner.

**Governance:** Sound decision making based on effective frameworks and clear strategic direction to achieve regulatory compliance and affordable levels of service delivered to the community.

**IMPLEMENTATION/COMMUNICATION**

Nil

**SENSITIVE UNTIL TABLED AT COUNCIL MEETING**

12 October 2021

Mrs Angela Toppin  
Mayor  
Mareeba Shire Council  
PO Box 154  
MAREEBA QLD 4880

Dear Mayor Toppin

**Final Management Report for Mareeba Shire Council**

We have completed our 2021 financial audit for Mareeba Shire Council. Lisa Fraser, Director, as delegate of the Auditor-General Issued an unmodified audit opinion on your financial statements.

The purpose of this letter is to update you on any matters that have arisen since we presented our closing report to the audit committee on 5 October 2021. Please note that under section 213 of the *Local Government Regulation 2012*, you must present a copy of this report at your Council's next ordinary meeting.

**Reporting on issues identified after the closing report**

I can confirm that we have not identified significant issues since the presentation of our closing report. Issues and other matters formally reported to management and an update on actions taken by management to resolve these issues is included as Appendix A to this letter.

**Report to parliament**

Each year we report the results of all financial audits and significant issues to Parliament.

This year we intend to include the results of our audit of Mareeba Shire Council in our report to Parliament on the results of the Local Government sector. In this report we will comment on the results of our audit of your financial report, any significant internal control issues we identified, and the overall results of the sector, including, major transactions and events. We will discuss the proposed content of our report with your Chief Executive Officer and will continue to consult as we draft our report. Formally, you will have an opportunity to comment on our report and for these comments to be included in the final report.

**Audit fee**

The final audit fee for this year is \$119,000 exclusive of GST (2019: \$119,600). This fee is in line with the \$119,000 estimated in our external audit plan.

Queensland Audit Office  
Level 13, 53 Albert Street, Brisbane Qld 4000  
PO Box 15396, City East Qld 4002

Phone 07 3149 6000  
Email [qao@qao.qld.gov.au](mailto:qao@qao.qld.gov.au)  
Web [www.qao.qld.gov.au](http://www.qao.qld.gov.au)  
 Queensland Audit Office (QAO)

**Forward work plan 2021-24**

QAO has published its [Forward work plan 2021-24](#). We continue to focus our work where we can best advise and support entities, and where our insights can most effectively influence positive change. For the first time this year, the plan outlines the strategic risks to public service delivery that QAO has identified and focus areas for our audits. We include all of our audit work in this plan—our financial audits, performance audits and assurance activities—which work together to provide a full picture of state and local government performance and accountability.

Our forward-looking plan covers the next three years to ensure transparency around our work and to allow entities time to prepare for an audit. Each year, we will reconsider each topic's relative importance and timing, and republish a revised plan. We will continue to consult with entities to ensure we are proposing the right audits at the right time and we welcome suggestions for audit topics, or contributions to audits in-progress via [www.qao.qld.gov.au/contact-us](http://www.qao.qld.gov.au/contact-us). On our website, we also provide an acquittal of our prior published plans.

We would like to thank you and your staff for their engagement in the audit this year, and look forward to working with your team again next year.

If you have any questions about this letter or would like to discuss any matters regarding our audit service, please contact me Shaye Rankine or me on (07) 4046 8888.

Yours sincerely



Andrew Cornes  
Engagement Partner

Encl.

cc. Peter Franks, Chief Executive Officer  
Ruth Faulkner, Chair, Audit Committee






## Appendix A1—Internal control issues




### Other matters

The following table details other matters identified since our interim report dated 5 May 2021. It includes a response from management.

Our risk ratings are as follows—refer to [Our rating definitions](#) for more detail.

|  Significant deficiency |  Deficiency |  Other matters |
|--|--|--|
|--|--|--|



Other matters

### 21OM-1 Superseded policies

#### Observation

We identified one instance where a policy adopted and published on the Council website was not the most recent version of that policy. This instance relates to the 'Councillor Remuneration, Expense Reimbursement and Resources Policy' adopted in the Post-Election Council Meeting held on 15 April 2020. Discussions with Payroll and Finance staff confirmed that the published policy was a superseded policy.

#### Implication

Council may be operating under superseded policies and/or publishing superseded policies.

#### QAO recommendation

We recommend that all published policies are reviewed to ensure these are all the latest versions. In addition, we recommend that a cross-check is performed to ensure Council is also operating under the latest version of any given policy (e.g. checking any pre-set rates in TechOne back to the latest policy to confirm any changes to policies have made their way into TechOne).

#### Management response

A comprehensive check of policy versions is being undertaken. This will be complete by 30 June 2022.

|                      |                                    |
|----------------------|------------------------------------|
| Responsible officer: | Manager Development and Governance |
| Status:              | Work in progress                   |
| Action date:         | 30 June 2022                       |

SENSITIVE UNTIL TABLED AT COUNCIL MEETING

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## Appendix A1—Internal control issues (contd.)



### Other matters

#### 21OM-2 Staff security training

##### Observation

We have identified that Council does not provide adequate IT security training for employees to ensure they understand the importance of maintaining a strong information system and their roles in keeping them secure.

##### Implication

Without an understanding by employees of the importance of maintaining a strong information system and their roles in keeping them secure could lead to weaknesses in system security.

##### QAO recommendation

Management should consider providing regular security training to Council employees to ensure they understand the importance of maintaining a strong information system and their role in keeping them secure.

##### Management response

Council has a number of inbuilt controls and procedural checks around system security, however the concept of formal training packages is not conceptualised across the organisation. Induction material is provided at commencement for all staff and email reminders are sent to system users from time to time. Management has more recently been exploring external training suites to support and benchmark user behaviours and deliver online training material.

|                      |                             |
|----------------------|-----------------------------|
| Responsible officer: | Manager Information Systems |
| Status:              | Work in progress            |
| Action date:         | 30 June 2022                |

SENSITIVE UNTIL TABLED AT COUNCIL MEETING

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## Appendix A2—Financial reporting issues



The following tables detail financial reporting issues identified through our audit since our interim report dated 5 May 2021. It includes a response from management.

Our risk ratings are as follows—refer to [Our rating definitions](#) for more detail.



|                      | Medium risk issues  |                      |                 |         |                  |              |              |
|----------------------|---|----------------------|-----------------|---------|------------------|--------------|--------------|
|                      | <p><b>21FR-1 Provision for impairment over unpaid rates debtors deemed as valueless land</b></p> <p><b>Observation</b></p> <p>From a review of rates debtors it was identified that several rates debtors have been classified with the recovery code corresponding to valueless land for which the Council has initiated the process to acquire these properties. Whilst the rates still currently remain the obligation of the owners of the property the initiation of this recovery process indicates a risk over the recoverability of these debtors. It was identified that rates debtors exceeded the estimated recoverable value of the properties for acquisition by \$449,995 and should have been provided for.</p> <p><b>Implication</b></p> <p>Where these rates debtor balances continue to accumulate without consideration of an impairment provision over the recoverability of the amounts exceeding the property values to be acquired, this could lead to a material misstatement of rates debtors.</p> <p><b>QAO recommendation</b></p> <p>Where properties are categorised as valueless and have outstanding rates debtors management should assess the recoverability of these rates debtors and provide for balances in excess of the value of the land expected to be acquired to ensure the provision for impairment of unpaid rates is appropriate.</p> <p><b>Management response</b></p> <p>Council has been progressively resolving a number of vacant lots which have been defined as 'valueless'. The remaining lots will be resolved by the end of the 2021/22 financial year. Councillors have been kept informed of the progress and potential financial impacts through monthly reports.</p> <table data-bbox="341 1261 775 1357"> <tr> <td>Responsible officer:</td><td>Manager Finance</td></tr> <tr> <td>Status:</td><td>Work in progress</td></tr> <tr> <td>Action date:</td><td>30 June 2022</td></tr> </table> | Responsible officer: | Manager Finance | Status: | Work in progress | Action date: | 30 June 2022 |
| Responsible officer: | Manager Finance   |                      |                 |         |                  |              |              |
| Status:              | Work in progress  |                      |                 |         |                  |              |              |
| Action date:         | 30 June 2022  |                      |                 |         |                  |              |              |

SENSITIVE UNTIL TABLED AT COUNCIL MEETING

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## Appendix B—Our rating definitions



### Internal rating definitions

|                                   | Definition  | Prioritisation of remedial action   |
|-----------------------------------|---|---|
| <b>Significant deficiency</b><br> | <p>A significant deficiency is a deficiency, or combination of deficiencies, in internal control that requires immediate remedial action.</p> <p>Also, we increase the rating from a deficiency to a significant deficiency based on:</p> <ul style="list-style-type: none"> <li>the risk of material misstatement in the financial statements</li> <li>the risk to reputation</li> <li>the significance of non-compliance with policies and applicable laws and regulations</li> <li>the potential to cause financial loss including fraud, or</li> <li>where management has not taken appropriate timely action to resolve the deficiency.</li> </ul> | This requires immediate management action to resolve.                                 |
| <b>Deficiency</b><br>             | A deficiency arises when internal controls are ineffective or missing, and are unable to prevent, or detect and correct, misstatements in the financial statements. A deficiency may also result in non-compliance with policies and applicable laws and regulations and/or inappropriate use of public resources.  | We expect management action will be taken in a timely manner to resolve deficiencies. |
| <b>Other matter</b><br>           | An other matter is expected to improve the efficiency and/or effectiveness of internal controls, but does not constitute a deficiency in internal controls. If an other matter is not resolved, we do not consider that it will result in a misstatement in the financial statements or non-compliance with legislative requirements.   | Our recommendation may be implemented at management's discretion.                     |

### Financial reporting issues

|                   | Potential effect on the financial statements  | Prioritisation of remedial action  |
|-------------------|---|--|
| <b>High</b><br>   | We assess that there is a high likelihood of this causing a material misstatement in one or more components (transactions, balances and disclosures) of the financial statements, or there is the potential for financial loss including fraud. | This requires immediate management action to resolve.  |
| <b>Medium</b><br> | We assess that there is a medium likelihood of this causing a material misstatement in one or more components of the financial statements.  | We expect management action will be taken in a timely manner.  |
| <b>Low</b><br>    | We assess that there is a low likelihood of this causing a material misstatement in one or more components of the financial statements.   | We recommend management action to resolve; however, a decision on whether any action is taken is at management's discretion. |

SENSITIVE UNTIL TABLED AT COUNCIL MEETING

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## 8.9 FINANCIAL STATEMENTS PERIOD ENDING 30 SEPTEMBER 2021

**Date Prepared:** 6 October 2021

**Author:** Manager Finance

**Attachments:** 1. Budgeted Income Statement by Fund 2021/22 Budget [↓](#)

### EXECUTIVE SUMMARY

The purpose of this report is to provide Council with an overview of financial matters for the period 1 July 2021 to 30 September 2021.

### RECOMMENDATION

That Council receives the Financial Report for the period ending 30 September 2021.

### BACKGROUND

Each month, year to date financial statements are prepared in order to monitor actual performance against budgets.

For the month ending 30 September 2021, the actual results are in line with the year to date budget.

The budgeted figures reflect the 2021/22 Budget as adopted by Council at the 16 June 2021 meeting.

There are no issues or concerns to discuss or highlight at this stage. The surplus shown below is due to the rates notices being issued in August 2021, which represents 50% of annual rate levies.

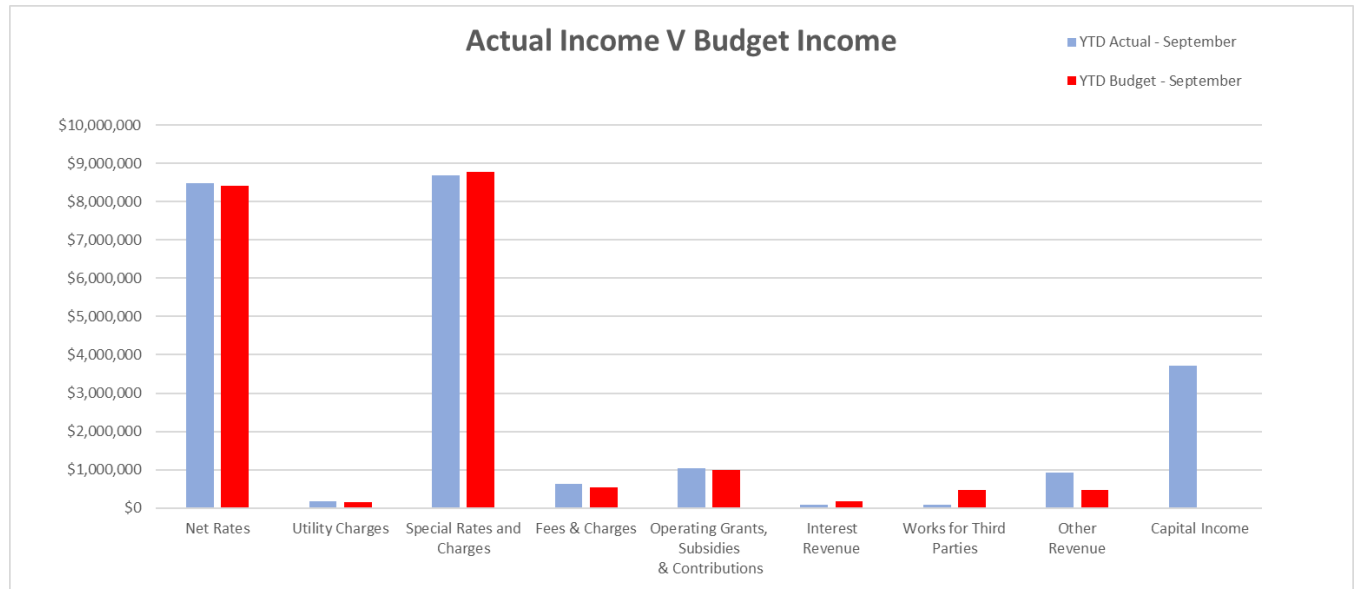
#### *September 2021 - Snapshot*

|  |           |                   |
|--|-----------|-------------------|
| Total Operating Income                                 | \$        | 20,081,076        |
| Total Operating Expenditure                            | \$        | 13,000,052        |
| Operating Surplus/(Deficit)                            | \$        | 7,081,024         |
| Total Capital Income (grants, developer contributions) | \$        | 3,715,144         |
| <b>Net Result - Surplus/(Deficit)</b>                  | <b>\$</b> | <b>10,796,168</b> |

### Income Analysis

Total income (including capital income of \$3,715,144) for the period ending 30 September 2021 is \$23,796,220 compared to the YTD budget of \$19,995,986.

The graph below shows actual income against budget for the period ending 30 September 2021.



|   | Actual YTD | Budget YTD | Note |
|---|------------|------------|------|
| Net Rates                                   | 8,486,805  | 8,424,797  | 1    |
| Utility Charges                             | 181,162    | 158,884    | 1    |
| Special Rates and Charges                   | 8,698,510  | 8,776,911  | 1    |
| Fees & Charges                              | 614,926    | 537,215    | 2    |
| Operating Grants, Subsidies & Contributions | 1,024,678  | 998,237    |      |
| Interest Received                           | 86,916     | 181,375    | 3    |
| Works for Third Parties                     | 76,748     | 461,921    | 4    |
| Other Revenue                               | 911,331    | 456,645    | 5    |
| Capital Income                              | 3,715,144  | -          | 6    |

#### Notes:

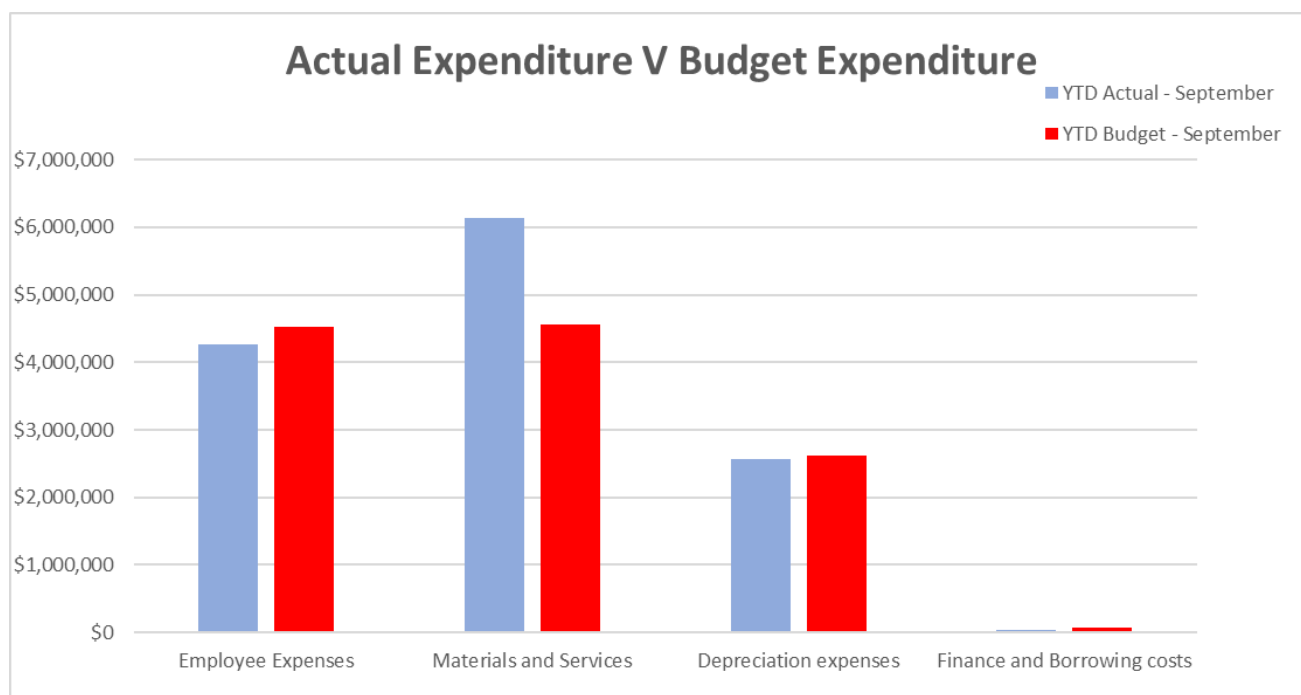
1. Rates for the half year ending 31 December 2021 were levied in August.
2. The favourable variance is relating to a timing difference between actual animal registrations and fines and the budget allocation.
3. Interest revenue received is below budget due to the low interest rates currently being offered by both QTC and other financial institutions, also the term deposit has not yet reached maturity where we can recognise the revenue earned.

4. The Road Maintenance Performance Contract (RMPC) invoices for July, August and September have not yet been raised. Claims have been submitted for approval and once Main Roads signs off Council then raises the invoices. Usually this occurs within the month but due to a backlog, Main Roads is slightly behind.
5. Favourable variance relates to a timing issue with budget being apportioned over 12 months. A number of annual invoices have been raised which is creating a variance.
6. Council has received \$3.5M in capital grants towards Works for Queensland COVID Round and Round 4, Transport Infrastructure Development Scheme (TIDS) and Local Roads & Community Infrastructure Program Round 2.

### Expenditure Analysis

Total expenses for the period ending 30 September 2021 is \$13,000,052 compared to the YTD budget of \$11,727,848.

The graph below shows actual expenditure against budget for the period ending 30 September 2021.



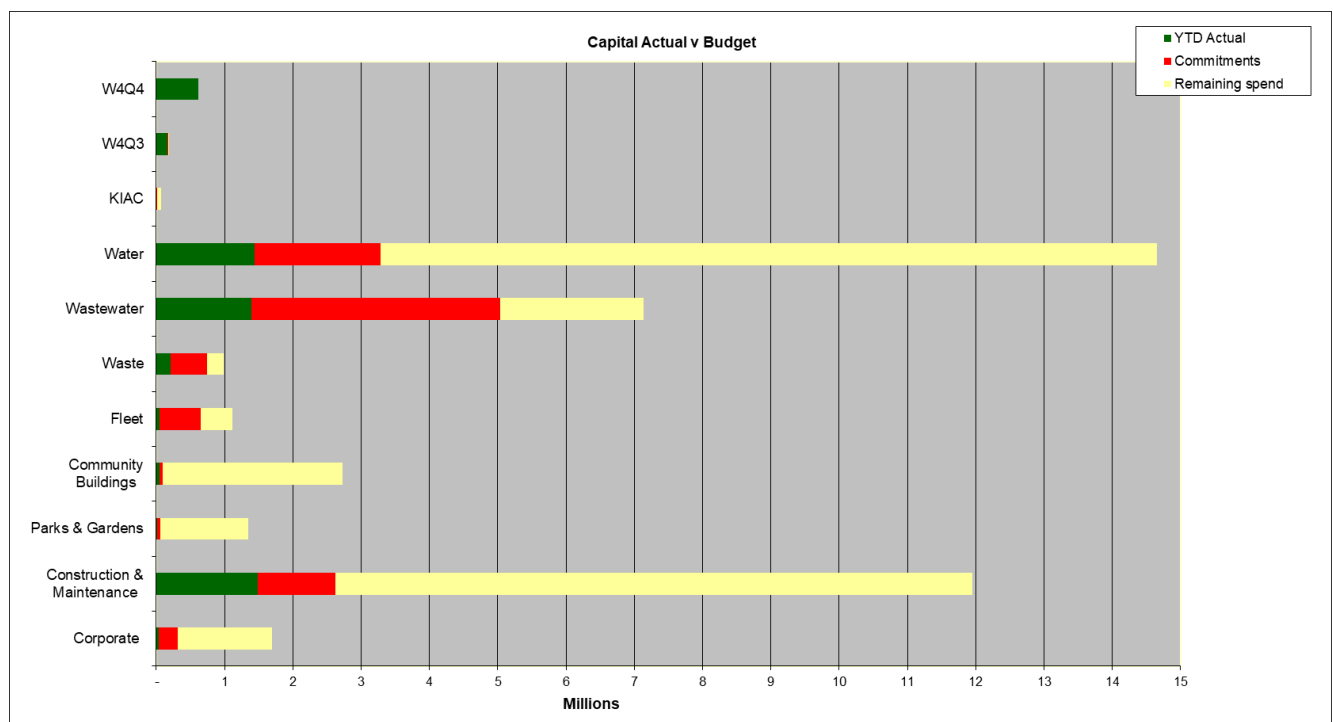
|                           | Actual YTD | Budget YTD | Note     |
|---------------------------|------------|------------|----------|
| Employee expenses         | 4,268,239  | 4,532,435  |          |
| Materials & Services      | 6,130,201  | 4,557,069  | <b>1</b> |
| Depreciation expenses     | 2,571,570  | 2,571,570  |          |
| Finance & Borrowing costs | 30,042     | 66,773     |          |

## Notes:

1. The variance relates to the expenditure for RMPC and Council road maintenance, which is allocated equally over 12 periods however actual works does follow same trend. There has also been additional 3<sup>rd</sup> party works which was not budgeted for however there will be income to offset this expense.

Capital Expenditure

Total capital expenditure of \$13,579,165 (including commitments) has been spent for the period ending 30 September 2021 against the 2021/22 adjusted annual capital budget of \$42,486,870. This budget figure now includes carry overs from 2020/21 of \$9,938,178 and new and additional funds required for 2020/21 capital projects of \$819,365.

Loan Borrowings

Council's loan balance is as follows:

QTC Loans

\$7,527,462



## Rates and Sundry Debtors Analysis

### Rates and Charges

The total rates and charges payable as at 30 September 2021 are \$3,434,980 which is broken down as follows:

|  | 30 September 2021 |                  | 30 September 2020 |                  |
|--|-------------------|------------------|-------------------|------------------|
| Status                                       | No. of properties | Amount           | No. of properties | Amount           |
| Valueless land                               | 18                | 855,474          | 18                | 738,254          |
| Payment Arrangement                          | 165               | 320,220          | 132               | 199,733          |
| Collection House                             | 177               | 1,092,287        | 196               | 999,071          |
| Exhausted – awaiting sale of land            | 11                | 214,046          | 8                 | 157,179          |
| Sale of Land                                 | -                 | -                | -                 | -                |
| Other <i>(includes current rate notices)</i> | 820               | 952,953          | 826               | 1,136,827        |
| <b>TOTAL</b>                                 | <b>1,191</b>      | <b>3,434,980</b> | <b>1,180</b>      | <b>3,231,064</b> |

The Rate Notices for the period ending 31 December 2021 was issued on 10 August 2021 with the discount due date being 10 September 2021. Total Gross Rates and Charges levied for the six (6) months totalled \$19,296,164.

As per Council Debt Recovery Policy, a total of 1,260 first reminder notices were sent on the 20 September, for a total value of \$3,642,783. These reminder notices provide an additional 14 days to pay the outstanding amount.

Collection House collected \$27,329 for the month of September 2021.

### Sundry Debtors

The total outstanding for Sundry Debtors as at 30 September 2021 is \$761,239 which is made up of the following:

| Current   | 30 days  | 60 days | 90 + days |
|-----------|----------|---------|-----------|
| \$700,240 | \$35,742 | \$9,686 | \$15,571  |
| 92%       | 5%       | 1%      | 2%        |

### **Procurement**

There were no emergency orders for the month.

### **RISK IMPLICATIONS**

Nil

**Legal/Compliance/Policy Implications**

Section 204 of the *Local Government Regulation 2012* requires the financial report to be presented to local government if the local government holds its ordinary meetings more frequently (than once per month) - to a meeting in each month.

**FINANCIAL AND RESOURCE IMPLICATIONS**

Nil

**LINK TO CORPORATE PLAN**

**Governance:** Sound decision making based on effective frameworks and clear strategic direction to achieve regulatory compliance while delivering affordable levels of identified services within the Shire.

**IMPLEMENTATION/COMMUNICATION**

Nil

| <b>Budgeted Income Statement by Fund 2021/22 Budget</b> |                   |                   |                   |
|---|-------------------|-------------------|-------------------|
| <b><u>Consolidated</u></b>                              |                   |                   |                   |
|   | <b>Actual YTD</b> | <b>Budget YTD</b> | <b>2021/22</b>    |
| <b>Revenue</b>  |                   |                   |                   |
| Rates and utility charges                               | 18,359,476        | 18,392,810        | 36,787,376        |
| Less Discounts and Pensioner Remissions                 | (993,000)         | (1,032,217)       | (2,064,435)       |
| <b>Net Rates and Utility Charges</b>                    | <b>17,366,477</b> | <b>17,360,592</b> | <b>34,722,941</b> |
| Fees and Charges  | 614,926           | 537,215           | 1,511,931         |
| Operating Grants and Subsidies                          | 1,023,775         | 998,237           | 8,067,552         |
| Operating Contributions                                 | 903               | -                 | 46,300            |
| Interest Revenue  | 86,916            | 181,375           | 435,500           |
| Works for Third Parties                                 | 76,748            | 461,921           | 1,847,683         |
| Other Revenue   | 911,332           | 456,645           | 1,776,579         |
| <b>Total Operating Revenue</b>                          | <b>20,081,076</b> | <b>19,995,986</b> | <b>48,408,486</b> |
| <b>Expenditure</b>                                      |                   |                   |                   |
| Employee Expenses                                       | 4,268,239         | 4,532,435         | 18,569,830        |
| Materials and Services                                  | 6,130,201         | 4,557,069         | 13,339,658        |
| Depreciation expense                                    | 2,571,570         | 2,571,570         | 10,286,283        |
| Finance and Borrowing costs                             | 30,042            | 66,773            | 267,094           |
| <b>Total Operating Expenses</b>                         | <b>13,000,052</b> | <b>11,727,848</b> | <b>42,462,865</b> |
| <b>Operating Surplus/(Deficit)</b>                      | <b>7,081,024</b>  | <b>8,268,138</b>  | <b>5,945,621</b>  |
| <b>Capital Income</b>                                   |                   |                   |                   |
| Capital Contributions                                   | 86,751            | -                 | -                 |
| Capital Grants and Subsidies                            | 3,572,758         | -                 | 11,254,723        |
| Donated Assets  | -                 | -                 | -                 |
| Profit/(Loss) on Sale of Asset                          | 55,636            | -                 | -                 |
| <b>Total Capital Income</b>                             | <b>3,715,144</b>  | <b>-</b>          | <b>11,254,723</b> |
| <b>Net Result</b>                                       | <b>10,796,168</b> | <b>8,268,138</b>  | <b>17,200,344</b> |



**8.10 KURANDA INFRASTRUCTURE AGREEMENT - ANNUAL REPORTING**

**Date Prepared:** 5 October 2021

**Author:** Director Corporate and Community Services

**Attachments:** 1. KIA Annual Report 2020/21 [↓](#)

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**EXECUTIVE SUMMARY**

The Kuranda Township Infrastructure Master Plan 2010 - 2020 (As Amended 2017) is supported by funding provided to Council under the Kuranda Infrastructure Agreement (KIA).

As per Section 13.2 of the Agreement, Council is required to submit an annual report on the operation of the Kuranda Fund.

**RECOMMENDATION**

That Council endorses the submission of the attached annual report on the operation of the Kuranda Fund for 2020/21 to the Department of State Development, Infrastructure, Local Government and Planning.

**BACKGROUND**

As per Section 13.2 of the Agreement, Council is required to submit an annual report on the operation of the Kuranda Fund.

The Kuranda Infrastructure Fund was established in 1994/95 as a program funded by Queensland Rail and Kuranda Skyrail. This program has afforded Mareeba Shire Council to undertake numerous improvements and enhancements for visitors to Kuranda. With an initial term of 15 years the KIA was renegotiated for a further 10 years which was to end on 1 March 2020. On the 7 February 2020 the Minister issued an extension to the agreement until 31 December 2020.

The Department of Premier and Cabinet has requested a comprehensive review of all aspects of the KIA. Council has been advised this will take some time given the complexity and interrelationship of the multiple parties involved and have agreed to an interim one year agreement of the KIA until 31 December 2021.

**RISK IMPLICATIONS****Financial**

Infrastructure improvements undertaken by the Kuranda Infrastructure Fund will be due for renewal in the future. Should funding be discontinued under this program, the renewal of assets may be delayed or alternatively will have to be funded through the General Fund.

**FINANCIAL AND RESOURCE IMPLICATIONS*****Capital***

Nil

***Operating***

Nil

**LINK TO CORPORATE PLAN**

**Financial Sustainability:** A council that continuously operates in a cost-effective manner while managing council's assets and reserves to ensure a sustainable future.

**Transport and Council Infrastructure:** The provision of quality services and infrastructure for our growing community that is planned and managed using sound asset management principles.

**Economy and Environment:** A resilient economy that promotes and supports the shire's natural assets and local industry and encourages investment while preserving and future proofing for generations to come.

**Governance:** Sound decision making based on effective frameworks and clear strategic direction to achieve regulatory compliance while delivering affordable levels of identified services within the Shire.

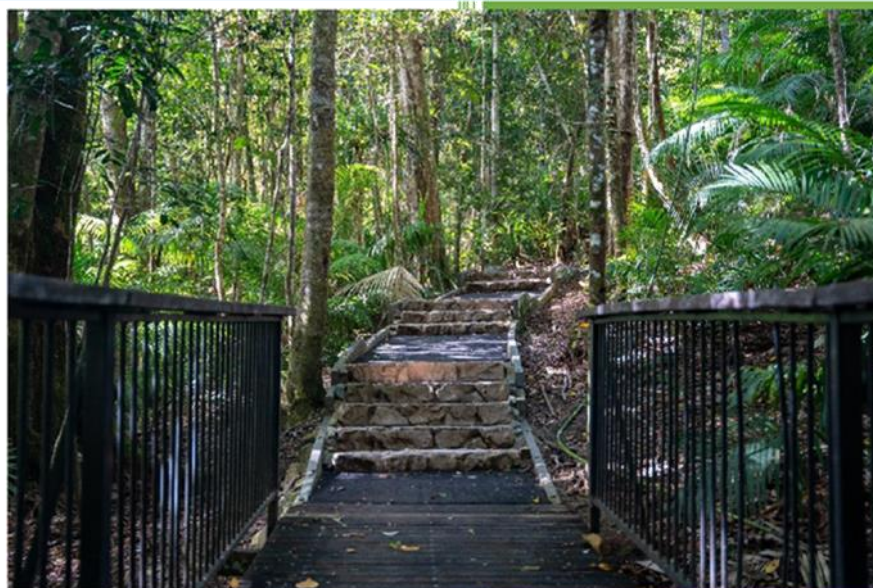
**IMPLEMENTATION/COMMUNICATION**

N/A



2020/21

# Kuranda Infrastructure Program ANNUAL REPORT



## Executive Summary

In line with the Kuranda Township Infrastructure Masterplan, substantial progress has been made under the Kuranda Infrastructure Program during the 2020/21 financial year. This includes continued work on key projects such as Wayfinding Signage and completion of the new Barron Falls Walking Track and rehabilitation of the Jungle Walk and Jum Rum Walking Trails. These projects will ensure that core infrastructure in Kuranda meets the needs of large numbers of visitors to the town.

During the 2020/21 financial year, the Kuranda Infrastructure Fund supported capital projects drawn from the Kuranda Township Infrastructure Masterplan as identified below.

| Project  | Total Project Budget | Total Project Costs to 30 June | Comments   |
|--|----------------------|--------------------------------|--|
| Wayfinding signage                                       | \$250,000            | \$96,178                       | Fabrication and supply of signage stalled due to COVID-19. Temporary signage erected for the walking trails for tourists in the interim. |
| Barron Falls Walking Track                               | \$2,600,000          | \$2,117,897                    | Completed.   |
| Rehabilitation of Jungle Walk and Jum Rum Walking Trails | \$550,000            | \$439,927                      | Completed.   |

Other commitments included:

- Depreciation \$68,540
- Maintenance \$53,414

The Fund received four (4) payments for the year totalling \$441,395 which along with the balance of funds from previous years, attracted interest of \$37,791.

The Kuranda Infrastructure Advisory Committee met once in the 2020/21 financial year to provide advice to Council on the implementation of funds from the Kuranda Infrastructure Levy. Pending a reply from the Department of Premier and Cabinet following the comprehensive review of the agreement, there were no matters requiring decision making from the advisory committee. The number of meetings held during 2020/21 was therefore less than previous years.

Council engaged Ramafin P/L in January 2021 to assist in undertaking the review of the Kuranda Infrastructure Agreement (KIA). Whilst the existing agreement had initially been established to fund infrastructure to meet the needs of tourists and visitors within Kuranda which would not normally have been afforded/provided by Council, the materials utilised, its configuration and its ongoing maintenance and renewal/ upgrade has been set at a much higher standard and provides a higher level of service when compared to infrastructure provided and maintained in other towns and villages.

Council provided a report to the Department of Premier and Cabinet in June 2021. This report provided recommendations to extend the agreement beyond the current 31 December 2021 end date. Consistent with sound asset management practices as well as alignment with the intent of the KIA, it is clear that the future focus for Council is to ensure both the physical and financial sustainability of the existing and future tourism related infrastructure will be achieved. As a result, an evidence-based



approach has been adopted for the identification of the infrastructure demand (forward 20-year forecast) and associated works programs required to maintain the levels of service and amenity provided for tourists and visitors to Kuranda (i.e. to ensure physical sustainability). These forecast programs are then drawn upon to inform the extent of revenue necessary in order to financial support this requirement (i.e. to ensure financial sustainability).

While Kuranda has been hit hard by the impacts of international travel restrictions due to COVID-19, it is more critical than ever to ensure that Mareeba Shire Council is in a position to offer enhanced visitor experiences in the Kuranda township to promote economy recovery of the town. Therefore, Council continues to seek a long-term extension of the Kuranda Infrastructure Agreement with a focus on renewal, upgrade and maintenance of infrastructure constructed under the Kuranda Infrastructure Program. Council is committed to managing its assets in accordance with legislation, accounting standards and recognised best practice, however the need to establish an appropriate balance between developing new assets and maintaining its existing asset base is required.

As at reporting date a response has not been received by Council in regards to the continuation of this agreement, however remains hopeful that an extension with a shift in focus will be accepted by the Queensland Government.

### Barron Falls Walking Track



The completed Barron Falls Walking Track comprised of two parts:

- A link trail from the Kuranda Jungle Walk to the end of Weir Road, and
- A link through Barron Gorge National Park trail from the end of Weir Road to the Barron Falls car park area.

The Barron Gorge National Park trail offers visitors to Kuranda a linking trail between Jum Rum Creek Conservation Park and the Barron Gorge National Park; alleviating foot traffic on Barron Falls Road. The trail offers a similar rainforest experience to the Jungle Walk in Kuranda with the added potential to present World Heritage Wet Tropics values.

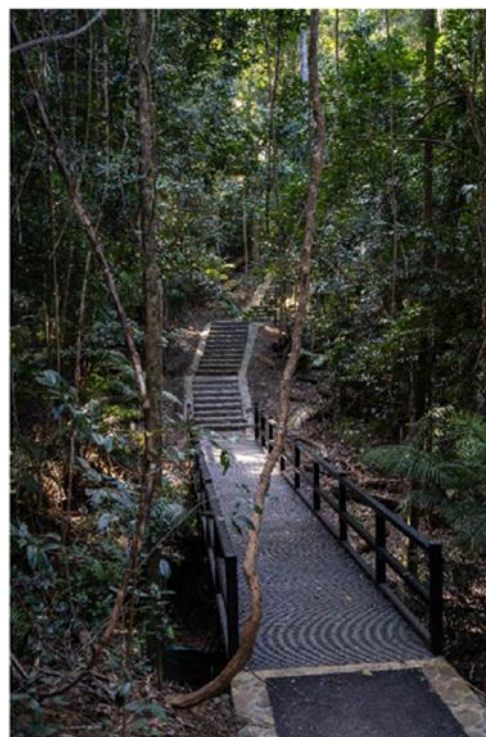
Extensive consultation with community, cultural, environmental and government stakeholders has contributed towards the delivery of a first class experience for locals and visitors alike. Although construction timeframes were impacted by the emergence of COVID-19 and weather events; all members of the construction phase of works worked cohesively to ensure delivery occurred as efficiently and effectively as possible. The resultant track has incorporated elements and features which provide an excellent foundation for the future expansion of environmental and cultural awareness programs while achieving improvements to pedestrian safety through the alleviation of foot traffic from Barron Falls Road.



Bridge 6 National Park Section



National Park Section



Bridge, approach and stone staircase

## Rehabilitation of Jungle Walk and Jum Rum Walking Trail



Constructed circa 2000 under the Kuranda Infrastructure Program, the Jum Rum and Jungle Walk walking trails are adjacent to the Kuranda township and provide tourists and locals with an opportunity to experience the relaxed surrounds of the rainforest at their leisure. Importantly, the trails provide connection to the recently completed Barron Falls Walking Trail.

While the Jungle Walk and Jum Rum Walking trails have been maintained on a regular basis over the past 20 years, the elements have taken their toll, with the pathway having reached the point that major refurbishment was required. The project scope called for the remediation of the asphalt surfaced Jum Rum and Jungle Walk walking trail pathway, steps and other built structures situated along the lengths of the trails, in the theme matching the newly constructed Barron Falls Walking Trail.

The project commenced in mid-October 2020 with works on the Jum Rum section of the trail. Despite delays in construction due to COVID-19 and weather events, all members of the construction phase of works worked cohesively to ensure delivery occurred as efficiently and effectively as possible.

### **Jum Rum Trail:**

Rehabilitation of Jum Rum Walking Trails were substantially complete prior to mid-December 2021 and the trail opened to the public. The last significant piece of work replacing the single span pedestrian bridge near Barang Street was removed, and the new bridge installed in mid-June 2021.



### Jungle Walk:

Contour works mobilised in mid-March, setting up at the amphitheatre carpark to commence preparatory works, including pressure cleaning the existing asphalt and cutting out damaged and lifted sections of path prior to the new asphalt overlay. Stone and concrete materials were used to reinforce / remediate collapsed sections of the pathway edging.



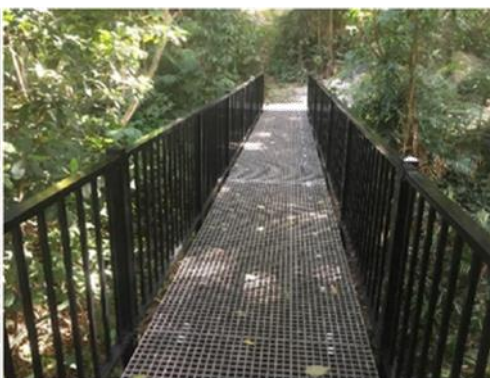
*Jum Rum Trail - Asphalt overlay and buttressed edge*



*Jum Rum Trail - New pre-cast stone look concrete steps*



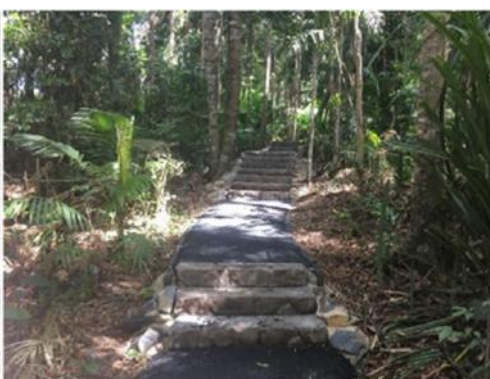
*New Barang Street Bridge - Under construction*



*New Barang Street Bridge - Jum Rum Walk*



*Jungle Trail - Stone Stanchioning*



*Jungle Trail - Replacement stone look steps*

## New Wayfinding Signage



The Kuranda Wayfinding Signage project aims to provide a modern and consistent wayfinding solution for roads and pathways throughout Kuranda township that aligns with Kuranda's existing "Village in the Rainforest" branding and marketing campaign to enhance visitors' experience.

The scope of works for the project included a signage audit, development of a wayfinding solution, concept options for signage, and selection of a preferred design, to form the basis of the detailed design, fabrication and installation of wayfinding signage throughout Kuranda. The project also included decommissioning and/or re-purposing of existing signage. The signage audit, development of a wayfinding solution, concept options and detailed design were completed in early 2019.

Initial stakeholder feedback indicated that a 'natural timber' appearance was the preferred aesthetic option. In consultation with KIAC members, it was decided to proceed with synthetic 'wood grain' appearance for the signage to provide a more durable, low-maintenance product.

The project was originally planned to be completed by the end of 2019, however, additional time was required to enable comprehensive community engagement and preparation of detailed architectural and structural tender-ready designs for each of the signs.

Timelines associated with the fabrication and installation of components have been significantly constrained by the emergence of COVID-19. Both Council and the Fabricator are working towards addressing issues affecting the project.



Existing, inconsistent wayfinding signage to be replaced



Approved suite of signage designs for new Kuranda Wayfinding Signs

**Mareeba Shire Council**

**Kuranda Infrastructure Fund**

**Financial Report**

For the year ended 30 June 2021

|  | 2020/21            | 2019/20          |
|--|--------------------|------------------|
| <b>Income</b>                              |                    |                  |
| Tourist Levies                             | 441,395            | 1,118,849        |
| Interest - QTC                             | 37,791             | 74,787           |
| <b>Total Income</b>                        | <b>479,186</b>     | <b>1,193,636</b> |
| <b>Expenses</b>                            |                    |                  |
| <b>Infrastructure Works</b>                |                    |                  |
| Therwine Street Redevelopment Stage 1      | (17,012)           | (48,264)         |
| New Wayfinding Signage                     | (96,178)           | (47,715)         |
| Barron Falls Walking Track                 | (2,117,897)        | (657,998)        |
| Kuranda Township Infrastructure Masterplan | (97,865)           | -                |
| Maintenance                                | (53,414)           | (52,423)         |
| Depreciation                               | (68,540)           | (69,632)         |
| <b>Total Expenditure</b>                   | <b>(2,450,906)</b> | <b>(876,032)</b> |
| <b>Surplus/(Deficit)</b>                   | <b>(1,971,720)</b> | <b>317,604</b>   |
| <br><b>Infrastructure Reserve</b>          |                    |                  |
| Opening Balance                            | 3,428,755          | 3,111,151        |
| Surplus/(Deficit) from above               | (1,971,720)        | 317,604          |
| Closing Balance                            | 1,457,035          | 3,428,755        |
| <br><b>Depreciation Reserve</b>            |                    |                  |
| Opening Balance                            | 621,833            | 620,388          |
| Transfer Depreciation in                   | 68,540             | 69,632           |
| Expenditure funded by depreciation         |                    |                  |
| Centenary Park toilet block refurbishment  |                    |                  |
| Jum Rum Creek Walking Track rehabilitation | (253,417)          | (30,358)         |
| Jungle Walk Track rehabilitation           | (186,510)          | (37,829)         |
| Closing Balance                            | 250,446            | 621,833          |
| <br><b>Combined Reserve Balance</b>        | <b>1,707,481</b>   | <b>4,050,588</b> |



**8.11 COMMUNITY PARTNERSHIPS PROGRAM**

**Date Prepared:** 24 September 2021  
**Author:** Senior Community Wellbeing Officer  
**Attachments:** Nil

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**EXECUTIVE SUMMARY**

Savannah in the Round music festival was held at Kerribee Park Mareeba from 1-3 October 2021 and was expected to bring significant direct and indirect economic benefits to Mareeba and the wider Shire. The event attracted large numbers of visitors to the Shire and engaged the services of local businesses, contractors and labourers.

The purpose of this report is to seek Council's endorsement of assistance to Sound Australia under the Community Partnerships Program.

**RECOMMENDATION**

That Council endorses a cash donation of \$5,000 to Sound Australia towards the costs of delivering the Savannah in the Round music festival in Mareeba on 1-3 October 2021.

**BACKGROUND**

Savannah in the Round music festival was held at Kerribee Park Mareeba from 1-3 October 2021. This ticketed event is delivered by Sound Australia with government and commercial sponsors in acknowledgement of the significant economic benefits the event brings to the Mareeba Shire.

This major music festival will complement existing social and cultural offerings and bring significant direct and indirect economic benefits to Mareeba and the wider Shire. The event was predicted to attract large numbers of visitors to the Shire and also engage the services of local businesses, contractors and labourers.

Council has previously supported this event through funding towards the event feasibility study in 2019 and through the loan of equipment for the modified, one-day 2020 event (Savannah Summer Series - Pop Up Country Music Festival).

Considering the level of direct and indirect economic and social benefits this event will offer Mareeba and the wider Shire, it is recommended that Council endorse a cash donation of \$5,000 to Sound Australia towards the costs of delivering the Savannah in the Round music festival 1-3 October 2021.

**RISK IMPLICATIONS**

Nil

**LEGAL/COMPLIANCE/POLICY IMPLICATIONS**

Nil

**FINANCIAL AND RESOURCE IMPLICATIONS*****Is the expenditure noted above included in the current budget?***

There are sufficient funds in the 2021/22 CPP budget to accommodate the cash donation.

**LINK TO CORPORATE PLAN**

**Community:** An informed and engaged community which supports and encourages effective partnerships to enhance the liveability of the Shire.

**Economy and Environment:** A resilient economy that promotes and supports the shire's natural assets and local industry and encourages investment while preserving and future proofing for generations to come.

**IMPLEMENTATION/COMMUNICATION**

N/A



## 9 INFRASTRUCTURE SERVICES

### 9.1 INFRASTRUCTURE SERVICES, CAPITAL WORKS MONTHLY REPORT - SEPTEMBER 2021

**Date Prepared:** 16 September 2021

**Author:** Director Infrastructure Services

**Attachments:**

1. Capital Works Highlights - September 2021 [↓](#)
2. Capital Works Summary - September 2021 [↓](#)

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#### EXECUTIVE SUMMARY

The purpose of this report is to provide an update on capital works projects undertaken by the Infrastructure Services Department during the month of September 2021.

#### RECOMMENDATION

That Council receives the Infrastructure Services Capital Works Monthly Report for the month of September 2021.

#### BACKGROUND

Council's Capital Works program is focussed on renewal and upgrade of Council infrastructure to achieve Council's corporate vision of "A growing, confident and sustainable Shire". The program is funded through a combination of Council's own funding and external grants and subsidies.

#### RISK IMPLICATIONS

##### Financial

The capital works program is tracking within budget.

##### Infrastructure and Assets

Projects included in the current capital works program were identified through Council's Project Prioritisation Tool (PPT) which uses a risk-based, multi-criteria approach to rank projects in order of priority. The PPT is aligned with Council's Long-Term Financial Plan and Asset Management sub-plans, which focus of renewal of existing assets.

#### FINANCIAL AND RESOURCE IMPLICATIONS

##### *Capital*

All capital works are listed in and funded by the 2021/22 Capital Works Program.

#### LINK TO CORPORATE PLAN

**Transport and Council Infrastructure:** The provision of quality services and infrastructure for our growing community that is planned and managed using sound asset management principles.

#### IMPLEMENTATION/COMMUNICATION

N/A

## Infrastructure Services Capital Works Report Project Highlights - September 2021



**Project Name:** Springmount Road Ch 7.55 - Ch 9.0 Rehabilitate and Widen

**Program:** Rural Roads

### Background

Council has been undertaking progressive widening of Springmount Road to cater for increasing heavy traffic and to address ongoing defects, edge wear and edge drop. The widened road will provide a safer and more efficient route for road users.

Springmount Road is a Local Road of Regional Significance (LRRS) and the project is jointly funded by the Queensland Government through the Transport Infrastructure Development Scheme and Mareeba Shire Council.

### Scope of Works

The scope of works includes the widening and sealing of Springmount Road to 8 metres sealed width between the Walsh River and Middle Creek Road. Within this section, concrete culverts are to be removed and replaced, extended or removed completely. Stankovich Road and Middle Creek Road intersections will also be upgraded.

### Progress Update

Following extension of the existing culverts, the shoulders on both sides of Springmount Road were built up with select fill, milled to a depth of 200mm and filled with Type 2.1 road base to cater for the increased width of bitumen seal. The project was bitumen sealed in late September and the line marking will take place in late October. This section of Springmount Road (Ch 7500 - Ch 9000) has now increased in trafficable sealed width from an average of 4.974 meters to 8 meters.



*Shoulder build*



*Milling operation*



*Filling with road base*



*Bitumen seal*

## Infrastructure Services Capital Works Report Project Highlights - September 2021



**Project Name:** Bower Road Ch 1.44 - Ch 4.34 Widen Road and Causeway

**Program:** Rural Roads

### Background

Much of Bower Road, Arriga is single lane width bitumen seal and is prone to edge wear and edge drop. The widened road will provide a safer and more efficient route for the increased volume of traffic in the area.

Bower Road is a Local Road of Regional Significance (LRRS) and the project is jointly funded by the Queensland Government through the Transport Infrastructure Development Scheme and Mareeba Shire Council.

### Scope of Works

The scope of works includes the widening and sealing of Bower Road to 7 metres between the Bower Road intersection and the Stanton Road intersection. The causeway at Ch 3.60km on Bower Road will also be widened to as part of the project.

### Progress Update

Works progressed well throughout September with the causeway widening and rock check dams between Stanton Road and the Bower Road causeway being completed. The shoulder build and mill/fill for pavement widening will commence on the final section of Bower Road between the causeway and Tyrconnell Road in early October. It is estimated that the project will be completed by mid-October, weather permitting.



*Widened causeway culvert wingwalls*



*Widened causeway deck prior to pouring*



*Causeway concrete finishing*



*Causeway shotcrete batter protection*



## Infrastructure Services Capital Works Report Project Highlights - September 2021



**Project Name:** Paved Path Upgrade - Main Street to Mt Molloy State School

**Program:** Footpaths

### Background

In November 2020, Mareeba Shire Council was advised of a successful grant application under the School Transport Infrastructure Program (STIP) for funding to replace uneven and slippery paved sections of the footpath running from Main Street to the front gates of the Mt Molloy State School.

### Scope of Works

The scope of works includes the replacement of 430m of paved sections of the path with concrete and the installation of culverts at strategic points to reduce ponding of stormwater.

### Progress Update

Works commenced 6 April 2021 adjacent to the Mt Molloy State School (MMSS) to take advantage of the school holidays. The path and culverts were constructed on the western side of the pedestrian crossing on Fraser Road in May and staff returned in August to complete the project.

A checker plate drainage cover was placed over concrete nib walls to create the final link between the existing paved area at the Mt Molloy Cenotaph and the newly constructed path. Works were completed in late September 2021.



*Upgraded concrete path at rear of houses on Fraser Road*



*Upgraded concrete path at rear of houses on Fraser Road*



*Culvert base and nib walls*



*Checker plate drainage cover*

## Infrastructure Services Capital Works Report Project Highlights - September 2021



**Project Name:** Hilltop Close Booster Station and Pipeline

**Program:** Water

### Background

The Warril Drive area of Kuranda is supplied with water via an existing pump station at the bottom of Warril Drive, where water is reticulated to residences along the remainder of Warril Drive, Hope Close, Punch Close and Hilltop Close. A reservoir on top of Hilltop Close provides balancing storage for periods of low use and as a backup for firefighting purposes.

A dedicated rising water main has been constructed, from the existing pump station to the reservoir to prevent pressure fluctuations caused by the existing pumps when filling the reservoir.

### Scope of Works

The scope of works includes supply and installation of new pipeline, alterations and cut-ins to existing water network, supply and installation of a new booster pump station structure and associated internal asset construction and installation and associated electrical and SCADA works.

### Progress Update

The booster set was commissioned in September, along with electrical and telemetry commissioning.



*Newly installed booster pump set and electrical switchboard which incorporates SCADA & Telemetry*



## Infrastructure Services Capital Works Report Project Highlights - September 2021



**Project Name:** Kuranda Waste Transfer Station Weighbridge Project

**Program:** Waste

### Background

As part of the ongoing implementation of Council's Waste Management Services Strategy, a new weighbridge and gatehouse are being installed at the Kuranda Waste Transfer Station. The project will improve access to the facility for users and assist Council in providing a more efficient waste management service.

### Scope of Works

The scope of works includes supply, installation and commissioning of a single deck steel weighbridge, associated hardware, and construction of a new gatehouse.

### Progress Update

The new weighbridge has been constructed and being transported to site. Anticipated arrive date is late October to early November.

The site works commenced in September, which included earthworks, construction of concrete support plinths, approach ramps, electrical and instrument connectivity. Site fencing has also been extended to accommodate the new weighbridge.



*Weighbridge construction works*

## Infrastructure Services Capital Works Report Project Highlights - September 2021



**Project Name: Chillagoe Water Main Pipeline and Bore Project**

**Program: Water**

### **Background**

The purpose of this project is to support the continuity of water supply and increased pressure required to fight fire-fighting activities for the township of Chillagoe by providing a more reliable raw water supply to the Chillagoe Water Treatment Plant.

These works are part of Council's water strategy to address critical water issues across the Shire over the next 10 years. The project is fully grant funded under the Local Economic Recovery Program, which is jointly funded by the Australian and Queensland governments, and the Australian Government's Local Roads and Community Infrastructure Program.

### **Scope of Works**

A new 4-kilometre 150mm supermain (PVC) pipeline has been installed from the newly established Bore through to Frew Street Chillagoe to service the Chillagoe Water Treatment Plant. The project includes all associated pipe work, electrical, telemetry and new bore connections.

### **Progress Update**

The pipeline installation, flushing, pressure testing and connection to existing mains has been completed. Minor works were undertaken to complete the full pipeline installation works, such as final completion of air valve pit installations, surface reinstatement and cleared vegetation burning. The scour area from the bore testing was filled with crushed rock.

The shed installation is nearing completion, with flashing and guttering scheduled for installation by the beginning of October and the roof mount static ventilators and double gates for the generator bay programmed for installation the following week.

The aboveground pipework was installed, and fixing plates were mounted in place, ready for bore pump and pipework installation. The aboveground pipework will be completed following the installation of switchboard and bore pump. Connection and commissioning will be completed following completion of new power supply by Ergon which is programmed for January.

The final civil and landscaping works around the headworks is to be completed following the electrical installation.



*Newly constructed bore headworks shed*

## Infrastructure Services Capital Works Report Project Highlights - September 2021



**Project Name:** Kuranda - Myola Road Reservoir Flow Meter Upgrade

**Program:** Water

### Background

### Background

An allocation in the Capital Works Program was been provided in the 2021/22 capital works program to upgrade the failed flow meters at the Myola Road Water Reservoir site in Kuranda. The flow meters are critical instrumentation that measure the volume of water flowing out the reservoirs and this information is communicated through Council's SCADA network to optimise delivery of water to users.

### Scope of Works

The scope of works included upgrading and replacement of the flow meters, electrical connectivity and SCADA integration.

### Progress Update

The failed flow meters have been removed and new flow meters installed. Access to the new flow meters has been improved as part of the scope of works to allow for adequate maintenance and calibration to ensure flow meter compliance.



*Existing flow meter prior to removal*



*Newly installed flow meter*



*Newly installed access chamber with class D trafficable cover to be fitted*



**Infrastructure Services Capital Works Summary Report - September 2021**

| Project Description   | Project Stage | Progress Comment   |
|---|---------------|--|
| <b>Program: 01 Rural and Urban Roads Reseal Program (Renewal)</b>         |               |  |
| 2021/22 Reseal & Asphalt Program  | Procurement   | Report to be tabled at 20 October 2021 Ordinary Council meeting to award tender for the 2021/22 Bitumen Reseal & Asphalt Program.  |
| <b>Program: 02 Gravel Resheet</b>   |               |  |
| 2021/22 Gravel Resheet Program  | Not Commenced | To be programmed.  |
| <b>Program: 03 Urban Streets</b>  |               |  |
| R2R Reynolds Street, Mareeba - Replace Kerb and Channel                   | Design        | Programmed for January/February 2022.  |
| <b>Program: 04 Rural Roads</b>  |               |  |
| TIDS Euluma Creek Road, Julatten - Rehabilitate and widen Ch 5.565-6.343  | Construction  | Drainage completed late 2020. Works will re-commence 11 October 2021.  |
| TIDS Bower Road, Arriga - Widen and Seal Ch 1.447-4.317                   | Construction  | Bower Road causeway completed. Road widening of the final section between Tyrconnell Road and Bower Road causeway will commence 11 October 2021. Project will be completed early November, weather permitting. |
| TIDS Euluma Creek Road, Julatten - Rehabilitate and widen Ch 7.01-9.325   | Construction  | Programmed to start November 2021 with completion after 2022 wet season.   |
| TIDS Euluma Creek Road, Julatten - Rehabilitate and widen Ch 9.350-10.130 | Design        | Programmed for commencement May 2022, to be delivered over 2 financial years.  |
| TIDS Springmount Road, Arriga - Rehabilitation Ch 7.55-9.00               | Construction  | Works were sealed 29 September 2021. Road furniture installation and tidy up week of 4 October 2021. Line marking will be installed late October.  |
| R2R Wolfram Road, Dimbulah Priority Sections Stage 2                      | Design        | Programmed for construction February to April 2022.  |
| R2R Palm Valley Road, Koah - Widen and Seal Ch 0.00-1.30                  | Design        | Programmed for construction February to April 2022.  |
| Borzi Road, Mareeba - Widen & Seal Ch 0.03-0.67                           | Design        | Project in design phase. Currently programmed for construction July to October 2022.   |
| DRFA Betterment Co-contribution   | Construction  | Fossilbrook Lynd River Causeway: Contractor scheduled to commence 13 October 2021.   |
| Fallon Road, Kuranda - Rehabilitate Pavement Ch 0.874 - 0.948             | Planning      | Two (2) sites submitted to QRA for funding consideration. Awaiting advice from QRA.  |
| <b>Program: 05 Bridges</b>  |               |  |
| Kanervo Road, Replace Timber Bridge over Davies Creek                     | Construction  | Girder fabrication will commence early October pending design issue clarification with GHD.  |
| Granite Creek, Mareeba - Replace Footbridge Deck                          | Not Commenced | Currently programmed for construction April 2022.  |
| Palm Close, Mareeba - Replace Footbridge Boards                           | Not Commenced | Currently programmed for construction April 2022.  |
| Bicentennial Lakes Footbridge Safety Upgrade                              | Not Commenced | Project on hold - potential for the full area to be upgraded under Parks & Open Spaces Strategy.   |
| Hales Siding Road - Timber Bridge Replacement                             | Not Commenced | On hold pending discussions with funding body regarding potential deferral of project.   |
| Davies Creek Road Bridge Replacement                                      | Design        | Project is in design phase. Programmed for construction April/May 2022.  |
| <b>Program: 06 Drainage</b>   |               |  |
| 2021/22 Minor Culvert and Causeways Renewal                               | Construction  | Mareeba Cemetery access culvert complete. RCP renewal on Springs Road to be programmed.  |
| Amaroo Mareeba - Drainage Upgrade Stage 2 of 3                            | Design        | Project in design phase. Construction currently programmed for June / July 2022. Minor drain re-shaping and clearing will occur October / November 2021.   |
| <b>Program: 08 Parking</b>  |               |  |
| Borzi Park, Mareeba - Carparking Masterplan                               | Not Commenced | Design programmed to start in early 2022.  |
| <b>Program: 09 Footpaths</b>  |               |  |
| STIP - Mt Molloy Footpath - Replace 430m                                  | Completed     | Project completed September 2021.  |
| 2021/22 Footpath Renewal Program  | Not Commenced | To be programmed.  |
| Basalt Gully Stewart Street, Mareeba Footpath Renewal                     | Design        | Once design received a tender will be called to have the work delivered by an external provider. It is intended to deliver this project prior to the end of December 2021.                                     |
| Rankin Street, Mareeba - Footpath Renewal (Chewko-Byrnes)                 | Design        | Once design received a tender will be called to have the work delivered by an external provider. It is intended to deliver this project prior to the end of December 2021.                                     |

**Infrastructure Services Capital Works Summary Report - September 2021**

| Project Description   | Project Stage | Progress Comment  |
|---|---------------|---|
| <b>Program: 10 Parks and Gardens</b>  |               |   |
| Shire Beautification Program  | Construction  | Potential for a portion of the remaining balance of funds to be used to upgrade Byrnes Street Centre Islands between Hort and Middlemiss Streets.   |
| Bi-Centennial Lakes - Seed Funding  | Not Commenced | No grants identified as yet.  |
| Mt Molloy Centre Islands, Replace irrigation and kerbing  | Construction  | Irrigation installed. Project to be completed mid to late October pending availability of semi mature plants and weather permitting.  |
| Mary Andrews Park, Mareeba - Replace Exercise Equipment   | Procurement   | Static exercise equipment has been ordered. Latest advice from Proludic indicates installation will commence 17 January 2022 and take approximately 1 week. Should the equipment arrive in Brisbane earlier than expected the installation may be brought forward subject to contractor availability. |
| 2021/22 Park Entrance Sign Renewal Program  | Procurement   | Ordered signs expected to be delivered first week of November.  |
| Dimbulah Parks Irrigation Upgrade   | Procurement   | Project has been scoped and materials ordered for irrigation upgrade at Town Hall Memorial Park.  |
| Chillagoe Parks Irrigation Upgrade  | Procurement   | Project has been scoped and materials ordered for irrigation upgrade at Ten Acre Park.  |
| <b>Program: 11 Water</b>  |               |   |
| Warril Drive New Water Main and Booster   | Construction  | Project on schedule to be completed and commissioned by early October.  |
| Mareeba and Kuranda WTP - Staged start-up of raw water pumps upgrade  | Design        | City Water Technology working on this project, there are some delays with this due to COVID travel restrictions though it will be completed prior to the end of the financial year.   |
| Mareeba, Kuranda and Dimbulah - Replace Chlorine Analysers  | Completed     | Analysers installed and commissioned early September.   |
| Mareeba Water Treatment Plant - filter 3 Install dedicated backwash pumps and reconfigure wash water feed pipes | Not commenced | Project on hold pending outcome of grant application for new filter block.  |
| Mareeba Water Treatment Plant - Optimise clarifier performance upgrade  | Design        | Report on project received from City Water Technologies with recommendations for further works.   |
| Mareeba Water Treatment Plant - Backwash operation renewal  | Not commenced | Project pending outcome of grant application for new filter block. Working with City Water Technology for the implementation of this project, in conjunction with the new backwash system they are designing if grant funding is not successful.  |
| LER / LRCIP2 Chillagoe Bore & Water Main Construction   | Construction  | New bore pump and equipment shed constructed and new bore pump to be installed during October prior to commissioning of generator. Ergon to advise when mains power will be installed to the site, but currently programmed for January 2022.   |
| Myola Road, Kuranda - Reservoir Flow Meter  | Construction  | New flow meters installed, waiting on electrical and telemetry connections to be established.   |
| Warril Drive, Kuranda - Water Main Replacement  | Construction  | Works generally completed with the exception of an under bore section and another 150 metres into Shane Court and 3 service connections which will be done during October.  |
| W4Q4 Barang Street, Kuranda - Water Main Upgrade  | Procurement   | Project pre-start held on site 1 October with actual works to commence the week of 11 October and expected to take 3 to 4 months.   |
| Mareeba Transfer Holding Lagoon New Spare Pump  | Procurement   | Pump is on order with a long lead time for delivery anticipated.  |
| W4Q4 Mareeba AC & Defunct Pipe Replacement 2.5km  | Procurement   | Major section of works which is north of Granite Creek out to tender with tender closing date of 19 October. Smaller section of works from Debel Close along McGrath Road to be completed by Council day labour to commence mid October.  |
| 2021/22 Water Telemetry/SCADA Upgrades  | Planning      | Planning with Council's SCADA officer and external contractor underway. Some internal liaising with IT for server upgrades.   |
| 2021/22 Valve Replacement Program (Reticulation)  | Construction  | Some works have been completed during September. Chillagoe saw three new valves installed to the reticulation network. Planning on other areas underway.  |
| Mareeba WTP - Study for upgrade of wastewater system  | Planning      | This project will be delayed due to ongoing lock downs in NSW affecting the ability of City Water Technologies to perform their work.   |

**Infrastructure Services Capital Works Summary Report - September 2021**

| Project Description   | Project Stage | Progress Comment   |
|---|---------------|--|
| Mareeba Water Treatment Plant - 5ML Reservoir Roof Replacement                                | Procurement   | Project scope being re-assessed. Contractor looking at reservoir early October to assess viability to access the reservoir to undertake internal roof restoration works in lieu of full replacement. Following site inspection, it will be determined if restoration works can be done or new roofing is required. |
| 2021/22 Hydrant Renewal Program   | Construction  | Works underway with hydrants being replaced in Chillagoe and Mareeba. Further assessments underway for replacements where applicable.  |
| Mareeba Water Treatment Plant Filtration Upgrade  | Not commenced | Grant application submitted for this project and awaiting outcome of grant assessment.   |
| Chillagoe Water Treatment Plant Filter Cell   | Construction  | Work on this project has commenced with further works scheduled for week beginning 11 October.   |
| <b>Program: 12 Wastewater</b>   |               |  |
| Minor Sewerage Station H2S Protection   | Construction  | Works are progressing and should be completed by early October 2021.   |
| Mareeba Wastewater Treatment Plant - Aeration diffusers replacement (every 5 years)           | Construction  | Equipment has arrived and arrangements will be made for installation.  |
| LER - Mason Street Sewer Main Upgrade   | Completed     | Project completed September 2021.  |
| Kuranda Wastewater Treatment Plant - Replace Sludge Conveyor Belts                            | Procurement   | Quotes on new belts being sourced, once received they will be acquired and installed.  |
| 2021/22 Wastewater Telemetry/SCADA Upgrades   | Planning      | Project works being identified and planned with Council's SCADA officer and external contractor, with two sewerage pump stations having the communication networks upgraded.   |
| New Sewer Pump Station Standby Generators x2  | Procurement   | New generators on order with very long lead times for delivery. Once received they will be installed and commissioned.   |
| 2021/22 Mareeba Sewer CCTV & Relining Program   | Construction  | Project awarded and expected to commence October / November 2021.  |
| 2021/22 Manhole Rehabilitation and Replacement & Program                                      | Completed     | Works substantially completed except minor items for close-out.  |
| 2021/22 Mareeba Wastewater Treatment Plant Component Renewals                                 | Procurement   | Purchase orders currently being issued for quoted goods. Potential long lead times on delivery of some items.  |
| Granite Creek, Mareeba Sewerage Pump Station Refurbishment                                    | Procurement   | Project pre-start meeting held with Re-Pump Australia. They intend to mobilise to site in December and commence works January 2022.  |
| 2021/22 Mareeba Pump Station Magflow Install Program  | Planning      | Prioritising pump stations for flow meter requirements.  |
| 2021/22 Mareeba Wastewater Reticulation Pump Renewal  | Planning      | Currently assessing which SPS pumps require replacement, with one pump being replaced to date.   |
| 2021/22 Mareeba Minor Pump Station H2S Protect/Refurb   | Procurement   | Report to be tabled at 20 October 2021 Ordinary Council meeting to award tender.   |
| Mareeba Gravity Sewer Main installation from Cedric Davies to Lifestyle Sewerage Pump Station | Procurement   | Project works anticipated for commencement late October / early November.  |
| <b>Program: 13 Waste</b>  |               |  |
| Mareeba Waste Facility Weighbridge Data Recording System                                      | Construction  | Software supplier selected and Council officers working with SUEZ toward getting data from existing software platform and setting up of new format for data reporting.   |
| Kuranda Waste Transfer Station Weighbridge & Gatehouse  | Construction  | Civil work underway with concrete plinths poured with a 28 day curing period before new weighbridge can be installed. Other site works include conduit laying and set out for site hut prior to installation.  |
| 2021/22 Mareeba Waste Facility - Leachate Sump Pump Replacement                               | Construction  | Works are underway and there is a need to replace some of the leachate lines due to deterioration as part of the project.  |
| 2021/22 Mareeba Waste Facility - Leachate Pump Station Pump Replacement                       | Construction  | Works are underway and there is a need to rectify a concrete pit and replace some of the leachate lines due to deterioration.  |
| Mareeba Waste Facility - Buy Back Shop Construction   | Procurement   | Development application submitted with relevant state body and Council. New shed for Buy Back Shop to be constructed prior to Christmas break subject to planning approval.  |
| Mareeba Waste Facility - Design for New Landfill Cells  | Procurement   | New cell design underway, consultant working in conjunction with Council officers and work expected to take three to four months.  |
| <b>Program: 15 Fleet</b>  |               |  |
| GPS Vehicle Management System   | Planning      | Potential system and fleet to be fitted under assessment.  |
| Replace Unit 625 Mitsubishi Truck   | Completed     | Project complete, vehicle in service.  |



**Infrastructure Services Capital Works Summary Report - September 2021**

| Project Description   | Project Stage | Progress Comment  |
|---|---------------|---|
| Replace Unit 5432 Sewerage Jet Rodder trailer with a hydro vac truck                    | Procurement   | Monitoring auctions and will procure when suitable plant identified.  |
| Fleet Replacement #1336 - LLOs Dual Cab Ute   | Procurement   | Purchase Order raised 10 September 2021; anticipated delivery December 2021.  |
| Fleet Replacement #676 - Civil Works Truck  | Procurement   | Purchase Order raised 4 August 2021; anticipated delivery is November/December 2021.  |
| Fleet Replacement #1317 - Western Roads Landcruiser                                     | Procurement   | Purchase Order raised 4 August 2021; anticipated delivery is November /December 2021.   |
| Fleet Replacement #4009 Toro 72" Mower  | Procurement   | Purchase Order raised 23 August 2021; anticipated delivery is November 2021.  |
| Fleet Replacement #509 Backhoe  | Procurement   | Purchase Order raised 19 August 2021; anticipated delivery is January 2022.   |
| Fleet Replacement #1250 - Water and Waste Hilux   | Procurement   | Purchase Order raised 4 August 2021; anticipated delivery is November 2021.   |
| Fleet Replacement #1251 - Water and Waste Hilux   | Procurement   | Purchase Order raised 4 August 2021; anticipated delivery is November/December 2021.  |
| Fleet Replacement #4056 - Toro 72" Front Deck   | Completed     | Project complete, mower delivered 13 September 2021.  |
| Fleet Replacement #4055 - Kubota 72" Front Deck   | Procurement   | Purchase Order raised 21 July 2021; anticipated delivery is December 2021.  |
| Fleet Replacement #4053 - Husqvarna Zero Turn   | Procurement   | Quotes received and under evaluation. Order to be placed by end of October.   |
| Fleet Refurbishment #400 - Cat Excavator (Track)  | Procurement   | Purchase Order being raised; work will be completed over Christmas period shutdown.   |
| Fleet Refurbishment Truck Mounted Water Tank  | Planning      | Work programmed for December / January during wet season.   |
| Fleet Replacement #1239/1300 with 1x Pool Vehicle                                       | Procurement   | Purchase Order raised 4 August 2021; anticipated delivery is November 2021.   |
| <b>Program: 16 Depots and Council Offices</b>   |               |   |
| Kowa Street, MSC Depot - Air conditioning Replacement                                   | Procurement   | Quotations requested, closing end of October 2021.  |
| Rankin Street, MSC Office - External Refurbishment                                      | Planning      | Scope of works being prepared, anticipate calling of tenders late 2021, early 2022.   |
| Rankin Street, MSC Office - Air conditioning and General Roof Covers                    | Planning      | Scope of works being assessed with consideration to site constraints. Options to be priced.   |
| Rankin Street, MSC Office - Town Planning Foyer Reconfiguration                         | Design        | Concepts completed and design consultant working to finalise Tender ready plans and documentation. Anticipate calling tenders end of October 2021.  |
| Kowa Street, MSC Depot - Emergency Generator  | Planning      | Procurement anticipated mid October 2021, with delivery date to be confirmed.   |
| <b>Program: 17 Community Buildings</b>  |               |   |
| Koah Tennis Court - Remove/replace the unstable timber light poles                      | Not Commenced | On hold - Seed funding for potential development by Koah Community Group.   |
| Dimbulah / Mareeba / Kuranda Pools Chlorine Dosing Improvements                         | Planning      | Works to be progressed first half of 2022.  |
| Mareeba Leagues Club Grandstand Refurbishment   | Procurement   | Pricing received not acceptable. New quotes will be called.   |
| Geraghty Park Hall, Julatten - Toilet Access Upgrade                                    | Construction  | New concrete footpath has been laid. All minor repairs works have been carried out in the toilets. New flooring to be laid first week of October.   |
| Mareeba PCYC Shire Hall Part Roof Replacement   | Design        | Heritage approvals being sought to replace a number of roof elements (Like for Like). Scope of works ready to release for quotation subject to heritage approval.   |
| 2021/22 Shire-wide Ablution Refurbishment Program                                       | Construction  | Refurbishment of Chillagoe Ten Acre Park toilets is now complete. Still awaiting quotes for new flooring at Dimbulah. Mareeba Heritage Toilets works to commence on 18 October.                               |
| Kuranda SES Facilities Upgrade  | Construction  | Works progressing well, approvals received for locating the sand box from QAS.  |
| Dimbulah Pool Expansion Joint Repair  | Completed     | Works completed September 2021.   |
| <b>Program: 18 Non-Infrastructure Items</b>   |               |   |
| Kuranda New Cemetery  | Planning      | Draft layout options received from consultant are currently being reviewed.   |
| DRFA Flood Warning Infrastructure Network MbaSC.0016.1819E.FWI - River Gauge (Biboohra) | Design        | Preliminary assessment of each site's environmental and cultural heritage compliance requirements being undertaken. Installation works are scheduled to commence in April 2022 and be completed by June 2022. |

**Infrastructure Services Capital Works Summary Report - September 2021**

| <b>Project Description</b>   | <b>Project Stage</b> | <b>Progress Comment</b>  |
|--|----------------------|--|
| DRFA Flood Warning Infrastructure Network<br>MbaSC.0018.1819E.FWI - Rain Gauge (7 locations) | Design               | Preliminary assessment of each site's environmental and cultural heritage compliance requirements being undertaken.<br>Installation works are scheduled to commence in April 2022 and be completed by June 2022. |
| Replace GPS Base/Rover and Controller  | Procurement          | New equipment ordered.   |
| <b>Program: 20 KIAC</b>  |                      |  |
| KIAC - New Wayfinding Signage  | Construction         | External advice sought on quality of product and options for rectification.  |



**9.2 TRAFFIC ADVISORY COMMITTEE - MINUTES OF MEETING HELD 21 SEPTEMBER 2021**

**Date Prepared:** 8 October 2021

**Author:** Director Infrastructure Services

**Attachments:** 1. Traffic Advisory Committee Minutes - 21 September 2021 [↓](#)

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**EXECUTIVE SUMMARY**

The purpose of this report is to present the Minutes of the Mareeba Shire Council Traffic Advisory Committee Meeting held on Tuesday 21 September 2021.

**RECOMMENDATION**

That Council:

1. receives the minutes of the Traffic Advisory Committee Meeting held Tuesday, 21 September 2021; and
2. accepts the Traffic Advisory Committee's letter of support endorsing Council's application for grant funding under the Black Spot Program for the upgrade of the Herberton / Constance streets.

**BACKGROUND**

The Traffic Advisory Committee (TAC) is an advisory committee to Council under Section 265 of the *Local Government Regulation 2012*. The TAC provides information and advice to Council regarding traffic, road and transport matters.

**RISK IMPLICATIONS****Financial**

There are ongoing costs associated with investigation of traffic matters to ensure a safe road environment for our community. In most cases, any safety improvements on Council roads determined from these investigations will be funded from operational budgets or referred for consideration in future capital budget deliberations.

**LEGAL/COMPLIANCE/POLICY IMPLICATIONS**

Nil

**FINANCIAL AND RESOURCE IMPLICATIONS*****Capital***

Nil

***Operating***

Internal resources for investigation and follow up actions.

**LINK TO CORPORATE PLAN**

**Community:** An informed and engaged community which supports and encourages effective partnerships to enhance the liveability of the shire.

**Transport and Council Infrastructure:** The provision of quality services and infrastructure for our growing community that is planned and managed using sound asset management principles.

**Economy and Environment:** A resilient economy that promotes and supports the shire's natural assets and local industry and encourages investment while preserving and future proofing for generations to come.

**Governance:** Sound decision making based on effective frameworks and clear strategic direction to achieve regulatory compliance while delivering affordable levels of identified services within the Shire.

**IMPLEMENTATION/COMMUNICATION**

Nil





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## MINUTES

### TRAFFIC ADVISORY COMMITTEE

Tuesday 21 September 2021

Commenced at 9:34am

#### Members Present:

|                            |  |
|----------------------------|--|
| John Ridgway               | Queensland Police (QPS) - Sergeant                             |
| David Hamilton             | Transport & Main Roads (Operations)                            |
| Kevin Davies (Chairperson) | Mareeba Shire Council (MSC) - Councillor                       |
| Lenore Wyatt               | Mareeba Shire Council (MSC) - Councillor                       |
| Sam Wakeford               | Mareeba Shire Council (MSC) - Manager Technical Services       |
| Glenda Kirk                | Mareeba Shire Council (MSC) - Director Infrastructure Services |
| Bianca Roccella            | Mareeba Shire Council (MSC) - Secretariat                      |

#### Non-Members Present:

|                         |   |
|-------------------------|---|
| Lucy Borland-Sentinella | Transport & Main Roads (TMR) - Traffic Engineer |
| Marita Stecko           | Transport & Main Roads (TMR) - Safety Division  |
| Angela Toppin           | Mareeba Shire Council (MSC) - Mayor             |
| Lea Coghlan             | Mareeba Chamber of Commerce                     |

#### 1. WELCOME

Meeting opened by the Chair at 9:34am welcoming all and thanking everyone for their participation.

#### APOLOGIES

|              |   |
|--------------|---|
| Derek Garner | Queensland Police (QPS) - Senior Sergeant |
| Joe Moro     | Mareeba Chamber of Commerce               |
| Mary Graham  | Mareeba Shire Council (MSC) - Councillor  |

#### 2. MINUTE OF SILENCE OBSERVED

For Sam Musumeci, representative from Mareeba Chamber of Commerce.

#### 3. NEW TMR REPRESENTATIVE TO BE NOMINTAED

Graeme Nielsen no longer with TMR; John Gillespie, Manager Indigenous and local Government Relations nominated as new representative

Moved by David Hamilton

Seconded by John Ridgway

**ACTION REQUIRED:** TMR to confirm in writing and provide contact information to MSC.

#### 4. MINUTES OF THE PREVIOUS MEETING

Minutes of the meeting held 29 June 2021 received as true and correct.

Moved by John Ridgway

Seconded by David Hamilton

**5. BUSINESS ARISING FROM PREVIOUS MINUTES**

- a) Pending Action Item List
    - Refer to attached
  - b) Barron River Bridge, Kuranda - Weight Restrictions
    - TMR advise maintenance is nearing completion and is on track to return to two lanes.
    - TMR currently investigating options for pedestrian access, options for this will be presented to MSC and the public.
  - c) Byrnes Street Mareeba CBD - Request for bigger signage 'Through traffic keep right'
    - TMR maintenance is re-installing missing signs coming from the north.
    - TMR advised this item can be removed from the agenda.
  - d) Byrnes Street Mareeba Intersections - Visibility Issue
    - a. Herberton Street (Mobile Service Station)
      - TMR advised design options are being developed.
    - b. Basalt Street
      - MSC request TMR approach business requesting the two bottom brackets be removed under TMR requirements.
      - No further action required, item to be removed from the Agenda.
- ACTION REQUIRED: TMR to continue investigations and to approach business on Basalt Street to have two bottom brackets removed.**
- e) Kennedy Highway (Cairns-Mareeba) - TMR Night Audit
    - TMR advised night audit has not yet been completed. A full post construction night audit is scheduled to be completed by late 2021.
    - TMR also advised that after follow-up with operative manager a night audit is standard but was missed on this project.
- ACTION REQUIRED: TMR to undertake night audit providing the committee with feedback on the outcome.**
- f) Pedestrian Crossings - Byrnes Street, Mareeba
    - MSC advised heavy vehicles are using alternate route through John Doyle Bridge and Constance Street which passes two primary schools.
    - MSC advised they have been contacted directly by heavy vehicle operators and advised of their intentions to utilise local roads more due to the inefficiency of travelling on Byrnes Street.
    - Resident petition received by MSC requesting heavy vehicles be prevented from using John Doyle Bridge.
    - QPS have observed other alternate routes are being used via Basalt / Byrnes Street intersection and reports an increase of accidents.
    - MSC advise traffic counters are currently deployed on Anzac Avenue and Ceola Drive and then will be re-deployed on Constance and Lloyd Streets.
    - MSC to seek release of TMR traffic data for state-controlled roads to assist with assessment.
    - TMR advise they will investigate laying asphalt along Byrnes Street to decrease the height of the raised pedestrian facilities.
    - MSC request data from TMR traffic lights. MSC to forward email TMR requesting data.

**ACTION REQUIRED:**

1. **MSC to seek release of TMR traffic data for state-controlled roads to assist with assessment of whether there is additional non-local traffic on local roads.**
2. **TMR to investigate laying asphalt along Byrnes street to decrease the height of the raised pedestrian facilities.**

- g) Herberton / Petford Road (Irvinebank-Herberton) - Request for flood marker on second causeway
  - Actioned, Chair advised no further action required, item to be removed from the agenda
- h) Mareeba Heritage Centre - Request for improvements - entry / exit to Visitor Information Carpark
  - TMR working jointly with MSC on possible options as part of other potential upgrades
- i) Mareeba-Dimbulah / Carman Road Intersection - Request for improvements - Road alignment / signage
  - MSC to follow up and send its plans to TMR for coordination of intersection works

**ACTION REQUIRED: MSC to follow up and send to TMR for review.**
- j) Mulligan Highway- Lack of speed signage
  - TMR to forward request to maintenance. TMR apologies this has not been done yet.

**ACTION REQUIRED: TMR to forward to maintenance.**
- k) Kennedy Highway/Kay Road Intersection
  - TMR will review in post construction audit.

#### 6. NEW REQUESTS / CORRESPONDENCE

- a) Resident request for roundabout in Watsonville - not supported.
  - Actioned, no further action required, item to be removed from the agenda
- b) Resident request to lower load limit on John Doyle Bridge received by Council.
  - Related to item 5(f) above, refer to 5(f) for actions.

**ACTION REQUIRED: TMR to follow up**
- c) Black Spot Funding
  - Grant application has been submitted and Council is awaiting outcome
  - No further action required, item to be removed from the agenda
- d) Mareeba-Dimbulah Road - Speed signage
  - TMR advised it is now normal practice for step down 100 to 60. Only required to have speed limit ahead signage in specified areas.
- e) Mareeba Bypass
  - Discussed above: 5(f) and 6(a).
- f) Burke Developmental Road - Almaden Railway Crossing
  - TMR has sent to design for review to be brought up to new standards.
  - TMR to review all railway crossings on its network to ensure meeting standards.

**ACTION REQUIRED:**

1. **TMR to re-design to meet standards and replace signage.**
2. **TMR to review all railway crossings on its network.**

#### 7. ROAD, TRAFFIC & TRANSPORT MATTERS BY AGENCY

- a) Road Safety Educations Activities
  - TMR (Marita Stecko) mentions for noting she is working on up to date profiling of Local Government Areas to identify trends for road safety educational activities. Previous profiling identified extensive accidents around senior drivers.
  - Will provide update when available.

b) Roadworks on Kennedy Highway between Mareeba and Tolga

- QPS report complaints from workers and the public regarding vehicles speeding. QPS has been monitoring daily for speeding and overtaking. QPS trying to raise awareness.
- QPS queries opportunity to put in overtaking lane. TMR advised needs to be analysed, may be possible in Tranche 4 in about 2 years time. Need to analyse funding remaining.

**ACTION REQUIRED: TMR to analyse funding remaining to cater for overtaking lane on Kennedy Highway (Mareeba - Atherton).**

c) Driver Reviver Rest Area at Mareeba Heritage Centre

- MSC queries a driver reviver rest stop going in at the Heritage Centre.
- TMR to confirm and advise further.

**ACTION REQUIRED: TMR to confirm and advise further.**

d) TMR Update

Nil

**Traffic Changes**

Nil

**Minor temporary traffic changes**

Nil

**8. GENERAL BUSINESS**

Nil

**9. NEXT MEETING**

9:30am Tuesday 7 December 2021

**10. CLOSURE**

The Chair thanked all for their attendance and input.

There being no further business, the meeting was closed at 10:20am.

**9.3 DRFA 2021 PRIORITY SITES SUBMISSION - RESTORATION OF ESSENTIAL PUBLIC ASSETS**

**Date Prepared:** 5 October 2021  
**Author:** Manager Technical Services  
**Attachments:** Nil

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**EXECUTIVE SUMMARY**

The purpose of this report is to provide Council with an assessment of the tenders received for the reconstruction of priority reconstruction sites damaged following Tropical Cyclone Niran and Associated Low Pressure System, 25 February – 3 March 2021.

**RECOMMENDATION**

That Council;

1. Awards T-MSC2021-14 Cater Road Reconstruction to ICKO Pty Ltd T/A Ikin Civil for the amount of \$69,913.00 excluding GST;
2. Awards T-MSC2021-15 Leafgold Weir Road Reconstruction to Gregg Construction Pty Ltd for the amount of \$169,488.62 excluding GST, which includes DRFA funding of \$112,291.72 excluding GST, with additional Council funding to meet DRFA-ineligible costs;
3. Awards Q-MSC2021-22 Hastie Road Embankment Stabilisation to Gregg Construction Pty Ltd for the amount of \$37,563.44 excluding GST;
4. Awards Q-MSC2021-24 Tinaroo Creek Road Reconstruction to Gregg Construction Pty Ltd for the amount of \$40,371.90 excluding GST;
5. Awards Q-MSC2021-25 Raleigh Street Reconstruction to ICKO Pty Ltd T/A Ikin Civil for the amount of \$27,750.00 excluding GST;
6. Awards Q-MSC2021-26 Thornborough-Kingsborough Road Headwall Erosion Protection to Watto's Earthmoving & Machinery Pty Ltd for the amount of \$70,000.00 excluding GST; and
7. Notes that tender award is contingent on Queensland Reconstruction Authority (QRA) approval of funding upgrades to cover the actual cost of the projects reflective of the tendered prices received.

**BACKGROUND**

Queensland Reconstruction Authority (QRA) declared 'Tropical Cyclone Niran and Associated Low Pressure System, 25 February – 3 March 2021' a natural disaster event, triggering Disaster Recovery Funding Arrangements (DRFA) which provide local governments with assistance to reinstate essential infrastructure.

Council has engaged ARO Industries to undertake site investigations necessary for the development of detailed reinstatement methodology, which was subsequently submitted to the QRA for assessment against 'compliance' and 'value for money' criteria.

QRA has considered and approved the scope of works associated with the project, including the allocation of a preliminary budget. With completion of the tender process, Council officers intend to seek reconfirmation of both the scope and value of works from QRA to ensure compliance with funding requirements.

The scope of works includes reinstatement of stormwater, road shoulders and carriageway on various roads to pre-existing condition and to a standard which complies with current engineering and environmental standards.

Council invited tenders through 'VendorPanel' on Thursday 2 September 2021 and closed 11am, Thursday 23 September 2021.

The individual tenders detailed a scope of works appropriate to the work requirement and consistent with the extent of works approved by the QRA.

### **TENDER ASSESSMENT**

Tenders were assessed and scored in accordance with the weighted evaluation criteria stated in the tender documentation and detailed in the below Table. The individual tender submissions were also assessed for conformance, compliance and discrepancies against submitted response schedules.

| <b>Criteria</b>                | <b>Weighting</b> |
|--------------------------------|------------------|
| Value for Money                | 40%              |
| Relevant Skills and Experience | 15%              |
| Key Personnel                  | 10%              |
| Demonstrated Understanding     | 25%              |
| Local Content                  | 10%              |
| <b>Total</b>                   | <b>100%</b>      |

The ranking that determines the project award recommendation incorporates the evaluation of individual tenders against conformance, price and non-priced base criteria.

All DRFA tenders were conforming, with all tenderers assessed as capable of delivering the projects to a satisfactory standard in accordance with QRA specifications.

Watto's Earthmoving & Machinery Pty Ltd withdrew its offers for T-MS2021-14 Cater Road and Q-MS2021-24 Tinaroo Creek Road post-tender. Watto's advised they had been awarded contracts for projects elsewhere since tendering and would therefore be unable to complete the Mareeba projects within the specified timeframe.

### **Tenders Submissions**

Tenders were sought for the rectification of six (6) priority DRFA flood damage sites. A summary of the individual projects tendered prices at opening and submission ranking scores are detailed.

**Project: 1****T-MSC2021-14 Cater Road Reconstruction**

The Cater Road reconstruction project called for the rectification of a failed 302m section of road between chainage Ch.322-Ch.624.

| <b>Tenderer</b>   | <b>Tendered Price<br/>excl. GST</b> | <b>Rank</b> |
|---|-------------------------------------|-------------|
| Gregg Construction Pty Ltd  | \$73,626.66                         | 2           |
| ICKO Pty Ltd T/A Ikin Civil   | \$69,913.00                         | 1           |
| Koppen Construction Pty Ltd   | \$125,133.70                        | 3           |
| <del>Watto's Earthmoving &amp; Machinery Pty Ltd</del><br>Offer Withdrawn Post-Tender | \$120,800.00                        | N/A         |

Based on both quantitative and qualitative criteria assessment, Ikin Civil is the recommended tenderer for Contract T-MSC2021-14 Cater Road.

**Project: 2****T-MSC2021-15 Leafgold Weir Road Reconstruction**

The Leafgold Weir Road reconstruction project called for the rectification of failed sections of pavement between chainages Ch.3022-Ch.3231. The submitted scope of works was reduced by QRA during the tender period. QRA only approved the 'worst' 42 metres of pavement failure as eligible and deemed the failures within the other 167 metres of road as ineligible for DRFA funding.

QRA approval of a significantly reduced scope of works meant that Council sought post-tender clarification for the reduced quantities of the itemised work components. Gregg Construction and Koppen Construction were shortlisted and provided revised lump sum price schedules for the works. Gregg Construction rates remained unchanged while Koppen Construction increased their rates to account for the reduced scope.

Due to the need to complete the remediation of all works identified within the Tendered Scope, it is proposed that Council fund the ineligible component of works (\$55,000 approx.) from its allocation for Betterment in the capital works budget, thereby achieving renewal of the full section of road identified as requiring remediation at a relatively small additional cost.

| <b>Tenderer</b>             | <b>Tender Open Price<br/>Full Scope Works<br/>excl. GST</b> | <b>Reduced Scope Price<br/>QRA Approved<br/>excl. GST</b> | <b>Rank</b> |
|-----------------------------|---|---|-------------|
| Durack Civil Pty Ltd        | \$203,995.25  | Not Shortlisted   | 3           |
| Gregg Construction Pty Ltd  | \$169,488.62  | \$112,291.72  | 1           |
| Koppen Construction Pty Ltd | \$194,299.90  | \$193,488.81  | 2           |

Based on both quantitative and qualitative criteria assessment, Gregg Construction is the recommended tenderer for Contract T-MSC2021-15 Leafgold Weir Road Reconstruction.

**Project: 3****Q-MSC2021-24 Tinaroo Creek Road Reconstruction**

The Tinaroo Creek road reconstruction project requires the restoration of 126 metres of failed pavement between chainage Ch.6431-Ch.6557. Submissions were complete with no statements of departure.

| <b>Tenderer</b>   | <b>Tendered Price<br/>excl. GST</b> | <b>Rank</b> |
|---|-------------------------------------|-------------|
| Durack Civil Pty Ltd  | \$96,888.82                         | 3           |
| Gregg Construction Pty Ltd  | \$40,371.90                         | 1           |
| ICKO Pty Ltd T/A Ikin Civil   | \$46,872.00                         | 2           |
| <del>Watto's Earthmoving &amp; Machinery Pty Ltd</del><br>Offer Withdrawn Post-Tender | \$64,008.00                         | N/A         |

Based on both quantitative and qualitative criteria assessment, Gregg Construction is the recommended tenderer for Contract Q-MSC2021-24 Tinaroo Creek Road Reconstruction.

**Project: 4****Q-MSC2021-25 Raleigh Street Reconstruction**

The Raleigh Street reconstruction project requires the restoration of a failed 37 metre section of road between chainage Ch.250-Ch.287.

| <b>Tenderer</b>             | <b>Tendered Price<br/>excl. GST</b> | <b>Rank</b> |
|-----------------------------|-------------------------------------|-------------|
| Durack Civil Pty Ltd        | \$87,661.60                         | 3           |
| Gregg Construction Pty Ltd  | \$30,626.19                         | 2           |
| ICKO Pty Ltd T/A Ikin Civil | \$27,750.00                         | 1           |

Based on both quantitative and qualitative criteria assessment, Ikin Civil is the recommended tenderer for Contract Q-MSC2021-25 Raleigh Street Reconstruction.

**Project: 5****Q-MSC2021-26 Thornborough-Kingsborough Road Headwall Erosion Protection**

The -Kingsborough Road erosion protection project requires the reinstatement of a steep gravel embankment and the installation of a 12-metre-long reinforced concrete batter protection slab, to span an existing drainage pipe on the outlet side of the road.



| <b>Tenderer</b>                         | <b>Tendered Price<br/>excl. GST</b> | <b>Rank</b> |
|---|-------------------------------------|-------------|
| Durack Civil Pty Ltd                    | \$146,254.40                        | 3           |
| QDAC Services Pty Ltd                   | \$69,031.00                         | 2           |
| Watto's Earthmoving & Machinery Pty Ltd | \$70,000.00                         | 1           |

Based on both quantitative and qualitative criteria assessment, Watto's Earthmoving & Machinery Pty Ltd is the recommended tenderer for Contract Q-MSC2021-26 Thornborough-Kingsborough Road Headwall Erosion Protection.

### **Project: 6**

#### **Q-MSC2021-22 Hastie Road Embankment Stabilisation**

The Hastie Road embankment stabilisation project requires the backfilling of a large scour on the Barron River side of Hastie Road at chainage Ch.3040-Ch.3055. The restoration project requires the backfilling of the wash-out and installation of rock scour protection to prevent further damage.

It is recommended Gregg Construction are awarded the Tinaroo Creek Road reconstruction project.

| <b>Tenderer</b>             | <b>Tendered Price<br/>excl. GST</b> | <b>Rank</b> |
|-----------------------------|-------------------------------------|-------------|
| Durack Civil Pty Ltd        | \$86,144.30                         | 3           |
| Gregg Construction Pty Ltd  | \$37,563.44                         | 1           |
| ICKO Pty Ltd T/A Ikin Civil | \$46,940.00                         | 2           |

Based on both quantitative and qualitative criteria assessment, Gregg Construction is the recommended tenderer for Contract Q-MSC2021-22 Hastie Road Embankment Stabilisation.

### **Tender Summary**

The tendered prices received for the six (6) projects all exceed the approved QRA funding amount once Project Management and Administration costs are accounted for. The QRA will be advised of the funding shortfalls against the projects 'market values' and application will be made for funding upgrades to cover the actual project costs.

Council will seek approval from QRA for the revised amount prior to Contract award.

### **RISK IMPLICATIONS**

#### **Financial**

The project scopes and costs are subject to DRFA eligibility and Council must meet these requirements. Any ineligible costs must be met by Council, so QRA approval is recommended prior to awarding tenders.

### **LEGAL/COMPLIANCE/POLICY IMPLICATIONS**

N/A

**FINANCIAL AND RESOURCE IMPLICATIONS*****Capital***

The projects will be funded through DRFA however, Council funding is sought for the component of Leafgold Weir Road identified as being ineligible by QRA.

***Is the expenditure noted above included in the current budget?***

A budget allocation within the current capital works programme is set aside for Betterment Projects, which would align with the recommended works on Leafgold Weir Road.

***Operating***

Nil

**LINK TO CORPORATE PLAN**

**Financial Sustainability:** A council that continuously operates in a cost-effective manner while managing council's assets and reserves to ensure a sustainable future.

**Transport and Council Infrastructure:** The provision of quality services and infrastructure for our growing community that is planned and managed using sound asset management principles.

**IMPLEMENTATION/COMMUNICATION**

Application will be made to the QRA for project funding upgrades and tenderers kept informed of project status as required.

## 9.4 INFRASTRUCTURE SERVICES, TECHNICAL SERVICES OPERATIONS REPORT - SEPTEMBER 2021

**Date Prepared:** 16 September 2021

**Author:** Manager Technical Services

**Attachments:** Nil

### EXECUTIVE SUMMARY

The purpose of this report is to summarise Council's Fleet, Design, Soils Lab, Survey, Quality, GIS, Project Management, Facilities and Investigation Services activities undertaken by Infrastructure Services during the month of September 2021.

### RECOMMENDATION

That Council receives the Infrastructure Services, Technical Services Operations Report for September 2021.

### BACKGROUND

#### Technical Services

##### Design, quality and investigations:

Investigation activities undertaken in September included:

| Activity                     | Current Requests | Closed Requests |
|------------------------------|------------------|-----------------|
| Road Infrastructure Review   | 80               | 80              |
| Drainage Investigations      | 5                | 1               |
| NHVR Permit Applications     | 1                | 8               |
| Aerodrome Investigations     | 1                | 1               |
| Traffic Count Surveys        | 0                | 7               |
| Parks Investigations         | 3                | 4               |
| Dial Before You Dig Requests | 0                | 126             |

##### Soil Laboratory:

Council's Soil Laboratory provides NATA-accredited soil and material testing for internal and external services. The laboratory completed the following testing in the month of September:

| Supplier | No. of Tests |
|----------|--------------|
| Internal | 152          |
| External | 119          |

##### Asset Inspections:

Scheduled inspections of Council's transport infrastructure assets have been undertaken during the month of September. Field inspections were directed towards culvert crossings of roads within the

shire. In addition to these field inspections, work was completed towards improving data collected for the footpath, water, sewerage, roads and kerbs.

Inspections planned for October will continue to focus on the culvert crossings of roads as well as inspection of Council roads and other transport infrastructure.

#### Operational Works and Subdivisions

To ensure ongoing compliance with development conditions, both during construction and on-maintenance, Council undertakes routine inspection and monitoring of sites. The following developments remain current:

| Locality | Subdivisions Name  | Status                      |
|----------|--|-----------------------------|
| Mareeba  | Kenneally Estate Stage 4                                 | On-maintenance              |
| Mareeba  | The Edge Stage 3   | Under construction          |
| Mareeba  | The Edge Stage 3A  | Under construction          |
| Mareeba  | Amaroo Stage 11  | On-maintenance              |
| Mareeba  | The Edge Stage 2B  | On-maintenance              |
| Mareeba  | Mareeba Roadhouse and Accommodation Park, Williams Close | On-maintenance - Monitoring |
| Kuranda  | 72 - 76 Mason Road Stage 1                               | On-maintenance              |
| Kuranda  | 112 Barnwell Road widening                               | Monitoring                  |
| Koah     | 123 Fantin Road (Two Chain Road)                         | Under construction          |

#### Disaster Recovery Funding Arrangements (DRFA)

The DRFA is jointly funded by the Commonwealth and Queensland governments to help alleviate the costs of relief and recovery activities undertaken in disaster-affected communities by delivering recovery activities to return affected eligible assets back to pre-event condition. The status of declared disaster events currently being managed are provided below:

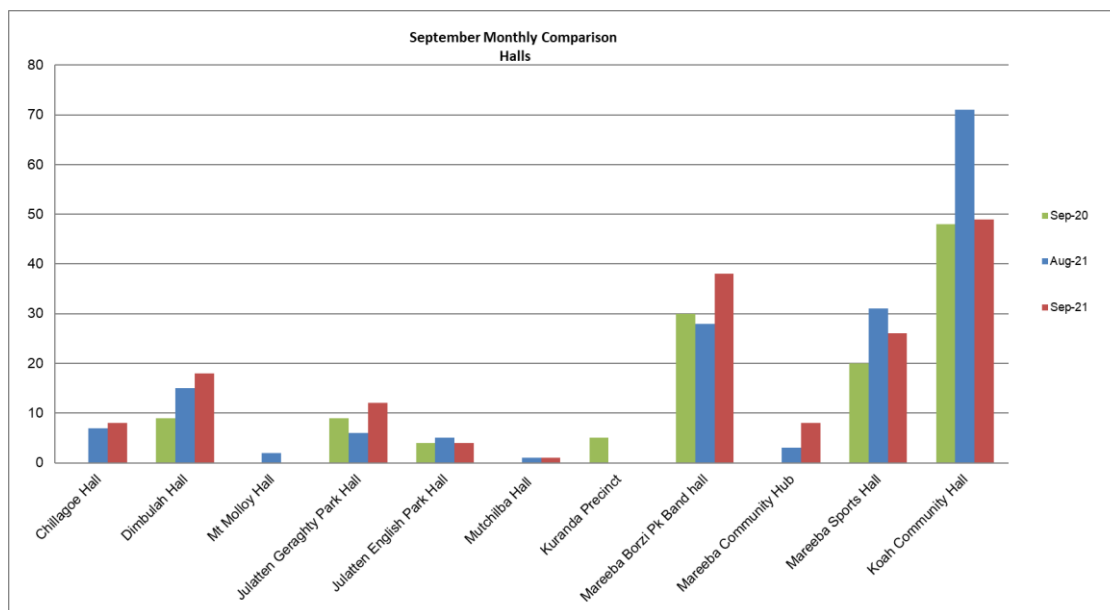
| Program                   | Status   |
|---------------------------|--|
| 2021 DRFA Program General | Mareeba Shire activated DRFA assistance measures linked to Tropical Cyclone Imogen and associated Low Pressure System that occurred 2- 12 January 2021. A consultant has been engaged to deliver the 2021 DRFA Program. Betterment projects to be identified and submitted in future funding rounds. |
| 2021 DRFA REPA Program    | High priority sites to be presented to Council for endorsement of award at 20 October 2021 Council Meeting. Remaining program to be Tendered mid-October 2021 with potential award December 2021 Council Meeting.  |
| 2019 DRFA                 | Gamboola Crossing remains the only site not yet completed. Commencement is scheduled for late October, with completion expected prior to December 2021, subject to monitoring of river height levels.  |
| 2019 Betterment           | Fossilbrook Crossing remains the only site not yet completed. Commencement is scheduled for mid-October, with completion expected prior to December 2021.  |

## Facilities

### Community Halls:

Maintaining safe and efficient access to Council Community Halls is recognised as an important aspect for the community's ongoing wellbeing. All facility users are required to comply with the conditions set out by the State Government's COVID-19 Restrictions Roadmap.

Generally, September hall hires remained steady across the portfolio. As of 9 July, the "Check In Qld" App was made mandatory in Council's Facilities. Mareeba Cedric Davies Community Hub is gaining interest for hiring.

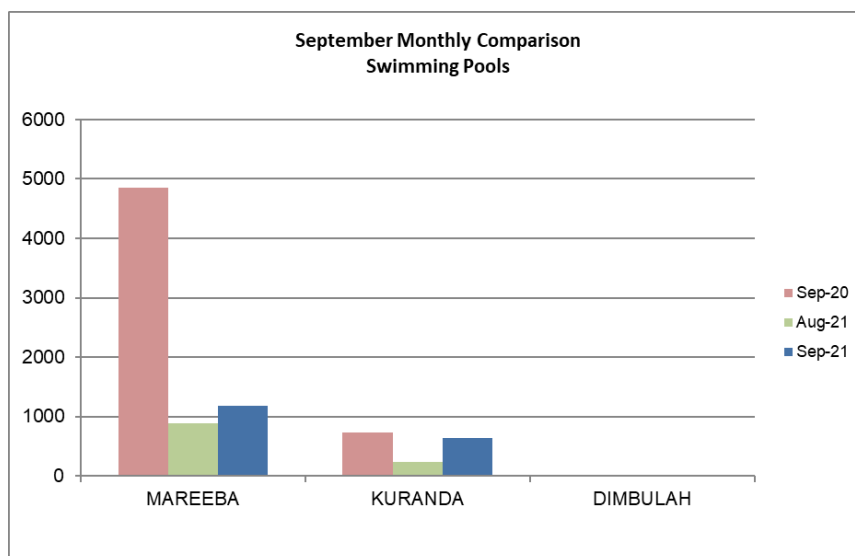


### Swimming Pools

Dimbulah Swimming Pool remains closed through September, reopening 1 October as scheduled, which has enabled Council to complete the expansion joint renewal works.

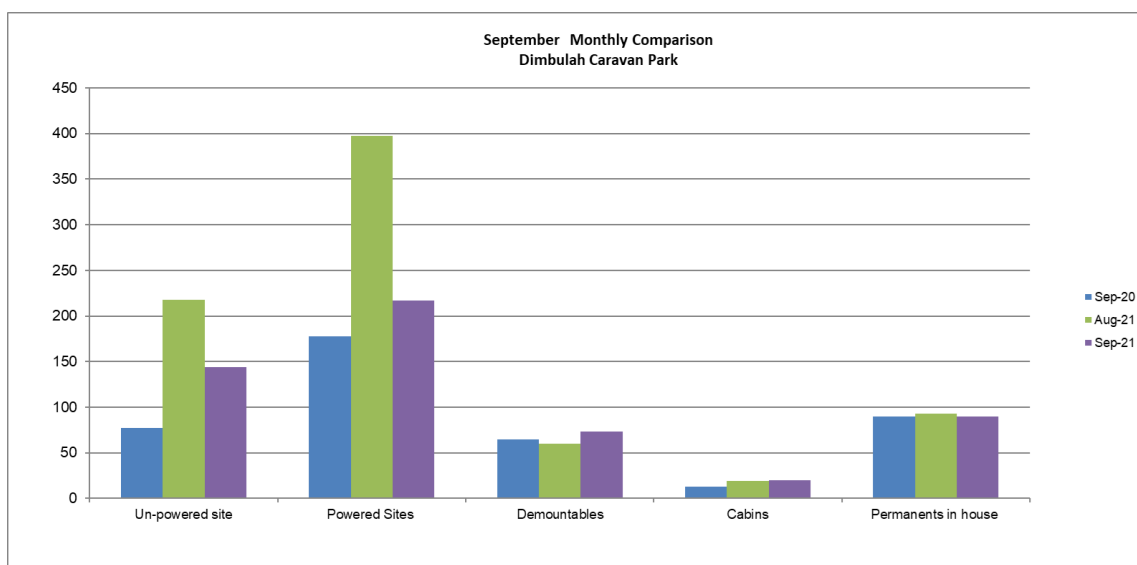
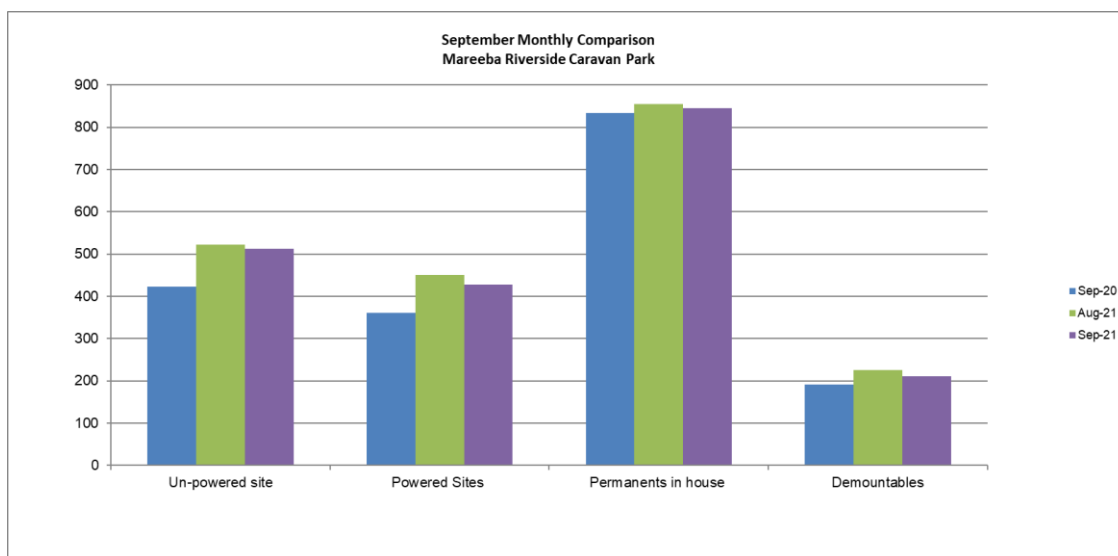
A new Managing Lessee has been engaged to manage the facilities which commenced 1 September.

Figures for the month of September this year compared to the same time last year are down as school swimming has not commenced. The schools will commence in school swimming lessons in October.



Caravan Parks:

Mareeba Riverside Caravan Park and Dimbulah Caravan Park utilisation has slightly decreased which is assumed due to less transient workers in town and nomads having moved on.

Vandalism & Graffiti:

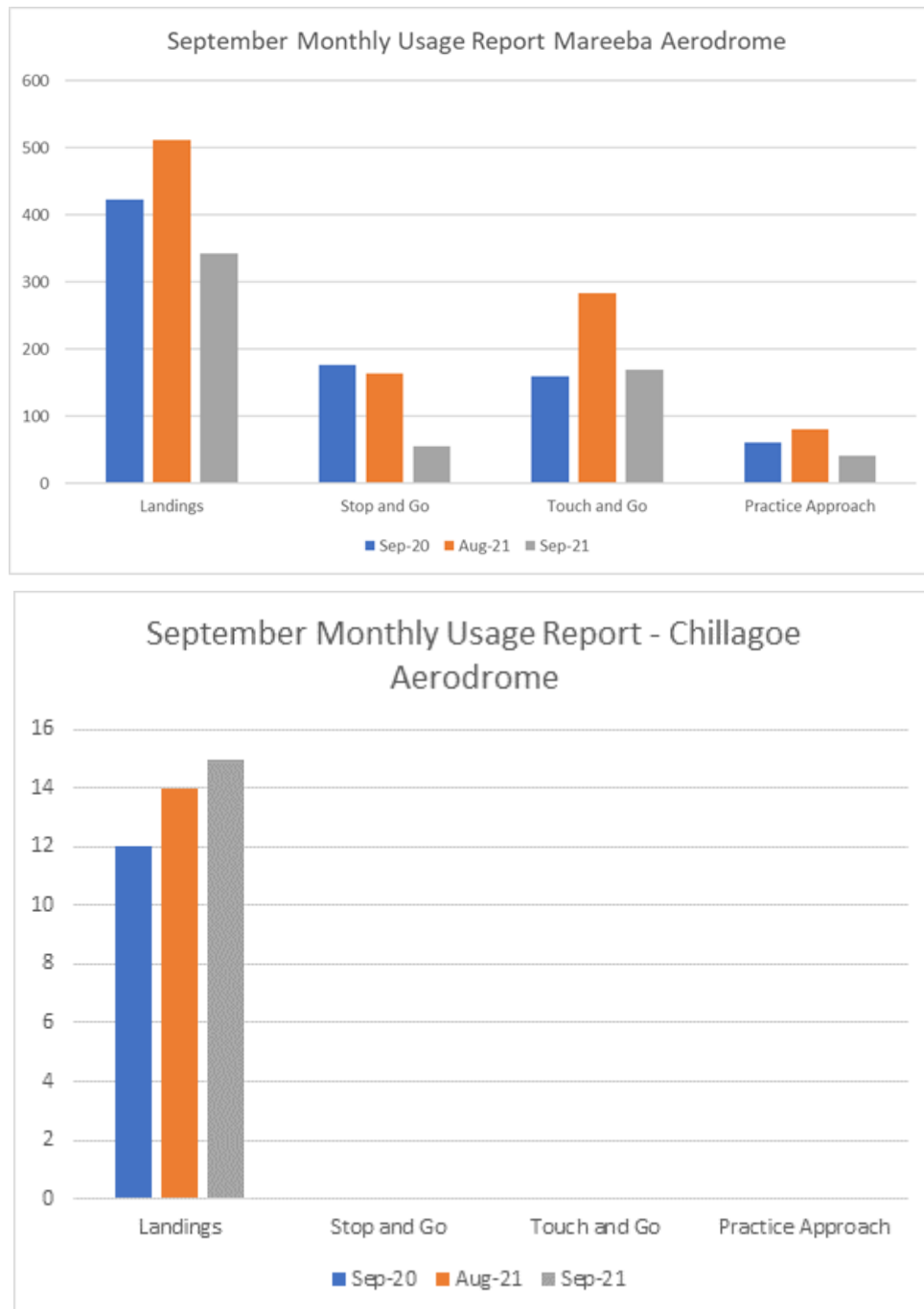
During September four, (4) reports of vandalism/graffiti were recorded for Council facilities, with annual costs provided below;

| Financial Year | Actuals      | Comments  |
|----------------|--------------|---|
| 2015/16        | \$ 2,134.00  | <ul style="list-style-type: none"> <li>• Mareeba Rankin Street - vandalism</li> <li>• Mareeba Arnold Park toilets - graffiti</li> <li>• Mareeba CWA Toilets - vandalism</li> <li>• Mareeba Gymnastics Hall - vandalism</li> </ul> |
| 2016/17        | \$ 16,546.00 |   |
| 2017/18        | \$ 23,948.00 |   |
| 2018/19        | \$ 14,851.00 |   |
| 2019/20        | \$ 14,211.18 |   |
| 2020/21        | \$ 62,199.62 |   |
| 2021/22        | \$8,143.51   |   |

*Note - actuals for vandalism/graffiti do not reflect costs to repairs during that period. Incoming expenses for repairs carry over until works are completed.*

## Aerodromes

Mareeba Aerodrome recorded a reduction in activity for September, generally owing to the weather conditions. Chillagoe Aerodrome has only minor activity recorded for the period.



## LEGAL/COMPLIANCE/POLICY IMPLICATIONS

COVID-19 impacts in relation to closure and re-opening of facilities will be managed in line with Queensland Government requirements.

## FINANCIAL AND RESOURCE IMPLICATIONS

### Capital

Nil

***Operating***

Additional costs associated with graffiti and vandalism is expected and will be accommodated within existing budget allocations.

**LINK TO CORPORATE PLAN**

**Financial Sustainability:** A council that continuously operates in a cost-effective manner while managing council's assets and reserves to ensure a sustainable future.

**Transport and Council Infrastructure:** The provision of quality services and infrastructure for our growing community that is planned and managed using sound asset management principles.

**Community:** An informed and engaged community which supports and encourages effective partnerships to enhance the liveability of the Shire.

**Economy and Environment:** A resilient economy that promotes and supports the shire's natural assets and local industry and encourages investment while preserving and future proofing for generations to come.



**9.5 ACTIVE GAMEDAY PROJECTS FUND PROJECT PROPOSAL: MAREEBA SPORTS AND AQUATIC CENTRE HEATING UPGRADE**

**Date Prepared:** 11 October 2021  
**Author:** Grants Project Officer  
**Attachments:** Nil [↓](#)

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**EXECUTIVE SUMMARY**

The purpose of this report is to recommend a project proposal under the Active Gameday Projects Fund, administered by The Department of Tourism, Innovation and Sport.

**RECOMMENDATION**

That Council:

1. apply for funding under The Department of Tourism, Innovation and Sport Active Gameday Projects Grant Program for the installation of new heating system at the Mareeba Sports and Aquatic Centre;
2. commit to delivering this project and approves a financial contribution of up to \$50,000 if the application is successful.
3. note that there will be an ongoing minor operational and maintenance cost increase for the Mareeba Sports and Aquatic Centre if the grant is successful.

**BACKGROUND**Active Gameday Projects Fund

Funding of up to \$150,000 is available for Mareeba Shire Council which has been classified as a Regional Local Government Area. Council would need to financially contribute 20% of eligible project costs.

The intended outcome of the grant opportunity is to:

- Deliver a field of play infrastructure project that enhances participation opportunities at the local community level.

Mareeba Sports and Aquatic Centre Heating Upgrade Project Proposal

This project will enable the swimming pool operators to extend Mareeba Sports and Aquatic Centre open season into the cooler months and enhance participation opportunities over the whole year particularly for vulnerable community members such as the very young and elderly who are less able to maintain their body temperature in cold water. The proposed new heating system would be solar powered using existing solar panels which is a low-cost method to heat up the pool and have virtually no operating or maintenance costs.

The scope of the project would include the supply and installation of heating pumps, associated equipment and connection to the existing solar system. The project outcome will increase community participation at all levels.

Construction on this project must be completed by 30 June 2023. It is anticipated that the project would commence in July 2022 and a budget required for delivery would be included in the 2022/23 budget compilation should this application be successful.

## **RISK IMPLICATIONS**

### **Financial**

Council has not allocated any funding in the 2021/22 capital budget for this project. Council's contribution for the delivery of the project \$50,000 would need to be sought in the 2022/23 budget should the grant funding application be successful.

There will be an ongoing operational cost increase, but this is expected to be minimised due to the use of solar electricity.

### **Infrastructure and Assets**

The Mareeba Sports and Aquatic Centre does not currently provide an all year-round swimming centre, the installation of a heating system will provide for the long term needs of the community.

## **FINANCIAL AND RESOURCE IMPLICATIONS**

### ***Capital***

Yes

***Is the expenditure noted above included in the current budget?***

No

***If not you must recommend how the budget can be amended to accommodate the expenditure***

Council's contribution for the delivery of the project \$50,000 would need to be sought in the 2022/23 budget should the grant funding application be successful.

### ***Operating***

Nil in this financial year.

## **LINK TO CORPORATE PLAN**

**Financial Sustainability:** A council that continuously looks for savings and opportunities while managing council's assets and reserves to ensure a sustainable future in a cost-effective manner.

**Community:** An engaged community which supports and encourages effective partnerships to enhance the liveability of the shire and the wellbeing of residents in communities which are resilient and prepared for unforeseen events.

## **IMPLEMENTATION/COMMUNICATION**

## 9.6 INFRASTRUCTURE SERVICES, WATER AND WASTE OPERATIONS REPORT - SEPTEMBER 2021

**Date Prepared:** 16 September 2021

**Author:** Manager Water and Waste

**Attachments:** Nil

### EXECUTIVE SUMMARY

The purpose of this report is to summarise Council's Water and Waste activities undertaken by the Infrastructure Services Department during the month of September 2021.

### RECOMMENDATION

That Council receives the Infrastructure Services, Water and Waste Operations Report for September 2021.

### BACKGROUND

#### Water and Wastewater Treatment:

All treatment plants are performing satisfactorily. Water demand was slightly higher across some schemes with Chillagoe's consumption recording a higher than average consumption per connection which may be attributed to the dry conditions currently being experienced.

Routine environmental monitoring did not detect any exceedances of environmental discharge limits. No anomalies or reportable notifications were reported in relation to routine water quality testing conducted during the month.

| Water Treatment                                    | Mareeba | Kuranda | Chillagoe | Dimbulah | Mt Molloy* |
|--|---------|---------|-----------|----------|------------|
| Water Plant average daily production (kL)          | 8,394   | 975     | 420       | 478      | 112        |
| Number of Connections                              | 4,385   | 982     | 157       | 272      | 113        |
| Average daily water consumption per connection (L) | 1,914   | 993     | 2,675     | 1,757    | 991        |

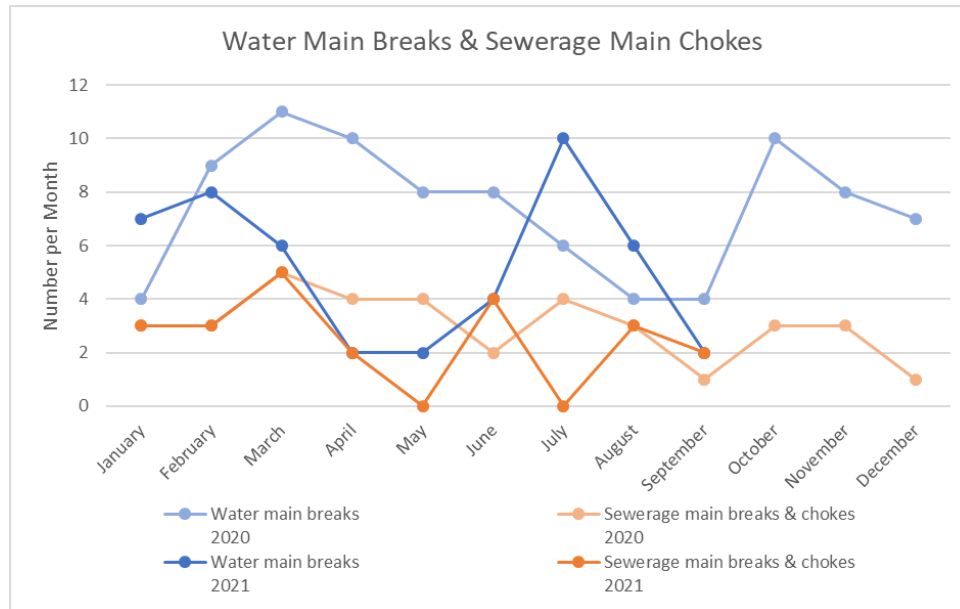
\* Mt Molloy is an untreated, non-potable water supply

| Wastewater Treatment                          | Mareeba | Kuranda |
|---|---------|---------|
| Wastewater Plant average daily treatment (kL) | 2,028   | 252     |
| Number of Connections                         | 3,424   | 346     |
| Average daily inflow per connection (L)       | 592     | 728     |

### Water and Wastewater Reticulation:

Council's water reticulation crew attended to two (2) water main breaks and small water leaks and two (2) sewer main breaks this month, and average response times were within targets set out in Council's customer service standard for water services.

Monthly statistics are shown on the water reticulation main breaks and sewerage main breaks and chokes:



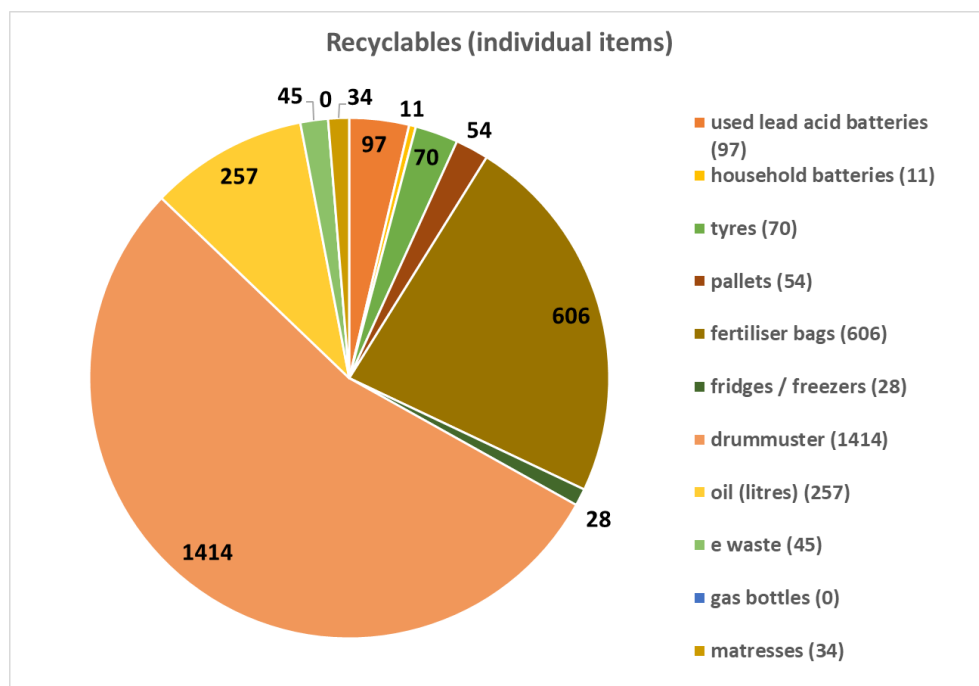
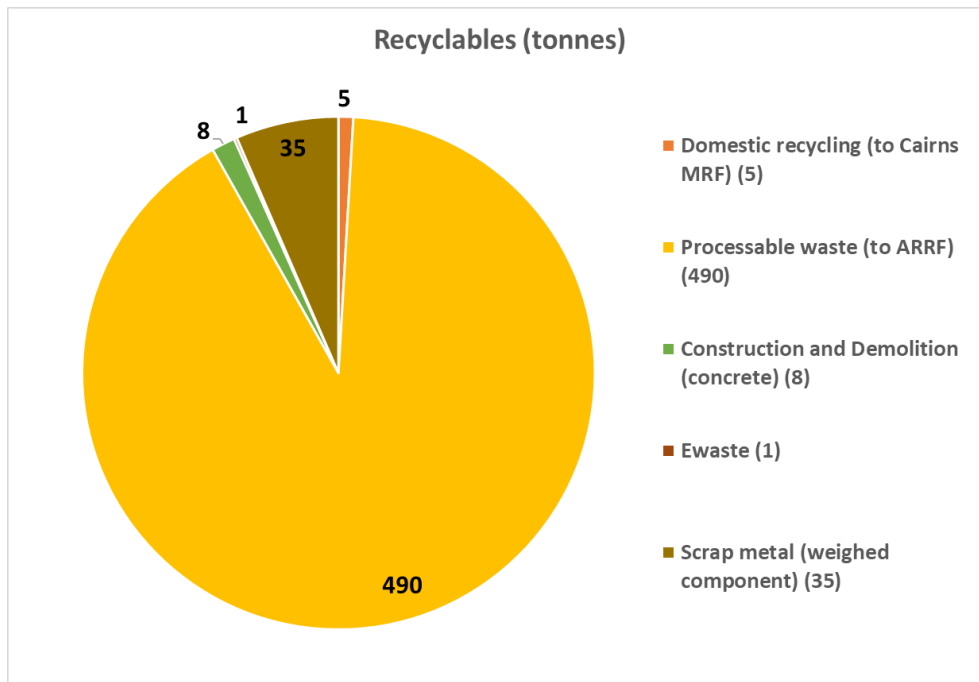
### Waste Operations:

All transfer stations and Mareeba landfill are currently operational.

#### Recycling

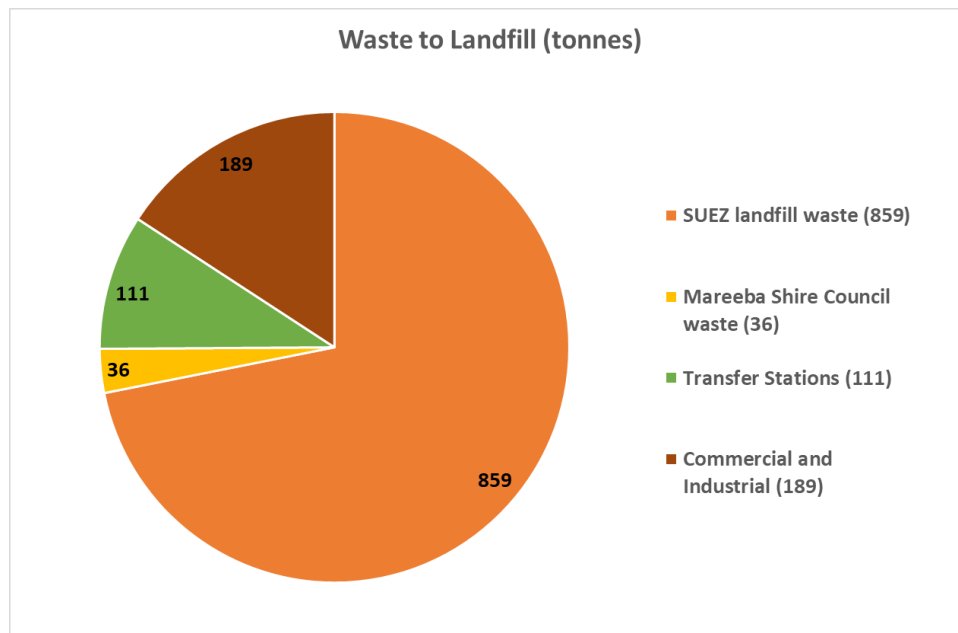
Waste material collected at each of the waste transfer stations are either deposited directly to the Mareeba landfill, recycled or transported to the SUEZ Advanced Resource Recovery Facility (ARRF) in Cairns for processing.





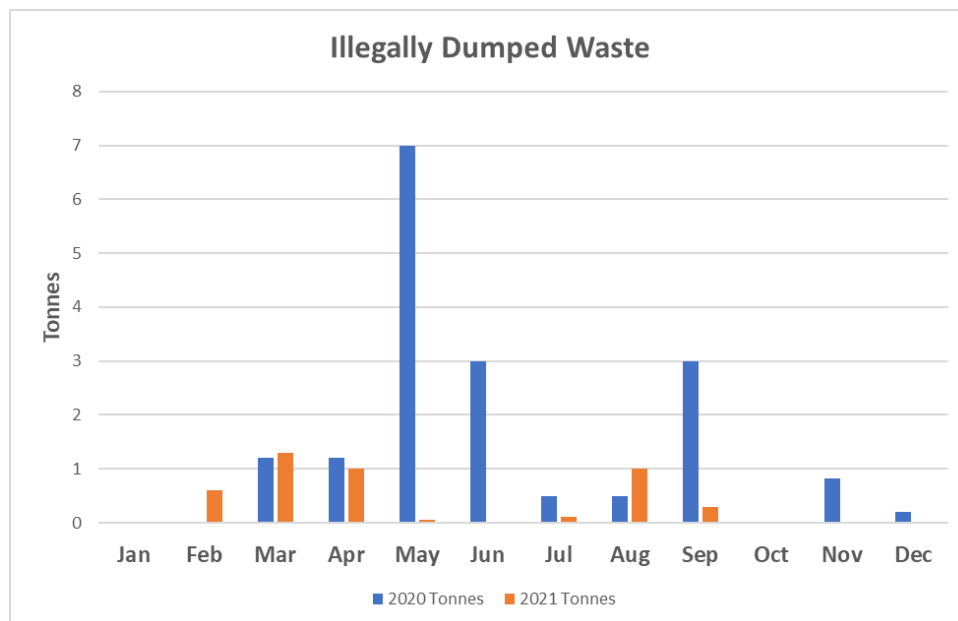
### Waste to Mareeba Landfill

Waste directed to Mareeba Landfill is primarily residual waste from the SUEZ Advanced Resource Recovery Facility (ARRF) plant in Cairns, with minor quantities received from the waste transfer stations (Mareeba included), commercial and industrial waste, and waste that Mareeba Shire Council produces from its own activities. SUEZ has now ceased delivering waste to Mareeba Landfill due to site constraints.



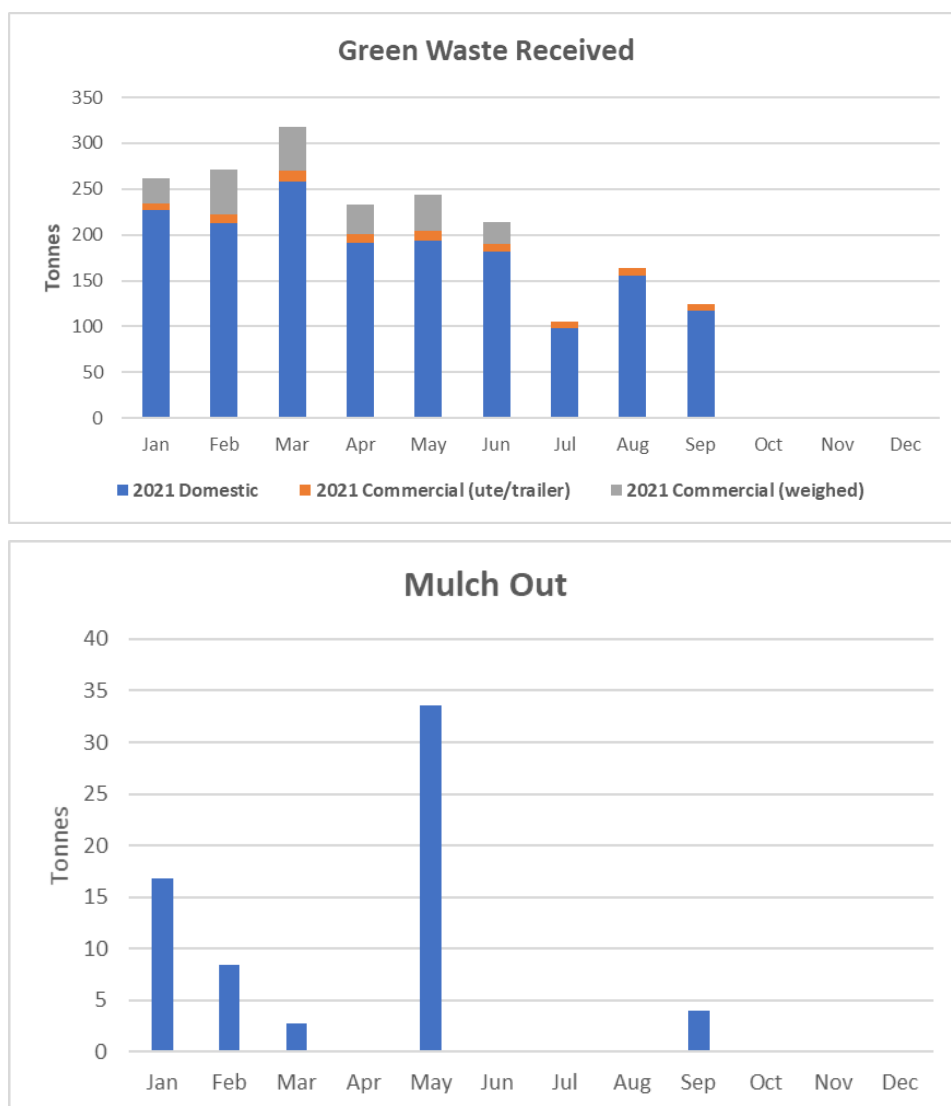
### Illegally Dumped Waste

Council received three (3) illegally dumped tyres and one (1) load of illegally dumped waste through Mareeba Waste Transfer Station during the month of September.



### Green Waste

Council received a total of 124 tonnes of green waste in the month of September. Green waste was mulched and there were 10 mulch sales.



### FNQROC Regional Waste Strategic Framework

A request for tender drafted and approved during meeting on 30 September. Council has signed Terms of Reference.

### RISK IMPLICATIONS

#### Environmental

Council holds an Environmental Authority issued under the *Environmental Protection Act 1994* to operate landfill facilities.

### LEGAL/COMPLIANCE/POLICY IMPLICATIONS

Nil

### FINANCIAL AND RESOURCE IMPLICATIONS

#### Capital

Nil

#### Operating

Nil

**LINK TO CORPORATE PLAN**

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**Economy and Environment:** A resilient economy that promotes and supports the shire's natural assets and local industry and encourages investment while preserving and future proofing for generations to come.

**Governance:** Sound decision making based on effective frameworks and clear strategic direction to achieve regulatory compliance while delivering affordable levels of identified services within the Shire.



**9.7 T-MSC2021-13 MAREEBA & KURANDA SEWERAGE PUMP STATION UPGRADES**

**Date Prepared:** 16 September 2021

**Author:** Manager Water and Waste

**Attachments:** Nil

---

**EXECUTIVE SUMMARY**

The purpose of this report is to provide Council with an assessment of the tenders received for T-MSC2021-13 Mareeba and Kuranda Sewerage Pump Station Upgrades.

**RECOMMENDATION**

That Council awards Tender T-MSC2021-13 Mareeba and Kuranda Sewerage Pump Station Upgrades to Re-Pump Australia Pty Ltd for the amount of \$782,044.77 excluding GST.

**BACKGROUND**

The Mareeba and Kuranda Sewerage Pump Station Upgrade Project will see the refurbishment of three (3) pump stations (Palm Close SPS Mareeba; Arara Street SPS Kuranda and Thoree Street SPS Kuranda) to extend the useful life of the structures and mitigate sizeable funding upgrades in the future. This project is funded by Council in the Water and Waste 2021/22 Capital Budget.

The tendered scope of works includes:

- Vegetation clearing, removal of gantry and slab repairs, site grading, redundant odour stack remediation, reinstatement of disturbed assets, removal of well washer, supply and installation of root barriers to extents of pump stations, including cutting penetrations, filling with bentonite and reinstatement of paved footpaths. Remediation of all redundant and fixtures, supply and installation of new valve pits, provide and install reinforced concrete wet well access and provide epoxy coating systems.
- Removal of existing pipework and supply and installation of new wet well and valve pit pipework/fittings/supports complete and reinstatement of penetrations and thickenings in accordance with design drawings. Supply and installation of new stainless-steel pump guide rails, lifting chains and hooks. Supply and installation of new wet well cover access and valve pit covers.

**Tenders Received**

Tenders for T-MSC2021-13 Mareeba and Kuranda Sewerage Pump Station Upgrade Project closed at 11:00am Monday, 23 August 2021 and three (3) conforming responses were received. Following post tender clarification and modification of scope with all tenderers, the prices below were received as provided below;

| <b>Tenderer</b>   | <b>Tendered Price<br/>(excluding GST)</b> |
|---|---|
| Re-Pump Australia Pty Ltd                               | \$782,044.77                              |
| Fewster Brothers Contracting Pty Ltd T/A FB Contracting | \$1,268,609.00                            |
| EMT Pty Ltd   | \$801,527.10                              |

### **Tender Assessment**

Tenders were assessed in accordance with the evaluation criteria stated in the tender documentation and as provided below;

| <b>Criteria</b>                     | <b>Weighting</b> |
|-------------------------------------|------------------|
| Tendered Price                      | 40%              |
| Relevant Experience                 | 15%              |
| Key Personnel Skills and Experience | 15%              |
| Tenderer's Resources                | 10%              |
| Demonstrated Understanding          | 20%              |
| <b>Total</b>                        | <b>100%</b>      |

Each tender was evaluated and scored against the criteria, with the criteria scores then weighted to provide a total weighted score for each submission. Additionally, each tender has been assessed for conformance, compliance and discrepancies, against the requested response schedules.

All tenders were conforming, with all tenderers assessed as capable of completing the works.

A summary of the Tender assessment, incorporating the evaluation against conformance, price and non-priced base criteria, resulted in the ranking of submissions displayed below.

| <b>Tenderer</b>   | <b>Score (100%)</b> | <b>Rank</b> |
|---|---------------------|-------------|
| Re-Pump Australia Pty Ltd                               | 98%                 | 1           |
| Fewster Brothers Contracting Pty Ltd T/A FB Contracting | 69%                 | 3           |
| EMT Pty Ltd   | 92%                 | 2           |

### **RISK IMPLICATIONS**

#### **Environmental**

Upgrading the pump station will assist to ensure compliance with environmental licence conditions

#### **Infrastructure and Assets**

The existing infrastructure is inadequate to achieve current servicing and maintaining the assets. The pump stations require upgrading which will provide for the long-term needs of the community.

**Legal and Compliance**

Tenders have been sought in accordance with Council's Procurement Policy.

**FINANCIAL AND RESOURCE IMPLICATIONS*****Capital***

Yes

***Is the expenditure noted above included in the current budget?***

Yes

**LINK TO CORPORATE PLAN**

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**Economy and Environment:** A resilient economy that promotes and supports the shire's natural assets and local industry and encourages investment while preserving and future proofing for generations to come.

**Governance:** Sound decision making based on effective frameworks and clear strategic direction to achieve regulatory compliance while delivering affordable levels of identified services within the Shire.

**IMPLEMENTATION/COMMUNICATION**

Tenderers to be notified of the outcome of this report.



**9.8 T-MSC2021-16 2021/22 BITUMEN RESEAL PROGRAM****Date Prepared:** 11 October 2021**Author:** Manager Works**Attachments:** Nil**EXECUTIVE SUMMARY**

The purpose of this report is to provide Council with an assessment of the tenders received for 2021/22 Bitumen Reseal Program.

**RECOMMENDATION**

That the Council awards Tender T-MSC2021-16 2021/22 Bitumen Reseal Program to Pioneer North Queensland Pty Ltd for the amount of \$728,204.10 (ex GST).

**BACKGROUND**

The 2021/22 Bitumen Reseal Program has been formulated through a yearly condition assessment of all sealed roads in the Shire. An allocation in the 2021/22 Capital Works Program has been made for bitumen re-sealing, asphalt overlay treatment and line marking throughout the Shire. This tender focuses on the bitumen re-sealing component of the works.

Tenders closed at 11:00AM, Friday 1 October and were not subject to a public opening.

**Tenders Received**

Three (3) submissions were received. A summary of the tender prices at opening is provided in the below Table

| <b>Tenderer</b>                  | <b>Tendered Price(ex GST)</b> |
|----------------------------------|-------------------------------|
| Koppen Construction Pty Ltd      | \$847,959.12                  |
| Pioneer North Queensland Pty Ltd | \$728,204.10                  |
| RPQ Spray Seal Pty Ltd           | \$631,920.06                  |

**Tender Assessment**

Tenders were assessed in accordance with the evaluation criteria stated in the tender documentation and as provided below;

| <b>Criteria</b>                   | <b>Weighting</b> |
|-----------------------------------|------------------|
| Tendered Price                    | 30%              |
| Local Business Profile            | 30%              |
| Technical Capacity and Experience | 20%              |
| Program of Works                  | 10%              |
| Key Personnel and Experience      | 10%              |
| <b>Total</b>                      | <b>100%</b>      |

Each tender was evaluated and scored against the criteria, with the criteria scores then weighted to provide a total weighted score for each submission. Additionally, each tender has been assessed for conformance, compliance and discrepancies, against the requested response schedules.

A summary of the Tender assessment, incorporating the evaluation against conformance, price and non-priced base criteria, resulted in the ranking of submissions displayed below.

| <b>Tenderer</b>                  | <b>Score</b> | <b>Rank</b> |
|----------------------------------|--------------|-------------|
| Pioneer North Queensland Pty Ltd | 96.50        | 1           |
| Koppen Construction Pty Ltd      | 82.19        | 2           |
| RPQ Spray Seal Pty Ltd           | 71.18        | 3           |

Although RPQ Spray Seal Pty Ltd submitted the lower price, it is a Brisbane based company with a Townsville office and were subsequently marked lower than the other tenderers in the Local Business Profile criteria. Council has not used the services of RPQ Spray Seal Pty Ltd previously, but they were assessed as competent in the Technical Capacity and Experience criteria on information provided by other local authorities in the region that have used their services.

RPQ Spray Seal Pty Ltd and Koppen Construction Pty Ltd did not provide a detailed Program of Works as specified in the tender documents.

Based on assessment of the price and non-price criteria, Pioneer North Queensland Pty Ltd has been assessed as the recommended tenderer for the works.

## **RISK IMPLICATIONS**

### **Financial**

The contract requires the Contractor to provide copies of relevant insurances, certificates of currency and operate in accordance with quality assurance specifications.

### **Environmental**

The project has minimal impact on the natural environment as the works are fully contained within the existing road corridor.

### **Health and Safety**

The contractor is required to provide an integrated WH&S and Environmental Management Plan.

## **LEGAL/COMPLIANCE/POLICY IMPLICATIONS**

Council's Procurement Policy.

## **FINANCIAL AND RESOURCE IMPLICATIONS**

### **Capital**

Works are undertaken as a component of the 2021/22 Reseals Bitumen and Asphalt Program.

***Is the expenditure noted above included in the current budget?***

Yes

***Operating***

Nil

**LINK TO CORPORATE PLAN**

**Financial Sustainability:** A council that continuously operates in a cost-effective manner while managing council's assets and reserves to ensure a sustainable future.

**Transport and Council Infrastructure:** The provision of quality services and infrastructure for our growing community that is planned and managed using sound asset management principles.

**IMPLEMENTATION/COMMUNICATION**

Tenderers will be notified of the outcome of this report. Notice of programmed reseal dates and areas to be displayed in local print media, Council website and social media.





**9.9 INFRASTRUCTURE SERVICES, WORKS SECTION ACTIVITY REPORT - SEPTEMBER 2021**

**Date Prepared:** 11 October 2021

**Author:** Manager Works

**Attachments:** Nil

**EXECUTIVE SUMMARY**

The purpose of this report is to summarise Council's Transport Infrastructure, Parks and Gardens, and Bridge operational activities undertaken by Infrastructure Services during the month of September 2021.

**RECOMMENDATION**

That Council receives the Infrastructure Services, Works Progress Report for the month of September 2021.

**BACKGROUND**
**Transport Infrastructure**
Road Maintenance Activities

Unsealed road maintenance grading continued within the Shire in September, with the following roads being graded.

| Area                 |                    |
|----------------------|--------------------|
| Dimbulah/Western     | Eastern            |
| Metzger Road         | Kanervo Road       |
| Price Creek Road     | Koah Road          |
| Lowe Road            | Copland Road       |
| Boonmoo Road         | Fantin Road        |
| Carbonate Creek Road | Clohesy River Road |
| Wolfram Road         | Speewah Road       |
| Faichney Road        | Hoey Road          |
| Bruce Weir Road      | Harper Road        |
| Lemonside Road       | Gadaga Road        |
|                      | Stoney Creek Road  |
|                      | Little Street      |
|                      | McKenzie Street    |
|                      | Boyles Road        |
|                      | Railway Street     |
|                      | Kauri Street       |
|                      | River Street       |
|                      | Big Sands Lane     |
|                      | Blythe Lane        |
|                      | Crothers Road      |
|                      | McCorry Road       |

Other activities during the month included bitumen patching and isolated sealed pavement defect repairs in Mareeba, Kuranda and Julatten areas, graffiti removal from signage in the Kuranda area and replacement of old signage in the Mareeba area. Vegetation management undertaken on rural roads in the Julatten, Mount Molloy and Kuranda areas.

### Customer Requests

Since the beginning of 2021, the Works Group has received 1,648 Customer Requests (CRs) with 1,621 of these requests resolved. The table below shows the number of requests lodged per month and the number of requests that were resolved.

| Month          | CRs Lodged   | CRs Resolved |
|----------------|--------------|--------------|
| January 2021   | 269          | 197          |
| February 2021  | 204          | 229          |
| March 2021     | 196          | 195          |
| April 2021     | 193          | 172          |
| May 2021       | 167          | 177          |
| June 2021      | 168          | 147          |
| July 2021      | 144          | 154          |
| August 2021    | 153          | 160          |
| September 2021 | 154          | 190          |
| <b>Total</b>   | <b>1,648</b> | <b>1,621</b> |

At the time of reporting, the Works Group had 81 open (unresolved) requests.

### Bridges and Major Culverts

Bridge maintenance and inspections were carried out on all bridges on Pinnacle Road in Julatten, Davies Creek Road, Fichera Road, Kenneally Road and Seary Road Mareeba.

The concrete and bridge crews completed capital works in Mt Molloy in September. The crews will now split and bridge maintenance and inspection works will resume whilst the concrete crew will commence girder fabrication for the Davies Creek Bridge on Kanervo Road.

### TMR Third Party Works

#### **TMR Contract Number CN-14155: Burke Developmental Road Re-sheet Ch 440.42 to Ch 443 and Ch 448.99 to Ch 468.94**

In March 2020, representatives of the Department of Transport and Main Roads (TMR) met with Council officers to discuss the re-sheeting of 22.53km of unsealed running surface on the Burke Developmental Road. Council's contract price was accepted in August 2020; however, a lack of construction water forced the project to be postponed until July 2021.

Works continued during September and at the time of reporting, the supply and delivery component of the works had been completed with 23,940 m<sup>3</sup> of Type 4.3 running surface carted to site. 17km of re-sheeting had been completed from Ch 451.95 to Ch 468.94. This section was shortened by

2.96km as the quantity of Type 4.3 running surface had reached the tendered amount. This was due to surface irregularities in the formation and the need to provide 300mm of cover over existing culverts within the section.

The final 2.6km of re-sheeting from Ch 440.4 to Ch 443 will be completed by mid-October followed by the re-installation of road furniture.



*Table drain clearing and installation*



*Triple road train cart trucks*



*Completed running surface Ch 453*



*Completed running surface Ch 454*

#### TMR Routine Maintenance Performance Contract (RMPC)

Medium formation grading was completed on the entire unsealed sections of the Herberton - Petford Road.

Heavy shoulder grading was completed on sections of the Burke Developmental Road (BDR) at the approaches to Eureka Creek, 9km west of Dimbulah.

A medium formation grade will commence from 18 October 2021 on the unsealed sections of the BDR between Almaden and Chillagoe.

#### Parks and Open Spaces

The Mareeba, Kuranda and Mt Molloy Parks and Gardens staff carried out regular programmed duties for the month of September. New pressure pumps were fitted to the gurney crew truck causing minor disruptions to the street cleaning regime. During the time the truck was out of service, spot checks were carried out and areas requiring cleaning were treated manually with hoses and mops.

In Kuranda, the Skyrail gardens were refurbished with new plantings and upgraded irrigation.

### Land Protection

**Parthenium Weed:** Monthly inspections carried out on 12 sites. All landholders are complying with their bio security obligation. Council officers continue to monitor 11 of the sites every three (3) weeks, with one (1) of the sites now being inspected every two (2) weeks due to the landholder watering their orchid on a regular basis which in turn makes the parthenium grow and germinate at a faster rate, having the weed germinate faster helps to reduce the weed seed bed in the ground.

**Multi species weeds Emu Creek/Walsh River catchment:** Work has continued along Emu Creek on the Walsh River catchment targeting two (2) *Jatropha* species, Rubber Vine and Siam Weed.

**Amazon Frogbit:** Land Protection staff are continuing to inspect our sentinel sites on the Mitchell River catchment and report that, to date, no Amazon Frogbit has been detected.

**Irvinebank:** Officers completed a follow up treatment of *Jatropha curcas* (physic nut) around the town area.

**Pond Apple:** Land Protection staff carried out inspections in the Kuranda area and report that minimal young plants were located and destroyed with no mature seeding plants detected.

**Feral Pigs:** Several landholders have been seeking advice regarding feral pig problems where baiting is not a suitable solution due to location. The landholders have been instructed on trapping methods and exclusion fencing.

**Wild dogs:** Baiting has been carried out on three (3) properties on the upper reaches of the Walsh and Lynd River catchments totalling 24,146ha of land. Several landholders were also advised on trapping methods and shooting options.

### **LEGAL/COMPLIANCE/POLICY IMPLICATIONS**

COVID-19 impacts in relation to closure and re-opening of facilities will be managed in line with Queensland Government restrictions.

### **FINANCIAL AND RESOURCE IMPLICATIONS**

#### ***Operating***

All operational works are funded by the section specific 2021/22 maintenance budgets.

### **LINK TO CORPORATE PLAN**

**Financial Sustainability:** A council that continuously operates in a cost-effective manner while managing council's assets and reserves to ensure a sustainable future.

**Transport and Council Infrastructure:** The provision of quality services and infrastructure for our growing community that is planned and managed using sound asset management principles.

**Economy and Environment:** A resilient economy that promotes and supports the shire's natural assets and local industry and encourages investment while preserving and future proofing for generations to come.

### **IMPLEMENTATION/COMMUNICATION**

Nil

## 10 OFFICE OF THE CEO

### 10.1 ANNUAL REPORT 2020/21

**Date Prepared:** 15 September 2021

**Author:** Mayor

**Attachments:** 1. Annual Report 2020/21 [↓](#)

---

#### EXECUTIVE SUMMARY

The *Local Government Regulation 2012* requires that each local government must prepare an annual report for each financial year and adopt the annual report within one (1) month after the day the Auditor-General gives the Auditor-General's audit report about the local government's financial statements for the financial year to the local government.

#### RECOMMENDATION

That Council adopts the Annual Report for the 2020/21 Financial Year.

#### BACKGROUND

Council is required by section 182 of the *Local Government Regulation 2012* to prepare and adopt an annual report. Adoption of the annual report is required within one (1) month after the day the auditor-general gives the auditor-general's audit report about the local government's financial statements for the financial year to the local government. This year, the audit report was received by the Auditor-General on 5 October 2021.

The 2020/21 Annual Report (inclusive of the Financial Statements) is provided for Council's consideration and adoption.

#### RISK IMPLICATIONS

Nil

#### LEGAL/COMPLIANCE/POLICY IMPLICATIONS

Preparation of an annual report is a requirement of *the Local Government Act 2009* and the *Local Government Regulation 2012*.

#### FINANCIAL AND RESOURCE IMPLICATIONS

##### **Capital**

Nil

##### **Operating**

Nil

#### LINK TO CORPORATE PLAN

**Governance** Sound decision making based on effective frameworks and clear strategic direction to achieve regulatory compliance while delivering affordable levels of identified services within the Shire.

**IMPLEMENTATION/COMMUNICATION**

In accordance with section 182 of the *Local Government Regulation*, the local government must publish its annual report on its website within two (2) weeks of adopting the annual report. The annual report will be made available to the community through the website.









# SUMMARY

Mareeba Shire Council's Annual Report for 2020/21 describes Council's achievements in delivering services to the Mareeba Shire and shows Council's progress in delivering the objectives from the Corporate Plan 2018-2022 and Operational Plan 2020/21.

The annual report is one of the ways Council connects with the community and includes:

- Council's commitment to achieving its vision for the Shire
- The results of actioning the Corporate and Operational plans
- Transparency and accountability of Council
- Annual Legislative Disclosure requirements of the *Local Government Act 2009* and the *Local Government Regulation 2012*

**Cover Photo:** Chillagoe

**Photo right:** Mareeba East/Amaroo

**Disclaimer:** Information contained in this document is based on available information at the time of writing. All figures and diagrams are indicative only and should be referred to as such. While the Mareeba Shire Council has exercised reasonable care in preparing this document it does not warrant or represent that it is accurate or complete. Council or its officers accept no responsibility for any loss occasioned to any person acting or refraining from acting in reliance upon any material contained in this document.



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## SECTION 1: INTRODUCTION

### FOREWORD TO THE ANNUAL REPORT



Mayor Angela Toppin



Chief Executive Officer Peter Franks

The 2020/21 financial year has been an extraordinary year and the impacts of COVID-19 have been felt by everyone. The extent of these impacts has varied considerably, but the resilience of this community is amazing. The tourist industry was the hardest hit with the cessation of international tourism however enterprises across all sectors have felt the impacts, especially with the shortage of staff.

That said, the economy of Mareeba Shire has continued to grow, and we have seen the doubling of residential building approvals. A positive sign that our Shire continues to be a place where people choose to want to move to.

Council staff have continued to deliver services to the community throughout the year. The disruption to service delivery due to COVID-19 resulted in alternative methods of delivery being offered to reduce the impact to the residents. The click and collect book service our libraries developed being one such example.

The stimulus money that the State and Federal Governments provided were a welcome economic injection and have resulted in Council being able to deliver a range of additional capital works projects across the Shire. This enabled us to deliver numerous projects across the Shire ensuring that the smaller communities were also serviced. Some of the larger projects include the construction of a new Animal Management Facility (Pound, Boarding Kennels and Animal Refuge), the completion of the Cedric Davies Community Hub which includes the relocation of the Mareeba Library, the construction of a new water reservoir, bore and pipeline to service Chillagoe.

Council has also purchased a parcel of land in Kuranda which will allow for the development of a new cemetery adjacent to the existing one, which is almost at capacity. This project is currently being developed and will provide a facility to the community of Kuranda for many years to come.

A detailed review of Council's drinking water schemes was undertaken in 2020/21 to ensure that the entire network could continue to deliver a compliant service into the future. Large portions of the network, which if laid out would reach from Mareeba to Ingham, is over 60 years old and much of this will need to be replaced in the coming years. Likewise, the treatment plants are ageing and are going to require refurbishment in the near future. Council is very cognisant of the community's ability to pay and as such will continue to maintain rate increases at the lowest possible level while ensuring financial sustainability is maintained.

Financial sustainability remains one of this Council's priorities and it is pleasing to see that all our financial indicators show we are meeting the targets that show we are financially stable. We wish to reassure our community that this will be an ongoing commitment.

The impacts of the pandemic will continue to be felt for years to come; however, this Council is committed to deliver on its' vision "A growing, confident and sustainable Shire" in continuing to deliver quality, affordable services to this community.

“

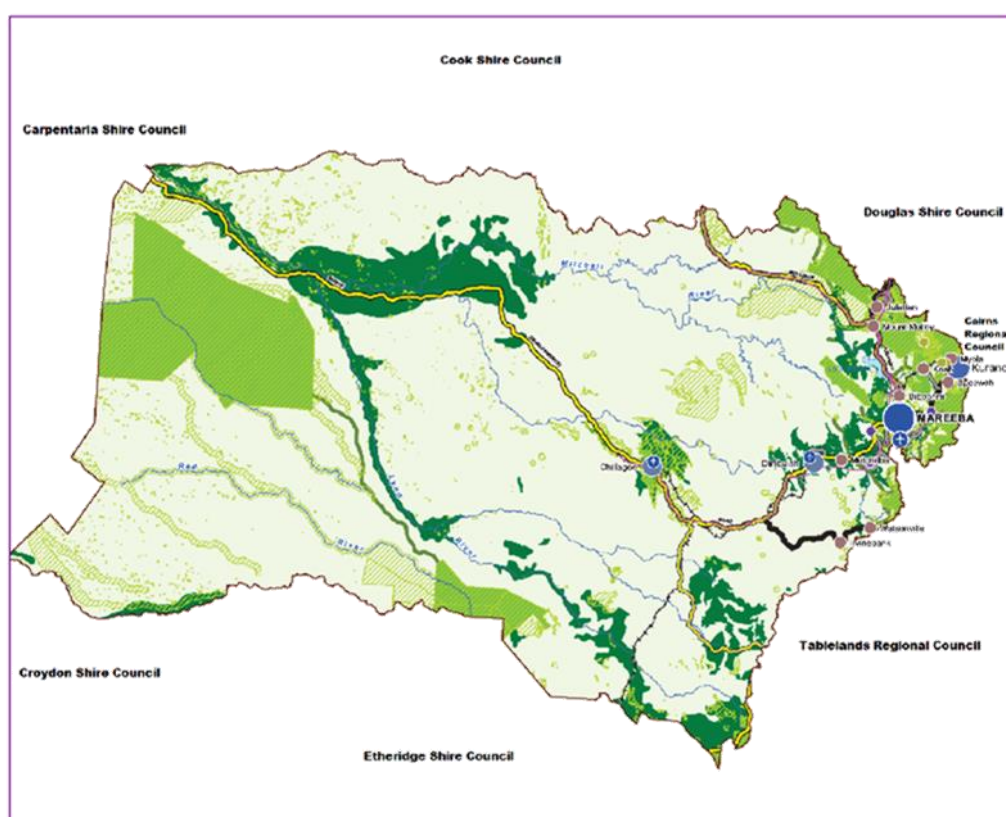
We would like to acknowledge the tireless efforts of the Councillors and Staff in delivering for the community in these challenging times to maintain Mareeba Shire Council's reputation as one of Queensland's high performing Councils.

”

## SHIRE PROFILE

Mareeba Shire is in proximity to two World Heritage Areas and is less than an hour's drive to Cairns International Airport. Mareeba, the main population centre, lies 64 km south-west of Cairns and has a special role in providing services to the Cape York Peninsula and the Gulf areas.

Mareeba Shire has been recording a consistent trend in population growth faster than most rural areas of Australia, and the prospects for continuing growth are excellent. Mareeba is positioning itself as an industrial hub in Far North Queensland. The newly completed expansion of the Mareeba Industrial Park will bolster Mareeba's position as the largest industrial hub in northern Australia. The upgrade of the Mareeba Airport will also help fuel sustained economic growth into the future.



Population estimate\*



23,116

Total land area\*

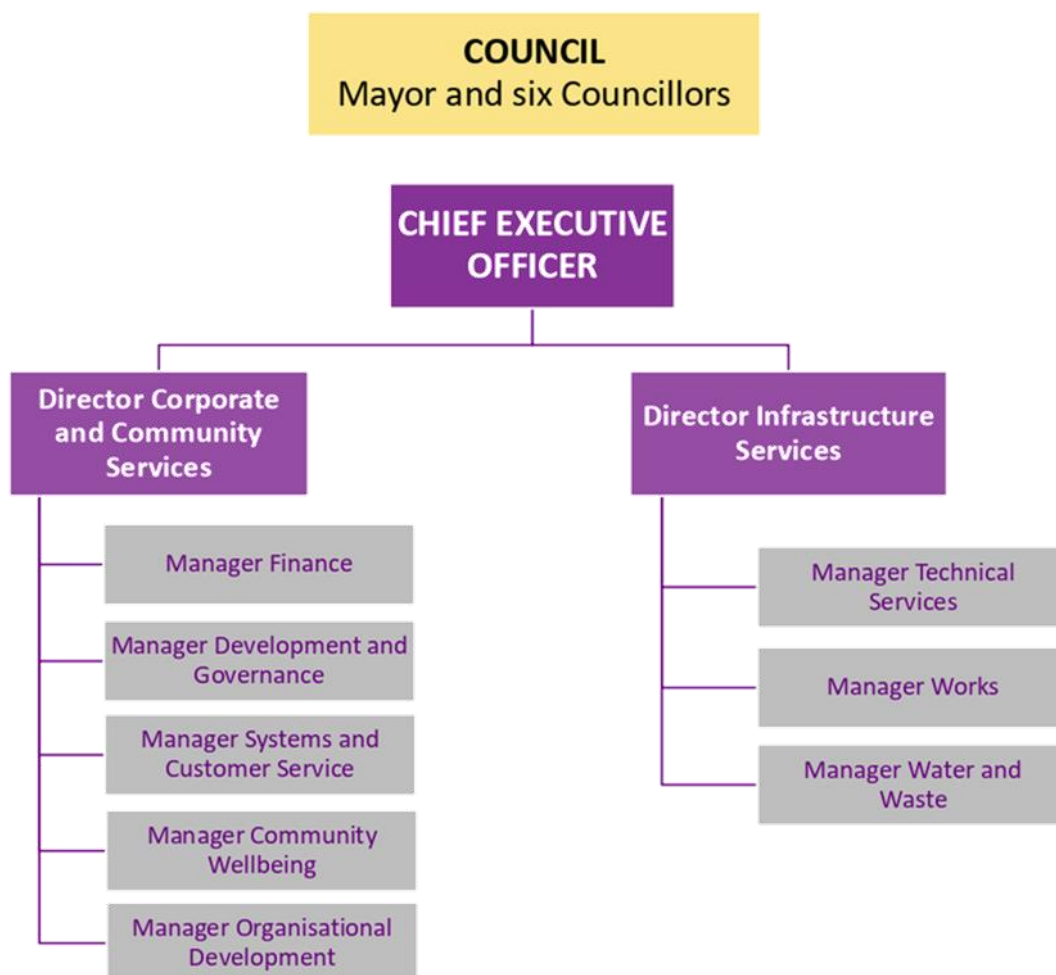


53,502km<sup>2</sup>

\*As at 30 June 2020. Source: Queensland Government Statistician's Office, Queensland Treasury, Queensland Regional Profiles: Resident Profile for Mareeba (S) Local Government Area

## ORGANISATIONAL STRUCTURE

During 2020/21, Mareeba Shire Council had a total of 227 staff members or 199.22 full-time equivalent positions.



**Jennifer McCarthy**  
Director Corporate and  
Community Services



**Glenda Kirk**  
Director Infrastructure  
Services



## ELECTED REPRESENTATIVES

### Councillor Angela Toppin - Mayor



#### Committees:

- Far North Queensland Regional Organisation of Councils FNQROC (Deputy Chair)
- FNQROC Regional Strategic Waste and Materials Recovery Framework Advisory Group (Chair)
- Kuranda Infrastructure Advisory Committee (Chair)
- Local Disaster Management Group (Chair)
- Mareeba Chamber of Commerce Tourism Taskforce
- Mareeba District Disaster Management Group
- Regional Arts Development Fund (Chair)

### Councillor Kevin Davies - Deputy Mayor



#### Committees:

- Audit Committee
- Chillagoe Alliance
- Crime Stoppers
- Far North Queensland Regional Organisation of Councils (Proxy)
- Far North Queensland Regional Roads Group
- Great Wheelbarrow Race Organising Committee (Proxy)
- Irvinebank Progress Association
- Local Disaster Management Group (Deputy Chair)
- Mareeba Chamber of Commerce Community CBD Safety Initiatives
- Mareeba Chamber of Commerce Main Street Committee
- Traffic Advisory Committee (Chair)



### Councillor Lachlan (Locky) Bensted



#### Committees:

- Barron River Catchment Care - Central Zone Forum (Proxy)
- FNQROC Pest Advisory (Proxy)
- Great Wheelbarrow Race Organising Committee (Chair)
- Julatten and Mt Molloy Association of Residents and Ratepayers (Proxy)
- Local Authority Waste Management Advisory Committee LAWMAC (Proxy)
- Local Disaster Management Group - Environment/Infrastructure
- Mareeba Fire Committee
- Mareeba Sporting Precinct Committee (Proxy)
- Pest Advisory Committee
- Speewah Residents Group SRG (Proxy)

### Councillor Mario Mlikota



#### Committees:

- Chillagoe Alliance (Proxy)
- Collaborating for Inclusive Outcomes in Mareeba
- Irvinebank Progress Association (Proxy)
- Kuranda Infrastructure Advisory Committee
- Kuranda Interagency Network
- Local Authority Waste Management Advisory Cttee LAWMAC (Proxy)
- Local Disaster Management Group - Health and Env Sub-Group (Proxy)
- Mareeba Chamber of Commerce Community CBD Safety Initiatives (Proxy)
- Mareeba Heritage Centre Management Committee
- Mareeba Liquor Industry Action Group (Proxy)
- Mareeba Sporting Precinct Committee

### Councillor Lenore Wyatt



#### Committees:

- Barron River Catchment Care - Central Zone Forum
- FlexiChoice (Proxy)
- Julatten and Mt Molloy Association of Residents and Ratepayers
- Local Authority Waste Management Advisory Committee LAWMAC
- Local Disaster Management Group - Health and Environment Sub-Group
- Local Disaster Management Group (Deputy Chair)
- Reef Guardian
- Regional Arts Development Fund
- Traffic Advisory Committee



### Councillor Daniel (Danny) Bird



#### Committees:

- Barron Catchment Care
- Far North Queensland Regional Roads Group (Proxy)
- FNQROC Pest Advisory
- Local Disaster Management Group - Community Support Sub-Group
- Mareeba Fire Committee
- Mareeba Multicultural Festival Committee (Proxy)
- Northern Gulf Resource Management Group
- Pest Advisory Committee
- Speewah Residents Group SRG

### Councillor Mary Graham



#### Committees:

- Audit Committee
- Collaborating for inclusive outcomes in Mareeba
- FlexiChoice
- Local Disaster Management Group - Economic Sub-Group
- Mareeba Chamber of Commerce Main Street Committee (Proxy)
- Mareeba Chamber of Commerce Tourism Taskforce (Proxy)
- Mareeba Liquor Industry Action Group
- Mareeba Multicultural Festival Committee
- Tablelands Relay for Life Committee



## COUNCIL SERVICE KEY STATISTICS



### WATER

Water mains maintained: **520km**  
Water connections: **5,909**



### WASTE-WATER

Sewer mains maintained: **276km**  
Household connections: **4,170**



### WASTE

Waste disposed of at Mareeba landfill: **55,660t**  
Recyclable materials collected: **23,720t**



### REGULATORY SERVICES

Dogs registered: **4,147**  
EHO Inspections: **203**



### DEVELOPMENT APPROVALS

Dwellings approved: **209**  
Planning Development Applications: **54**



### ROADS

Total Shire Roads: **2,302km**  
Unsealed Roads: **1,639km**



### BUILDING

Value of residential approvals  
**\$49,102,843**  
Value of non-residential approvals  
**\$15,461,294**  
Total of building approvals  
**429**



### COMMUNITY

Grants Received  
**\$20,361,463**  
Regional Arts Development Funds Contribution  
**\$44,670**  
Community Partnerships Program  
**\$198,307**  
Aged/ Community Housing managed  
**108**



### LAND PROTECTION

Roadside treatment:  
**5,800km**  
Weed treatment area:  
**3,900ha**  
Properties treated for vertebrate pests: **150**



### FACILITIES

Swimming Pool admissions: **42,881**  
Public halls usage: **735**  
Caravan Park site rentals: **39,352**



### LIBRARIES

Membership: **6,009**  
Visitors: **27,368**  
Volunteer hours: **600**



### CUSTOMER SERVICE

Council website visits (sessions): **110,250**  
Call centre calls received: **16,286**  
Customer requests created: **11,786**



### ECONOMY

Land Sales at Mareeba Industrial Park  
**\$261,579**



### OPEN SPACES

Parks/Open Spaces maintained: **250**  
Parks/gardens/open spaces maintained: **247ha**



### VISITOR INFORMATION CENTRES

Visitors: **90,120**  
Volunteer hours: **3,315**

## SECTION 2: CORPORATE AND OPERATIONAL PLANS

### CORPORATE PLAN, VISION AND GUIDING PRINCIPLES

#### CHIEF EXECUTIVE OFFICER'S REVIEW

On 18 April 2018 Council adopted the Corporate Plan 2018 – 2022. This document provided strategic direction of all activities to be undertaken by Council over the next five years.

The 2020/21 year was one of great accomplishments on a number of fronts. A collaborative effort between the two (2) departments of Council (Corporate and Community Services and Infrastructure Services) has ensured the Council's vision: **'a growing, confident and sustainable Shire'** continued to be the focus for the organisation and through the five strategic priorities this vision has been delivered.

The focus for 2021/22 will now turn to the strategic priorities within the Corporate Plan 2021 - 2025 adopted by Council on 20 December 2020, as well as facilitating significant technological change and advocacy for what is likely to be another challenging yet rewarding year.

Peter Franks  
Chief Executive Officer



# CORPORATE PLAN 2018 - 2022

## MAREEBA SHIRE COUNCIL

### OUR VISION

A growing, confident and sustainable Shire.

### OUR MISSION

Provide cost-effective services, foster collaborative partnerships and maintain accountable governance to promote the prosperity and liveability of the Shire.

### OUR VALUES

- Sustainable
- United Team
- Customer Focused
- Community Partnerships
- Ethical Conduct
- Striving to be better
- Skilled Workforce



### OUR STRATEGIC PRIORITIES

#### FINANCIAL SUSTAINABILITY

- Long Term Financial Plan that supports effective and sustainable financial management
- Effective and sustainable financial management
- Effective business management
- A skilled and sustainable workforce

#### COMMUNITY

- An engaged community
- An active, safe and healthy community
- A community being prepared and resilient to emergencies and disasters

#### TRANSPORT AND COUNCIL INFRASTRUCTURE

- Sustainable Infrastructure for the future
- Safe and effective transport network
- Securing and managing water resources
- Public spaces and facilities

#### ECONOMY AND ENVIRONMENT

- Environmentally responsible and efficient waste and wastewater management
- A Sustainable Planning Scheme
- Support and encourage industrial and commercial growth and development
- Our region's environmental assets are best managed while promoting economic well-being

#### GOVERNANCE

- Ethical, accountable and transparent decision making
- Strong focus on compliance and enterprise risk
- Effective advocacy and strategic partnerships



## FINANCIAL SUSTAINABILITY

**A Council that continuously looks for savings and opportunities while managing Council's assets and reserves to ensure a sustainable future in a cost-effective manner.**

### Strategic Priorities

- Long Term Financial Plan that supports effective and sustainable financial management
- Effective and sustainable financial management
- Effective business management
- A skilled and sustainable workforce

### Major Achievements

- Solar (Renewable Energy) installed on nine (9) council facilities
- QAO Audit outcomes and positive sustainability results
- Completion of two (2) internal audit projects
- ICT Strategy and Action Plan review

The financial year 2020/21 has been a year for progressing and strengthening the community's resilience through maintaining a strong financial hold and providing a sustainable future.

Financial sustainability remains at the forefront of all decisions and is the first of five (5) pillars of strategic importance recognised in the Mareeba Shire Council Corporate Plan and in Council's vision - "A growing, confident and sustainable shire."

Asset Management and Long Term Financial Planning are the two underpinning concepts to achieve sustainability. Maturing these two plans and proactively deliberating the balance between raising revenues and delivering projects is extremely important. Council is very proud to remain in a strong position in regards to financial sustainability as evidenced in the Queensland Audit Office report to Parliament. Of particular note is the relative risk assessment, with Mareeba Shire Council being given a rating of 'lower'. This means that there is a lower risk of concerns about financial sustainability based on current income, expenses, asset investment, and debt financing policies.

Local Government entities: 2019–20 results of financial audits (Report 17: 2020–21).

| Rural/Regional councils                        | Avg. grant funding percentage | Current operating surplus ratio % | Avg. operating surplus ratio % | Avg. operating surplus ratio trend | Net financial liabilities ratio % | Net financial liabilities ratio trend | Current asset sustainability ratio % | Avg. asset sustainability ratio % | Avg. asset sustainability ratio trend | Relative risk assessment |
|--|-------------------------------|-----------------------------------|--------------------------------|------------------------------------|-----------------------------------|---------------------------------------|--------------------------------------|-----------------------------------|---------------------------------------|--------------------------|
| <i>Rural/Regional councils</i>                 |                               |                                   |                                |                                    |                                   |                                       |                                      |                                   |                                       |                          |
| Goondwindi Regional Council                    | 32%                           | 2.04%                             | 3.96%                          | ●                                  | ↑                                 | -77.18%                               | ●                                    | 103.06%                           | ●                                     | Lower                    |
| Lecky Valley Regional Council                  | 22%                           | 1.36%                             | 3.02%                          | ●                                  | ↑                                 | 61.78%                                | ●                                    | 113.67%                           | ●                                     | Moderate                 |
| Mareeba Shire Council                          | 40%                           | 11.60%                            | 14.00%                         | ●                                  | ↑                                 | -79.00%                               | ●                                    | 129.10%                           | ●                                     | Lower                    |
| North Burnett Regional Council                 | 56%                           | 16.23%                            | 11.34%                         | ●                                  | ↓                                 | -32.10%                               | ●                                    | 72.43%                            | ●                                     | Higher                   |
| Scenic Rim Regional Council                    | 31%                           | -4.00%                            | 5.27%                          | ●                                  | ↑                                 | 11.00%                                | ●                                    | 301.00%                           | ●                                     | Lower                    |
| Somerset Regional Council                      | 27%                           | -3.00%                            | 2.55%                          | ●                                  | ↑                                 | -162.00%                              | ●                                    | 115.00%                           | ●                                     | Lower                    |
| South Burnett Regional Council                 | 25%                           | -3.70%                            | 1.26%                          | ●                                  | ↓                                 | 13.70%                                | ●                                    | 55.90%                            | ●                                     | Lower                    |
| Southern Downs Regional Council                | 26%                           | 0.22%                             | 7.83%                          | ●                                  | ↓                                 | -17.33%                               | ●                                    | 179.22%                           | ●                                     | Lower                    |
| Tailelands Regional Council                    | 31%                           | -6.40%                            | 2.07%                          | ●                                  | ↓                                 | -41.62%                               | ●                                    | 140.07%                           | ●                                     | Lower                    |
| <b>Rural/Regional average</b>                  | <b>32%</b>                    | <b>1.90%</b>                      | <b>3.18%</b>                   |                                    |                                   | <b>-48.00%</b>                        |                                      | <b>134.39%</b>                    |                                       |                          |
| <b>Rural/Regional—combined risk assessment</b> |                               |                                   |                                | <b>Lower</b>                       |                                   | <b>Lower</b>                          |                                      | <b>Lower</b>                      |                                       | <b>Lower</b>             |

Legend: ↑ An improving trend    — No substantial change    ↓ A deteriorating trend.  
 ● Target Met    ● Partial    ● Not Met

Source: QAO Report to Parliament - Local Government Entities: 2019-20 results of financial audits (Report 17: 2020-21)

Business efficiencies focussed heavily on renewable energy for 2020/21. This resulted in nine (9) council facilities being fitted out with solar panels. These projects were entirely grant funded and will attribute energy savings for many years to come.

Council is very grateful to the State and Federal governments for providing much needed grants and subsidies for the delivery of \$10.6m in projects during 2020/21, including \$1m in solar installation.

## COMMUNITY

**An engaged community which supports and encourages effective partnerships to enhance the liveability of the Shire and the wellbeing of residents in communities which are resilient and prepared for unforeseen events.**

### Strategic Priorities

- An engaged community
- An active, safe and healthy community
- A community being prepared and resilient to emergencies and disasters

### Major Achievements

- Parks and Open Spaces survey undertaken
- Contributed \$198,307 towards Community Partnerships Program
- Approved community projects (totalling \$44,670) through the Regional Arts Development Fund
- E-newsletter, grant alerts, social media and website updates provided regularly

Mareeba Shire Council has a great deal of pride in the community and proudly boasts a vast array of active community partners and volunteers who make this Shire a better place to live. Council provided \$198,307 to community groups in 2020/21 through the Community Partnerships Program as well as \$44,670 in community arts projects through the Regional Arts Development Fund.

In a year of managing pandemics and bushfires, Council had a particularly active year in regards to disaster management. Council contributed \$52,000 to the State Emergency Service as well as providing support to the various local Rural Fire Brigades. Council provided 96kms of fire breaks and 22 hectares of controlled burns to protect local property and lives.

In late 2020 council invited community thoughts around parks and open spaces across the Shire. The purpose for this engagement was to inform the new strategy and devise an asset management plan and service level for this class of assets. Council has committed \$4m in 2021/22 to enhance a number of sporting and recreational reserves, local facilities, halls and pools.

The Cedric Davies Community Hub project was effectively complete by financial year end, and is now home to the town library, bowls club and function centre. A vast improvement in space, technological advances, separate spaces and broader resources, this project will be a proud and well used community asset for many years to come.



*Cedric Davies Community Hub*



*Speewah District Residents Association received a 2020/21 MSC RADF Community Grant to engage local artist Annie Fitzpatrick to create a new mural inspired by the Speewah Valley*

## TRANSPORT AND INFRASTRUCTURE

**The provision of quality services and infrastructure for our growing community that is planned and managed using sound asset management principles.**

### Strategic Priorities

- Sustainable infrastructure for the future
- A safe and effective transport network
- Securing and managing water resources
- Public spaces and facilities

### Major Achievements

- Capital investment of \$26 million
- Byrnes Street beautification including Railway Avenue parking
- Bicentennial Lakes solar lighting
- Arnold Park toilet renewal
- Mareeba Leagues Club roof replacement
- Kuranda Cemetery land purchase

Advancing and maturing asset management was a focus in 2020/21. Strategic focus on water security has resulted in some difficult and heavily deliberated outcomes for Council. While the ten year forecast for capital expenditure far exceeds funding availability, the annual increase of \$196 per property demonstrates a progressive and forward thinking option to secure a safe and efficient water supply well into the future.

Capital renewals and upgrades were the focus of spending within the annual capital works program with allocations of \$6.9m for roads, \$4m for water, \$5.1m for wastewater and \$4m for community assets and facilities.

The Kuranda Infrastructure fund has delivered \$2.8m in 2020/21 to the Kuranda township to reinvigorate the tourism trade and renew tiring assets succumbed to high visitor numbers in Kuranda. Construction is now complete on the Barron Falls Walking Trails and Jum Rum and Jungle Walk refurbishments for tourists and locals to enjoy.

A number of projects attributed to the beautification of Byrnes Street in Mareeba were undertaken in later 2020/21 to improve vibrance and refresh the main town for liveability and tourism attraction. This will continue in 2021/22 with a focus on efficiencies, aesthetics and functionality.



*Mareeba Shire and Tablelands Regional Councillors, staff and the Hon Scott Buchholz MP, Assistant Minister for Road Safety and Freight Transport on Ootann Road.*



*Chillagoe Water Reservoir replacement project*



## ECONOMY AND ENVIRONMENT

**A resilient economy that promotes and supports the Shire's natural assets and local industry and encourages investment while preserving and future proofing for generations to come.**

### Strategic Priorities

- Environmentally responsible and efficient waste and wastewater management
- A Sustainable Planning Scheme
- Support and encourage industrial and commercial growth and development
- The region's environmental assets are best managed while promoting economic wellbeing

### Major Achievements

- Land and pest protection investment of \$545,000
- Climate Change Resilience Policy adopted
- Biosecurity Plan adopted
- Secured destination marketing contracts for Kuranda and Mareeba
- Barron Falls Walking Trails completed

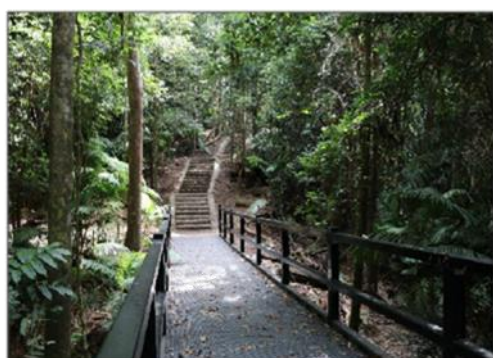
A strong sign of confidence in the Shire is gauged by the value of building approvals within the Shire. The total value of both residential and non-residential reached \$64.5m this year, while planning development applications have shown no signs of slowing, with a total of 54 applications processed in 2020/21.

With agriculture being the largest employer in our Shire, closely followed by government and tourism, our Council remains at the forefront of growth for regional areas in Queensland. Following the impacts of COVID-19 on the tourism sectors, Council secured two short-term destination marketing contracts, one for Kuranda and one for Mareeba. The reach and response to these initiatives has been positive thus far.

Adoption of a Climate Change Resilience Policy and Biosecurity Plan demonstrates Council's strategic approach to environmental protection. A contribution of \$545,000 was made towards land and pest management during 2020/21 to protect our natural assets through weed eradication and wild dog management as well as numerous initiatives such as Reef Guardian actions.

Water security measures such as reticulation renewals and treatment plant refurbishments will be delivered across the shire as part of the Water Strategy. Funding has been secured through various State and Federal Government grant programs, which will help manage future increases.

Council has five (5) Indigenous Land Use Agreements (ILUAs) in place across the Shire and these agreements support Native Title and Cultural Heritage.



*Barron Falls Walking Trail Kuranda*



*Supporting Healthy Waterways and Thriving Rainforests*



## GOVERNANCE

**Sound decision making based on effective frameworks and clear strategic direction to achieve regulatory compliance and affordable levels of service delivered to the community.**

### Strategic Priorities

- Ethical, accountable and transparent decision making
- Strong focus on compliance and enterprise risk
- Effective advocacy and strategic partnerships

### Major Achievements

- Award for Integrated Enterprise Risk Management Framework
- New Corporate Plan 2021 - 2025
- Active completion of compliance review across six of the 11 local government sections
- Active participation in various advocacy-related matters through FNQROC, IQRAP, Mareeba Chamber of Commerce Taskforces

### CORPORATE PLAN 2021 - 2025



#### OUR VISION

A growing, confident and sustainable Shire.

#### OUR MISSION

Provide cost-effective services, foster collaborative partnerships and maintain accountable governance to promote the prosperity and liveability of the Shire.

#### OUR VALUES

Sustainable  
United Team  
Customer Focused  
Community Partnerships  
Ethical Conduct  
Striving to be better  
Skilled Workforce

#### OUR STRATEGIC PRIORITIES



**Financial Sustainability**  
A Council that consciously operates in a cost-effective manner while managing council's assets and reserves to ensure a sustainable future.



**Community**  
An informed and engaged community who supports and encourages effective partnerships to enhance the liveability of the Shire.



**Transport and Council Infrastructure**  
The provision of quality services and infrastructure for our growing community that is planned and managed using sound asset management principles.



**Economy and Environment**  
A resilient economy that promotes and supports the Shire's natural assets and local industry and encourages investment while preserving and future proofing for generations to come.



**Governance**  
Sound decision making based on effective frameworks and clear strategic direction to achieve regulatory compliance while delivering affordable levels of identified services within the Shire.



Enterprise Risk Management significantly underpins council operations and services. The integration of risk management processes includes policy development, council reports, internal audit plans, risk treatment plans and audit committee reporting. This way of thinking ensures councillors are adequately briefed on potential risks across the seven (7) identified categories to guide them when deciding on the Corporate Plan, Operational Plan and Budget. This progressive thinking has earned Mareeba Shire Council recognition across the Queensland Local Government Industry by being selected as the winner for the North Queensland region in the quarterly LGMS Risk Excellence Awards for 2020/21. This award is in recognition of Council's "Integrated Enterprise Risk Management Framework".

Further to this integrated risk approach, Council is progressively undertaking holistic compliance reviews. By 30 June 2021 six (6) out of the 11 local government sections had been completely reviewed with the remaining sections to be looked at in the coming year.

Councillor advocacy, memberships and local representation have continued under the new council configuration with Mayor Angela Toppin at the lead. Council continued to actively pursue priority issues such as regional connectivity, water security, waste strategy, funding and a range of community issues such as youth crime, continue to highlight the needs and priorities with both State and Federal members of parliament.

## OPERATIONAL PLAN

Based on the Corporate Plan 2018 - 2022, Council has delivered the projects listed below as presented in the annual Operational Plan for 2020/21.

### FINANCIAL SUSTAINABILITY

| PROJECT   | OUTCOME  |
|---|--|
| <b>Long Term Financial Plan</b>   | <ul style="list-style-type: none"> <li>Long Term Financial Plan was adopted on 16 June 2020 as part of the 2020/21 Budget.</li> </ul>  |
| <b>Maintain the financial sustainability</b>  | <ul style="list-style-type: none"> <li>Capital works progress report presented to Council each month.</li> <li>Finalisation of capital works report is in development. This report will provide enhanced understanding of Council's performance.</li> </ul>  |
| <b>Comprehensive asset revaluations</b> <ul style="list-style-type: none"> <li>Footpaths</li> <li>Stormwater</li> </ul>   | <ul style="list-style-type: none"> <li>Comprehensive valuations completed for unsealed roads and footpaths.</li> <li>Drainage asset data has not yet been reviewed to enable a comprehensive valuation to be conducted.</li> </ul>   |
| <b>Technology One enhancements</b>  | <ul style="list-style-type: none"> <li>The Technology One Organisational Management module has been partially implemented.</li> <li>Work on the Companion App is complete and now in use by Water and Wastewater reticulation.</li> <li>Works have commenced on implementation of property leasing module.</li> </ul>  |
| <b>Mareeba Industrial Estate development</b>  | <ul style="list-style-type: none"> <li>Promotional strategy will commence in 2021/22.</li> </ul>   |
| <b>Customer service standards</b>   | <ul style="list-style-type: none"> <li>Work has commenced to improve reporting of Customer Requests.</li> </ul>  |
| <b>ICT Strategy implementation</b> <ul style="list-style-type: none"> <li>Technology One 'Software as a Service'</li> <li>PABX replacement</li> <li>Cloud Data Protection</li> <li>SharePoint Online</li> </ul> | <ul style="list-style-type: none"> <li>Microsoft Teams calling proof of concept scheduled to commence July 2021.</li> <li>Engaged with third party to deliver strategy paper on records compliance within Microsoft 365. Awaiting commencement of Microsoft Teams telephony trial.</li> </ul>  |
| <b>Sustainable workforce</b>  | <ul style="list-style-type: none"> <li>Training occurs on an ongoing basis with a focus on compliance, internal protocols and workplace safety.</li> <li>Support for local employment continues through apprentice and trainee programs.</li> <li>Planned safety management reviews are in place.</li> <li>Increased transparency for organisational policy and procedure review.</li> </ul> |

## COMMUNITY

| PROJECT   | OUTCOME   |
|---|---|
| <b>Arts connection to tourism</b>                       | <ul style="list-style-type: none"> <li>Regional Arts Development Fund grants were funded in March totaling \$44,670 with half having cultural tourism outcomes.</li> <li>Draft Public Art Policy has commenced to facilitate the development of public art for cultural tourism outcomes to attract visitors to the Shire.</li> </ul> |
| <b>Open Space, Parks, Footpaths and Trails Strategy</b> | <ul style="list-style-type: none"> <li>Draft strategy in progress.</li> <li>Survey conducted December 2020 to 1 Feb 2021. Survey results have informed the draft strategy. Public survey outcomes report will be completed end July 2021.</li> </ul>  |
| <b>Accommodation and support services for seniors</b>   | <ul style="list-style-type: none"> <li>Discussions held with state government regarding study findings.</li> </ul>  |



2021 Australia Day Award Recipients



Mayor's Christmas Appeal 2020



Citizenship Ceremony



## TRANSPORT AND INFRASTRUCTURE

| PROJECT  | OUTCOME   |
|--|---|
| <b>Asset Management Sub-Plan</b> <ul style="list-style-type: none"> <li>• Aerodromes</li> <li>• Footpaths</li> <li>• Waste</li> <li>• Wastewater</li> </ul>                | <ul style="list-style-type: none"> <li>• Aerodromes, Footpaths and Waste sub-plans to be completed in 2021/22.</li> </ul>   |
| <b>Asset Management Sub-Plans</b> <ul style="list-style-type: none"> <li>• Facilities</li> <li>• Swimming Pools</li> <li>• Drainage</li> <li>• Parks &amp; Open</li> </ul> | <ul style="list-style-type: none"> <li>• Drainage assets verification still yet be undertaken.</li> <li>• Parks &amp; Open spaces to be completed in 2021/22.</li> </ul>  |
| <b>Kuranda Cemetery</b>  | <ul style="list-style-type: none"> <li>• Land acquired.</li> <li>• Development of implementation plan commenced.</li> </ul>   |
| <b>Mareeba Cemetery</b>  | <ul style="list-style-type: none"> <li>• Investigations into long term options to be undertaken in 2021/22.</li> </ul>  |
| <b>Kuranda Infrastructure Program</b>  | <ul style="list-style-type: none"> <li>• Construction of Barron Falls Walk Trail is complete</li> <li>• Jum Rum &amp; Jungle Walk refurbishment projects are complete.</li> </ul> <p>Kuranda Wayfinding Signage Project will be completed in 2021/22.</p> |
| <b>Developer Built assets review</b>   | <ul style="list-style-type: none"> <li>• Work to commence later in 2021.</li> </ul>   |



Pin Road Mutchilba



Bushy Creek, Julatten Bridge upgrade



Railway Avenue Mareeba



Wolfram Road Dimbulah Reseal

## ECONOMY AND ENVIRONMENT

| PROJECT   | OUTCOME   |
|---|---|
| <b>Waste Management Services Strategy</b>         | <ul style="list-style-type: none"> <li>• Works progressing as per Waste Strategy Actions, including review of waste fees.</li> <li>• Waste optimisation report workshopped with Council. Further technical and financial modelling required to determine long term viability of Mareeba Waste Facility site.</li> </ul>   |
| <b>Economic Tourism development</b>               | <ul style="list-style-type: none"> <li>• 12-month digital destination marketing plan for Kuranda continues to progress well.</li> <li>• New digital destination marketing plan for Mareeba Shire was awarded to Bang Media (March 2021) and digital promotion has commenced.</li> <li>• Industry engagement in Kuranda, Mareeba, Chillagoe and Irvinebank destination marketing has been conducted.</li> <li>• Kuranda Visitor Information Centre continues to pivot operations to maintain services amid COVID. restrictions and changes to visitor demand.</li> </ul> |
| <b>Land, Pest and Fire Management Review</b>      | <ul style="list-style-type: none"> <li>• Biosecurity Plan adopted in October 2020.</li> </ul>   |
| <b>Illegal Dumping Management</b>                 | <ul style="list-style-type: none"> <li>• Project completed.</li> </ul>  |
| <b>Temporary Local Planning Instrument (TLPI)</b> | <ul style="list-style-type: none"> <li>• Council has adopted the draft changes to the planning scheme and has progressed to consultation stage with the State.</li> </ul>   |



*Illegal Dumping prevention program*



*Reef Guardian Council Commitment*



*Kuranda Visitor Information Centre (KVIC) Tourism and Presentation Award Winners*



*Official opening of Mareeba Community Centre new premises*



## BIOSECURITY PLAN 2020 - 2025



### OVERVIEW:

The aim of the Biosecurity Plan is to unite efforts across all sectors of the community to eradicate invasive plants and animals in the Mareeba Local Government Area.



### Implementing the Biosecurity Plan will assist in

-  **Protecting agriculture lands**
-  **Protecting grazing lands**
-  **Protecting our inland waters and environmentally sensitive areas**
-  **Protecting community, residential cultural and tourism values**
-  **Engaging with stakeholders**

"We all have a responsibility for biosecurity"

### Our Vision:

A community unified in managing biosecurity risks to the Mareeba Local Government Area



## GOVERNANCE

| PROJECT                  | OUTCOME   |
|--------------------------|---|
| <b>Compliance Review</b> | <ul style="list-style-type: none"> <li>Compliance review completed for six (6) of 11 Qld Local Government sections. To be completed in 2021/22.</li> <li>A Governance, Risk and Compliance portal selection in underway, to be finalised by August 2021. Council has awarded a vendor to provide an efficient and effective mechanism for Council to manage its vast compliance obligations. The project will extend into 2020/21 in order to implement and monitor.</li> </ul> |
| <b>Advocacy Policy</b>   | <ul style="list-style-type: none"> <li>Now titled "Growing Mareeba", which is a presentation folder identifying key strategic priorities to advocate for in Shire. To be completed in July 2021.</li> </ul>   |



*Councillors Western Road Trip*



*Previous Mayor Tom Gilmore, Governor De Jersey and Mayor Toppin conducting the official sod turning where the Mission Aviation Fellowship (MAF) Precinct will be built*



*Solar Project*



*Recognition of staff for years of service*



## SECTION 3: ANNUAL LEGISLATIVE DISCLOSURES

### CORPORATE GOVERNANCE

Mareeba Shire Council continues to be a responsible local government, operating in accordance with legislation and focusing on the ethical business activities and relationships between Councillors, senior management, employees, the community, government departments, business clients and other key stakeholders.

Council has a governance framework outlined below, that enhances organisational performance, whilst monitoring and maintaining compliance with legislative and other controls.

- Building awareness of organisational responsibilities and accountabilities;
- Strong financial stewardship and fiscal responsibility;
- Monitoring and maintaining compliance with legislation, policy, standards and controls;
- Integral practices, procedures and ethical decision-making with continuous improvement activities and transparent reporting; and
- Involving the community as a key stakeholder in decision-making and consultation opportunities.

#### RISK MANAGEMENT

Risk management is the identification, assessment and prioritisation of risks. It also includes the steps taken to minimise such risks. Council has an Enterprise Risk Management Policy, Framework, and Process, which guides Council to identifying risks in all aspects of Council operations. Council risk management is integrated into other governance instruments of Council to ensure identification, mitigation, and monitoring. All identified risks are annually reviewed, monitored and reported to the Audit Committee and Council.

Council will be reviewing its Enterprise Risk Management framework to ensure compliance with Risk Management Standard ISO 31000. The review will focus on "top management" leadership to ensure that risk management is further integrated into all organisational areas. Furthermore, greater emphasis will be placed on the iterative nature of risk management, drawing on recent experiences and knowledge for the revision of process elements, actions and controls at each stage of the process. Finally, Council is always looking for ways to streamline the risk management process, focusing on sustaining an open systems model that fits Council's multiple needs and contexts.

This review will fit nicely with Council's plan for a Governance, Risk and Compliance portal, which will provide an efficient and effective instrument for Council to manage its risk, vast compliance obligations, general governance, and employee delegations.

## COUNCILLOR REMUNERATION AND EXPENSES REIMBURSEMENT

### COUNCILLOR REMUNERATION

The amount of remuneration paid to Local Government Councillors for the time and effort spent on Council business is determined by the Local Government Remuneration and Discipline Tribunal ('The Tribunal').

The Tribunal has determined that the Mareeba Shire Council is a Category 2 Council and the following annual remuneration amounts applied to Category 2 Councils during the period 1 July 2020 to 30 June 2021.

As per Council resolution on the 15 April 2020, Councillors did not receive the 2% wage increase as determined by the Remuneration Tribunal rating, effective 1 July 2020.

| MAYOR     | DEPUTY MAYOR | COUNCILLORS |
|-----------|--------------|-------------|
| \$124,869 | \$74,923     | \$62,435    |

The total remuneration paid to each Councillor and the total superannuation contribution paid on behalf of each Councillor during the pay periods falling between 1 July 2020 to 30 June 2021 is as follows:

| COUNCILLOR                     | REMUNERATION PAID | SUPERANNUATION PAID |
|--------------------------------|-------------------|---------------------|
| Cr Lachlan Bensted             | \$61,211          | \$7,345             |
| Cr Daniel Bird                 | \$61,211          | \$7,345             |
| Cr Kevin Davies (Deputy Mayor) | \$73,454          | \$8,815             |
| Cr Mary Graham                 | \$61,211          | \$7,345             |
| Cr Mario Mlikota               | \$61,211          | \$7,345             |
| Cr Angela Toppin (Mayor)       | \$122,421         | \$14,691            |
| Cr Lenore Wyatt                | \$61,211          | \$7,345             |

### COUNCILLOR EXPENSES REIMBURSEMENT

In addition to remuneration for time spent on Council business, Local Government Councillors are also entitled to receive reimbursement of all approved expenses incurred in undertaking their role as a Councillor. Council has adopted the Councillor Remuneration, Expenses Reimbursement and Resources policy as required by section 250 of the Local Government Regulation 2012 on 15 April 2020.

In accordance with the policy, Councillors are provided with reimbursements of expenditure for their vehicles, as well as incidental costs such as mobile phone costs and other costs related to Council business.

The total amount of expenses reimbursed to each Councillor during the period 1 July 2020 to 30 June 2021 is as follows:

| COUNCILLOR         | AMOUNT  |
|--------------------|---------|
| Cr Lachlan Bensted | \$3,300 |
| Cr Daniel Bird     | \$3,814 |
| Cr Kevin Davies    | \$3,448 |
| Cr Mary Graham     | \$3,300 |
| Cr Mario Mlikota   | \$3,300 |
| Cr Angela Toppin   | \$5,576 |
| Cr Lenore Wyatt    | \$3,360 |

In accordance with policy provisions, Councillors were also provided with the facilities and resources necessary to effectively undertake the requirements of their position.

These facilities and resources include:

- Administrative and secretarial support
- Office space and Council meeting rooms
- Access to computers
- Use of Council landline telephone and internet access
- Access to fax, photocopier, scanner, printer and stationery
- Council owned vehicles available for business use by all Councillors
- Insurance cover under relevant Council policies (Public Liability, Councillors' Liability, Personal Accident, Workers Compensation)
- Provision of meals (lunches/morning teas) when attending Council meetings and workshops
- Attendance at approved work-related conferences and workshops
- Travel and accommodation to attend Council related business

## OVERSEAS TRAVEL

No overseas travel was undertaken during the 2020/21 financial year.

## REMUNERATION PAYABLE TO SENIOR MANAGEMENT

The below table shows the range of remuneration (excluding superannuation) for the 12 month period from 1 July 2020 to 30 June 2021 provided to Council's senior management staff.

The total remuneration payable (excluding superannuation) in 2020/21 to senior management was \$824,890.

| PACKAGE RANGE         | NUMBER |
|-----------------------|--------|
| \$300,000 - \$399,000 | 1      |
| \$200,000 - \$299,000 | 2      |

## COUNCILLOR MEETING ATTENDANCE

The below list outlines Councillor attendance at Council meetings held between 1 July 2020 and 30 June 2021. Leave was granted for all unattended meetings by Councillors.

| COUNCILLOR         | NUMBER | MEETINGS HELD             | NUMBER |
|--------------------|--------|---------------------------|--------|
| Cr Lachlan Bensted | 14     | Ordinary Meetings         | 12     |
| Cr Daniel Bird     | 13     | Special Meetings (Budget) | 1      |
| Cr Kevin Davies    | 14     | Special Meetings          | 1      |
| Cr Mary Graham     | 14     |                           |        |
| Cr Mario Mlikota   | 14     |                           |        |
| Cr Angela Toppin   | 14     |                           |        |
| Cr Lenore Wyatt    | 13     |                           |        |

## COUNCILLOR CONDUCT

The table below reflects complaints dealt with during the financial year in accordance with the Councillor conduct framework provided for under Chapter 5A of the *Local Government Act 2009*.

| DESCRIPTION  | NUMBER |
|--|--------|
| Orders made under section 150I(2) of the Act   | Nil    |
| Orders made under section 150AH(1) of the Act (see note 1)   | 1      |
| Orders made under section 150AR(1) of the Act  | Nil    |
| Complaints referred to the Independent Assessor under section 150P(2)(a) of the Act  | Nil    |
| Notifications made to the Crime and Corruption Commission under section 150P(3) of the Act   | Nil    |
| Notifications made to the Independent Assessor under section 150R(2) of the Act  | Nil    |
| Notifications made to the Independent Assessor under section 150S(2)(a) of the Act   | Nil    |
| Decisions made under sections 150W(1)(a), (b) and (d) of the Act during the period 1 July 2019 to 31 August 2019                       | Nil    |
| Decisions made under sections 150W(1)(a), (b) and (e) of the Act during the period 1 September 2019 to 30 June 2020                    | Nil    |
| Referrals received from the Independent Assessor under section 150AC(3)(a) of the Act  | Nil    |
| Information provided to the Independent Assessor under section 150AF(4)(a) of the Act  | Nil    |
| Number of occasions Council requested another entity to investigate Councillor conduct under Chapter 5A, Part 3, Division 5 of the Act | 1      |
| Complaints referred to the Independent Assessor for which no further action was taken under section 150Y of the Act                    | Nil    |
| Complaints referred back to Council by the Independent Assessor under section 150W(b) for investigation under section 150AF of the Act | 1      |
| Applications heard by the Councillor Conduct Tribunal  | Nil    |

Note 1 - Councillor Graham engaged in inappropriate conduct, when she shared a Facebook post containing racist material. Determination made that the action of sharing a third party's Facebook post from the Councillor's private Facebook page which denigrated the Muslim community, was inappropriate conduct as that term is defined under s150K(1) of the LGR. Council resolution: 'Cr Graham to make a public admission that she engaged in inappropriate conduct by writing a formal apology, which the Mayor will forward to the Complainant; and attend the next Councillor Training session that includes social media training'.

## PUBLIC SECTOR ETHICS ACT

The *Public-Sector Ethics Act 1994* requires that the Annual Report of each public-sector entity (which includes a Local Government) must include an implementation statement giving details of the action taken during the reporting period to comply with those sections of the Act relating to the preparation of codes of conduct and access to, and education and training in, the ethics principles and public-sector ethics.

The four (4) ethics principles are:

- Integrity and impartiality;
- Promoting the public good;
- Commitment to the system of government; and
- Accountability and transparency.

Council's Employee Code of Conduct is compliant with current legislation, in particular, the ethics principles outlined above. Education and training in relation to the ethics principles and the Code of Conduct are included as part of the induction process for all new employees and refresher training is provided to all employees.

Topics covered by this training include:



- The operation of the *Public-Sector Ethics Act 1994*
- The application of ethics principles and obligations
- The contents of the Code of Conduct
- The rights and obligations of employees in relation to a contravention of the Code of Conduct

Education and training have been provided to new employees, contractors, volunteers and students on work experience.

Copies of the ethics principles and Code of Conduct are provided at each workplace for access by Council staff. Any person, other than Council staff, can obtain access to, or purchase a copy of, the Code of Conduct at any of the Council's administration offices.

The administrative procedures and management practices of the Council have regard to the ethics obligations of public officials and the Council's Code of Conduct and all employees are required to act in ways which give a commitment to a high standard of ethics and which ensure the highest standards of public administration.

## ADMINISTRATIVE ACTION COMPLAINTS

Council is committed to dealing fairly with administrative action complaints. All complaints are processed in accordance with the provisions of the Council's adopted Administrative Action Complaints Management Policy. The objectives of the policy are to ensure that the Council has an organised process for responding to, recording, reporting and using complaints to improve service to the community.

The Complaints Management System governed by the policy aims to:

- Be fair and objective. All complaints are considered on their merits and the principles of natural justice are observed.
- Support continuous improvement. Where applicable, the outcomes from a complaints management process are applied to improve business operations, policies and procedures.
- Be open and accountable. The decisions and outcomes regarding a complaint are made available to the affected person, subject to statutory provisions.
- Be accessible and simple to understand. The process facilitates feedback from the community in a form that encourages participation.

The table below reflects Council's performance in resolving complaints during the financial year. The number of complaints outstanding at the end of the financial year was four (4) compared with a carry-over of 11 as of 30 June 2020, representing a fifty-four per cent decrease. Complaints not resolved at the close of the financial year decreased by sixty-three per cent along with an eighteen per cent decrease in total complaints lodged compared with the previous financial year. Of the four (4) complaints not resolved as at 30 June 2020, one is a carry-over due to the complexity of the matters raised and the significant and protracted involvement of the external review oversight agency.

| DESCRIPTION   | NUMBER |
|---|--------|
| Administrative action complaints carried over from the previous financial year  | 4      |
| Administrative action complaints lodged during 2020/21  | 63     |
| Administrative action complaints resolved during 2020/21  | 60     |
| Administrative action complaints not resolved at close of the financial year  | 7      |
| Administrative action complaints not resolved at close of the financial year 2019/20 which were lodged during the previous financial year 2019/20 | 0      |

## CHANGES TO TENDERS

There were two (2) occasions during the year where persons who submitted a tender were invited to change their tender to take account of a change in the tender specification prior to Council making a decision under section 228(7) of the *Local Government Regulation 2012*.

## GRANTS TO COMMUNITY ORGANISATIONS

The following grants/donations were provided to community groups and sporting clubs during the period 1 July 2020 to 30 June 2021 in accordance with Council's Community Partnerships Program (CPP) Policy and the Rate Rebate and Remission Policy:

| GRANTS TO COMMUNITY ORGANISATIONS                             | AMOUNT           |
|---|------------------|
| Cash  | \$21,950         |
| Remittance of Rates and Charges (including water consumption) | \$167,350        |
| In-Kind Assistance  | \$9,007          |
| <b>TOTAL</b>  | <b>\$198,307</b> |

Grants provided to community organisations through the Regional Arts Development Fund for arts and cultural projects are separate to the amounts listed above and totalled \$44,670 for the 2020/21 financial year.

Councillors of the Mareeba Shire Council are not provided with discretionary funds to allocate as they see fit. Funding was not therefore provided to community organisations from this source.

## LIST OF COUNCIL REGISTERS

- Register of Members Interests
- Register of Councillor Conduct
- Register of Delegations by Council
- Register of Roads
- Register of Assets
- Register of Cost Recovery Fees
- Register of Delegations by the Chief Executive Officer
- Register of Local Laws and Subordinate Local Laws
- Register of Lands
- Register of Policies
- Cemetery Register
- Impounding Register
- Gifts and Benefits Register
- Register of On-site Sewerage Facilities

## CONDUCT OF BUSINESS ACTIVITIES

### Application of Code of Competitive Conduct

The following business activities were conducted by Council during the 2020/21 financial year:

- Water Supply
- Sewerage
- Waste Management
- Soil Laboratory
- Building Certification

The *Local Government Act 2009* (s 45 (b)) requires that a Council's Annual Report must identify the business activities that are a significant business activity. Significant business activity does not include a roads activity, or an activity related to the provision of library services. All significant business activities have had the Competitive Neutrality Principles applied. The *Local Government Regulation 2012* (s19) identifies the following expenditure thresholds for significant business activities:

- 10,000 or more premises being connected to water service for the provision of combined water and sewerage services
- \$9.7 million for another business activity

The Regulation also provides that a Local Government must use the financial information for the previous financial year that was presented to the Local Government's budget meeting to identify each new significant business activity for the financial year. None of the Council's business activities exceeded the threshold for a significant business activity for the 2020/21 financial year. The business activities listed above were also conducted by Council in the previous financial year (2019/20), and there were no new business activities commenced in 2020/21.

## COMPETITIVE NEUTRALITY COMPLAINTS

During the 2020/21 financial year Council was not in receipt of any competitive neutrality complaints. During the same period, Council was not in receipt of any Queensland Productivity Commission notices of investigations, nor any Queensland Productivity Commission recommendations on any competitive neutrality complaints.

## NON-CURRENT ASSETS AS AN EXPENSE

There were no resolutions made during the year under section 206(2) of the *Local Government Regulation 2012* (setting an amount for each different type of non-current physical asset below which the value of an asset of the same type must be treated as an expense). It has previously been determined that the threshold for capitalisation of asset classes other than land is \$5,000. These details form part of Note 13 to the Financial Statements.

## SPECIAL RATES/CHARGES LEVIED

Council did not, during the year, take any action in relation to, or expend funds on, a service, facility or activity, under section 190(d) of the *Local Government Regulation 2012*:

- supplied by another local government under an agreement for conducting a joint government activity; and
- for which the local government levied special rates or charges for the financial year.



## RATE REBATE AND REMISSION POLICY

The Rate Rebate and Remission Policy sets out Council policy, as per annual budget resolution, in relation to the granting of rebates and remissions on rates and charges.

The *Local Government Regulation 2012* - Chapter 4, Part 10 Concessions, gives local governments the power to grant concessions for rates and charges.

A concession may only be of the following types:

- (a) a rebate of all or part of the rates or charges
- (b) an agreement to defer payment of the rates or charges
- (c) an agreement to accept a transfer of unencumbered land in full or part payment of the rates or charges

A concession may only be granted by resolution of the Council and for the Mareeba Shire Council; this is done as part of the annual budget adoption process and also noted in the adopted Revenue Statement.

## DEBT POLICY

The Debt Policy details the principles upon which Council bases its decisions when considering the type of expenditure to be funded by borrowings for the financial years 2020/21 to 2029/30, the total current and projected borrowings and the ranges of periods over which they will be repaid.

## REVENUE POLICY

The Revenue Policy (adopted annually at the budget meeting) governs the principles used by Council for making and levying rates and utility charges, exercising powers to grant rebates and concessions, for recovering unpaid amounts of rates and charges and the setting of miscellaneous fees and charges.

## AUDIT COMMITTEE

Although Council is not required under legislation to have an Audit Committee, Council has elected to appoint an Audit Committee. The Committee comprises an independent member as chairperson (Ruth Faulkner) and two Councillors (Cr Davies and Cr Graham). The independent chairperson is also responsible for probity audits.

Three meetings of the Audit Committee were held during the financial year; 11 August 2020, 21 September 2020, and 9 March 2021.

Items considered by the Committee throughout the 2020/21 year were:

- Financial statements for the year ended 30 June 2020
- Audit strategy for the 2020/21 financial year
- Internal audit plan and status
- Enterprise Risk Management
- External audit results and recommendations
- Probity audit reviews and status

## INTERNAL AUDIT

The function of an internal audit is to provide stakeholders with a level of assurance that business processes are operating appropriately and effectively in accordance with organisational and legislative requirements. Pacifica Chartered Accountants provide internal audit services for Mareeba Shire Council.

Pacifica Chartered Accountants have been appointed as Council's Internal Auditors since 23 April 2015. In March 2021 a further renewal of agreement was signed for the period 1 July 2021 to 30 June 2024.

Based on Council's budget for Internal Audit services; risk management frameworks; governance maturity and procedure documents; external audit findings and key areas of interest/concern for the Executive Management Team, an annual Internal Audit Plan for the three years spanning 2019 to 2021 has been endorsed by the Audit Committee.

Internal Audit activities undertaken include:

### Current 2020/21 Annual Internal Audit Plan

| NO. | PROJECT                         | DEPARTMENT        |
|-----|---------------------------------|-------------------|
| 1   | Fixed Asset Register Integrity  | Organisation wide |
| 2   | Project and Contract Management | Organisation-wide |

### Previous 2019/20 Annual Internal Audit Plan

| NO. | PROJECT                         | DEPARTMENT                       |
|-----|---------------------------------|----------------------------------|
| 1   | Property and Leasing Management | Corporate and Community Services |
| 2   | Plant Management Practices      | Organisation-wide                |

## SECTION 4: FINANCIAL INFORMATION

### COMMUNITY FINANCIAL REPORT

The Community Financial Report is produced to enable members of the community to gain a better understanding of our financial performance and position over the last financial year.

The report uses plain language and pictorial aids such as graphs and tables to give all interested readers and stakeholders an easy to follow summary of the financial statements.

The Community Financial Report is prepared in accordance with Section 179 of the *Local Government Regulation 2012* and focuses on:

Statement of  
Comprehensive  
Income

Statement of  
Financial  
Position

Statement of  
Changes in  
Equity

Statement of Cash Flows

Measures of Financial  
Sustainability  
Performance

#### Performance highlights:

During the 2020/21 financial year, Council has:

- Continued to achieve a sound financial position resulting in an operating surplus of \$7.5 million, which continues to lay the foundation of Council's promising long-term financial sustainability.
- Continued to sustain relatively low debt of \$7.7 million at year-end.
- Council continues to enhance and implement its Asset Management Plan in order to facilitate sound strategic asset management decisions



## STATEMENT OF COMPREHENSIVE INCOME

The Statement of Comprehensive Income (often referred to as the Profit and Loss Statement) shows the details of Council's operating and capital income and expenses for a specified reporting period. Income minus expenses result in either a profit or loss amount known as the net result.

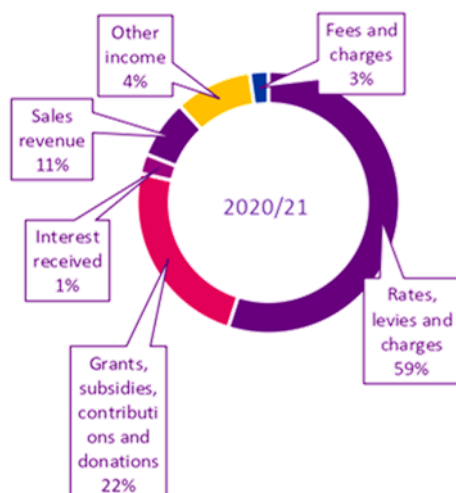
A Summarised Statement of Comprehensive Income for the year ended 30 June 2021 is shown in the table below:

| SUMMARY OF STATEMENT OF COMPREHENSIVE INCOME | 2020-21<br>AMOUNT<br>\$(000) | 2019-20<br>AMOUNT<br>\$(000) |
|--|------------------------------|------------------------------|
| Operating Revenue                            | \$54,620                     | \$56,509                     |
| Less: Operating Expenses                     | (\$47,111)                   | (\$49,953)                   |
| <b>Operating Position</b>                    | <b>\$7,509</b>               | <b>\$6,556</b>               |
| Plus: Capital Income                         | \$11,519                     | \$9,917                      |
| Less: Capital Expenses                       | (\$454)                      | (\$3,287)                    |
| <b>Net Result*</b>                           | <b>\$18,574</b>              | <b>\$13,186</b>              |

\* The Net Result does not represent surplus cash funds available as a substantial portion of income items are restricted to specific use and are not available for general use - for example, Benefited Area income and legislative provisions. In addition, capital grants are allocated as funding to maintain or expand Council's infrastructure and cannot be used for operational purposes.

## OPERATING REVENUE

Where Council's money comes from



Operating revenue includes rates and utility charges, fees and charges, operating grants and subsidies, sales revenue, interest and other income.

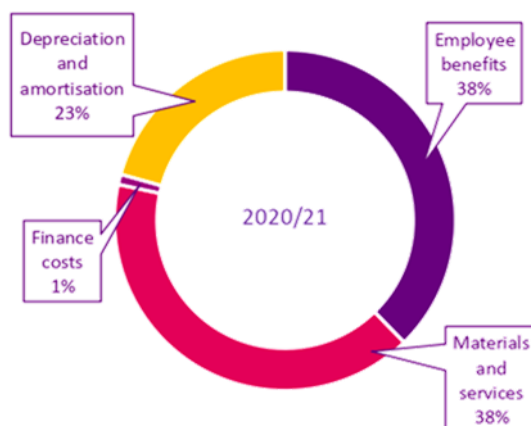
Council received \$54.6 million in operating revenue during the financial year. Rates and utility charges of \$32.4 million were the largest contributor to revenue, which is 59% of the total revenue for the year. Other sources are shown in the graph below.

Capital revenues refer to income from grants, subsidies and contributions. This revenue is used to pay for fixed assets. Total capital revenue during the 2020/21 financial year was \$11.5 million.

| OPERATING REVENUE SOURCES                                | 2020/21<br>AMOUNT \$(000) | 2019/20<br>AMOUNT \$(000) |
|--|---------------------------|---------------------------|
| Rates & Utility Charges (Net of discount and remissions) | \$32,400                  | \$31,529                  |
| Fees & Charges   | \$1,608                   | \$1,385                   |
| Operating Grants, Subsidies & Contributions              | \$12,030                  | \$14,344                  |
| Sales Revenue  | \$6,052                   | \$4,343                   |
| Interest - Investment & Rates                            | \$525                     | \$985                     |
| Other Revenue  | \$2,005                   | \$3,923                   |
| <b>TOTAL OPERATING REVENUE</b>                           | <b>\$54,620</b>           | <b>\$56,509</b>           |

## OPERATING EXPENDITURE

### What expenses did Council have to meet?



During the 2020/21 financial year, Council focused on continuing its commitment to long term financial sustainability.

Total operational expenses of \$47.1 million were incurred during the year 1 July 2020 to 30 June 2021. Materials and services and employee benefits make up 76% of the total expenditure for Council.

| OPERATING EXPENDITURE         | 2020/21<br>AMOUNT \$(000) | 2019/20<br>AMOUNT \$(000) |
|-------------------------------|---------------------------|---------------------------|
| Employee benefits             | \$17,765                  | \$18,218                  |
| Materials and services        | \$17,951                  | \$21,084                  |
| Finance costs                 | \$312                     | \$538                     |
| Depreciation and amortisation | \$11,083                  | \$10,113                  |
| <b>TOTAL EXPENDITURE</b>      | <b>\$47,111</b>           | <b>\$49,953</b>           |

## STATEMENT OF FINANCIAL POSITION

The Statement of Financial Position (more commonly known as the Balance Sheet) displays a 'snapshot' of assets and liabilities at a specified reporting date. The statement measures what Council owns (assets) and what Council owes (liabilities). The difference between these two components is the net wealth (equity) of Council and our community, referred to as Community Equity.

Each heading in the Statement of Financial Position is separated into detailed subheadings which are cross-referenced to Notes in the Financial Statements to provide further explanations.

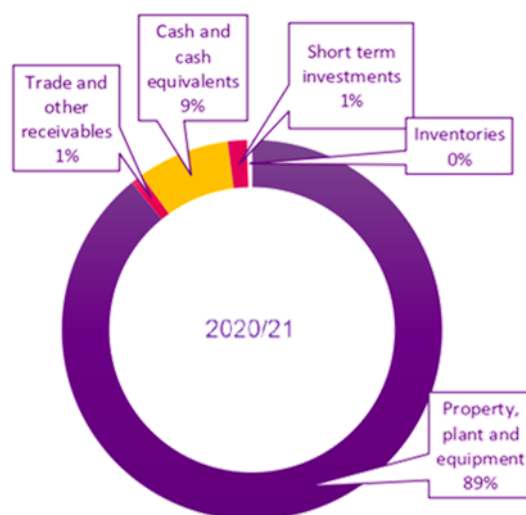
| STATEMENT OF FINANCIAL POSITION                     | 2020/21<br>AMOUNT \$(000) | 2019/20<br>AMOUNT \$(000) |
|---|---------------------------|---------------------------|
| <b>Assets - What Council owns</b>                   |                           |                           |
| Cash Assets   | \$58,667                  | \$50,074                  |
| Short Term Investments                              | \$5,000                   | \$10,500                  |
| Receivables   | \$8,285                   | \$6,475                   |
| Inventories   | \$2,471                   | \$2,525                   |
| Property, Plant and Equipment and Intangible Assets | \$596,873                 | \$569,443                 |
| <b>TOTAL ASSETS</b>                                 | <b>\$671,296</b>          | <b>\$639,017</b>          |
| <b>Less: Liabilities - What Council owes</b>        |                           |                           |
| Trade Payables                                      | \$11,296                  | \$9,914                   |
| Borrowings  | \$7,724                   | \$8,109                   |
| Provisions  | \$6,512                   | \$6,848                   |
| <b>TOTAL LIABILITIES</b>                            | <b>\$25,532</b>           | <b>\$24,871</b>           |
| <b>NET COMMUNITY ASSETS - What Council is worth</b> | <b>\$645,764</b>          | <b>\$614,146</b>          |



## WHAT DO WE OWN?

Council's major asset is property, plant and equipment. This is broken down into asset classes of land, buildings, plant and fleet, roads, drainage, bridges, water, sewerage and other infrastructure assets. Road, drainage, bridge, water and sewerage infrastructure represent 80% of the total fixed assets and provides a direct service/benefit to the community.

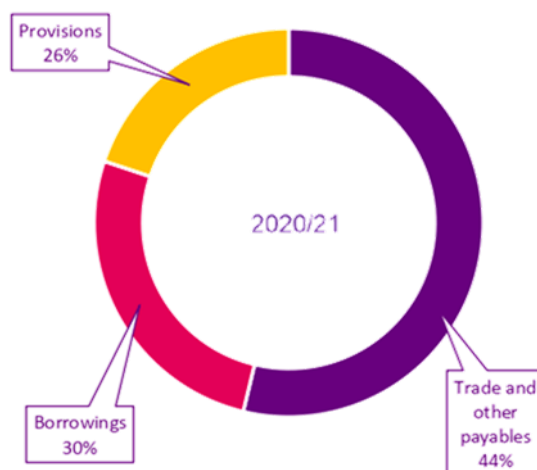
A total of \$26 million was spent to renew, upgrade and build new assets for the community during this financial year.



Cash and cash equivalents represent 9% of Council's total assets. Fixed-term deposits in excess of 3 months are separately classified from cash and cash equivalents.

Other assets include outstanding rates, fees and charges owing to Council at 30 June 2021. These are known as trade and other receivables.

## WHAT DO WE OWE?



Council has \$7.7 million worth of loans. \$4 million of this relates to the Mareeba Sewerage Treatment Plant upgrade, which was completed in August 2017. \$3.6 million relates to the upgrade of the Mareeba Industrial Park and Mareeba Airport which was completed in 2019/20.

The other major liability for Council is the landfill rehabilitation provision. Council continues to set aside a provision which will remain for a number of years to cover the anticipated future costs relating to the closure of refuse sites, including decontamination and monitoring of historical residues and leaching at these sites. This is included in the provision account under liabilities in the Statement of Financial Position.

## STATEMENT OF CHANGES IN EQUITY

The difference between assets and liabilities is the total community equity or the net wealth of the Council. The Statement of Changes in Equity shows the overall change in Council's "net wealth" over the year. As at 30 June 2021, Council's net wealth was \$646m. This community equity consists of an asset revaluation reserve and retained surpluses which increased by \$13m and \$18.5m respectively this year. The asset revaluation surplus comprises amounts representing the change in the value of Council's assets over time.

Council's retained surplus represents amounts available to be invested into assets (now or in the future) to provide services to the community. These surpluses can be used should unforeseen financial shocks or adverse changes to the business that occur in the future.

## STATEMENT OF CASHFLOW

*The Statement of Cashflow measures the inflow and outflow of cash during the reporting period. The statement is categorised into three groups;*

- **Operating activities** - are normal day to day functions of Council. This would include receipts such as rates, fees and charges, interest received on investments and payments of employee wages, materials and services.
- **Investing activities** - including capital grants for the purchase and construction of property, plant and equipment and proceeds from the sale of assets, including term deposits.
- **Financing activities** - are repayments of loans, as well as the inflows from new loans drawn down in the year (if any).

| STATEMENT OF CASHFLOW                                 | 2020/21<br>AMOUNT \$(000) | 2019/20<br>AMOUNT \$(000) |
|---|---------------------------|---------------------------|
| Opening Balance - 1 July 2020                         | \$50,074                  | \$52,753                  |
| Plus: Cash inflow/(outflow) from operating activities | \$17,883                  | \$22,114                  |
| Cash inflow/(outflow) from investing activities       | (\$8,904)                 | (\$26,952)                |
| Cash inflow/(outflow) from financing activities       | (\$386)                   | \$2,159                   |
| <b>CASH AVAILABLE AT END OF YEAR</b>                  | <b>\$58,667</b>           | <b>\$50,074</b>           |

Cash at the end of the year was \$58m, which is represented as cash and cash equivalents in the Statement of Financial Position.

The difference between cash inflows from investing activities represents the movement in 2019/20 of \$10.5m relating to an increase in term deposits during that year which decreased by \$5.5m in 2020/21. These are shown in the cash flow statements as an inflow/(outflow) from investing activities. Total term deposits as at 30 June 2021 were \$5m.

The cash inflow from financing activities in 2019/20 includes a new loan of \$3.75m that Council drew down.



## MEASURES OF FINANCIAL SUSTAINABILITY

### (KEY FINANCIAL PERFORMANCE RATIOS)

The *Local Government Regulation 2012* requires Councils to report against the Department of Local Government, Racing and Multicultural Affairs (DLGRMA) sustainability financial ratios. This information is provided below. These ratios are designed to provide an indication of the performance of Council against key financial sustainability criteria which must be met to ensure the prudent management of financial risks.

| RATIO                                  | DESCRIPTION  | ACTUAL RESULT | TARGET  | TARGET MET                          |
|--|--|---------------|---------|-------------------------------------|
| <b>Operating surplus ratio</b>         | This is an indicator of the extent to which revenue raised covers operational expenses only or are available for capital funding purposes. The higher the ratio the better.  | 13.75%        | 0 - 10% | <input checked="" type="checkbox"/> |
| <b>Net financial liabilities ratio</b> | This is an indicator of the extent to which the net financial liabilities of a Council can be serviced by its operating revenues.<br><br>A ratio less than zero (negative) indicates that the current assets exceed total liabilities and therefore Council appears to have the capacity to increase its loan borrowings, should it decide to do so. The lower the percentage the better.  | -94%          | <=60%   | <input checked="" type="checkbox"/> |
| <b>Asset sustainability ratio</b>      | This is an approximation of the extent to which the assets managed by Council are being replaced as these reach the end of their useful lives.<br><br>Depreciation expense is compared to the renewal's expenditure (replacing assets that Council already has) and is an indicator of the extent to which the assets are being replaced.<br><br>This ratio indicates whether Council is renewing or replacing existing non-financial assets at the same rate that its overall portfolio of assets is wearing out. | 156.5%        | >90%    | <input checked="" type="checkbox"/> |

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FINANCIAL STATEMENTS



***Financial Statements***

***For the year ended 30 June 2021***

# Mareeba Shire Council

## Financial statements

### For the year ended 30 June 2021

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**Mareeba Shire Council**  
**Statement of Comprehensive Income**  
For the year ended 30 June 2021

|  | Note | 2021<br>\$          | 2020<br>\$          |
|--|------|---------------------|---------------------|
| <b>Income</b>  |      |                     |                     |
| <b>Revenue</b>   |      |                     |                     |
| <b>Recurrent revenue</b>                                 |      |                     |                     |
| Rates, levies and charges                                | 3(a) | 32,399,909          | 31,529,440          |
| Fees and charges   | 3(b) | 1,607,581           | 1,384,981           |
| Sales and services revenue                               | 4(a) | 6,051,639           | 6,356,416           |
| Grants, subsidies, contributions and donations           | 3(c) | 12,030,577          | 14,343,854          |
| <b>Total recurrent revenue</b>                           |      | <u>52,089,706</u>   | <u>53,614,691</u>   |
| <b>Capital revenue</b>                                   |      |                     |                     |
| Grants, subsidies, contributions and donations           | 3(c) | 11,518,616          | 9,916,900           |
| <b>Total capital revenue</b>                             |      | <u>11,518,616</u>   | <u>9,916,900</u>    |
| Interest received  | 4(b) | 525,210             | 984,378             |
| Other revenue  | 4(c) | 2,004,801           | 1,910,177           |
| <b>Total income</b>                                      |      | <u>66,138,333</u>   | <u>66,426,146</u>   |
| <b>Expenses</b>  |      |                     |                     |
| <b>Recurrent expenses</b>                                |      |                     |                     |
| Employee benefits  | 5    | (17,765,092)        | (18,218,002)        |
| Materials and services                                   | 6    | (17,951,467)        | (21,084,158)        |
| Finance costs  | 7    | (311,775)           | (538,422)           |
| Depreciation and amortisation                            |      |                     |                     |
| Property, plant and equipment                            | 13   | (10,936,418)        | (9,929,768)         |
| Intangible assets  | 14   | (146,647)           | (182,633)           |
|  |      | <u>(47,111,399)</u> | <u>(49,952,984)</u> |
| <b>Capital expenses</b>                                  | 8    | (453,909)           | (3,287,428)         |
| <b>Total expenses</b>                                    |      | <u>(47,565,308)</u> | <u>(53,240,412)</u> |
| <b>Net result</b>  |      | <u>18,573,025</u>   | <u>13,185,734</u>   |
| <b>Other comprehensive income</b>                        |      |                     |                     |
| <b>Items that will not be reclassified to net result</b> |      |                     |                     |
| Increase in asset revaluation surplus                    | 13   | 13,044,680          | 72,257,722          |
| <b>Total other comprehensive income</b>                  |      | <u>13,044,680</u>   | <u>72,257,722</u>   |
| <b>Total comprehensive income for the year</b>           |      | <u>31,617,705</u>   | <u>85,443,456</u>   |

*The above statement should be read in conjunction with the accompanying notes and Significant Accounting Policies.*

**Mareeba Shire Council**  
**Statement of Financial Position**  
as at 30 June 2021

|                                      | Note | 2021<br>\$         | 2020<br>\$         |
|--------------------------------------|------|--------------------|--------------------|
| <b>Current assets</b>                |      |                    |                    |
| Cash and cash equivalents            | 9    | 58,667,167         | 50,073,982         |
| Short term investments               | 10   | 5,000,000          | 10,500,000         |
| Trade and other receivables          | 11   | 8,255,969          | 6,435,350          |
| Inventories                          | 12   | 2,470,760          | 2,525,396          |
| <b>Total current assets</b>          |      | <b>74,393,896</b>  | <b>69,534,728</b>  |
| <b>Non-current assets</b>            |      |                    |                    |
| Trade and other receivables          | 11   | 28,969             | 39,594             |
| Property, plant and equipment        | 13   | 596,148,819        | 568,787,850        |
| Intangible assets                    | 14   | 724,731            | 655,201            |
| <b>Total non-current assets</b>      |      | <b>596,902,519</b> | <b>569,482,645</b> |
| <b>Total assets</b>                  |      | <b>671,296,415</b> | <b>639,017,373</b> |
| <b>Current liabilities</b>           |      |                    |                    |
| Trade and other payables             | 16   | 8,706,838          | 7,576,083          |
| Borrowings                           | 17   | 406,875            | 393,331            |
| Provisions                           | 18   | 2,802,864          | 2,756,523          |
| <b>Total current liabilities</b>     |      | <b>11,916,577</b>  | <b>10,725,937</b>  |
| <b>Non-current liabilities</b>       |      |                    |                    |
| Trade and other payables             | 16   | 2,589,258          | 2,337,580          |
| Borrowings                           | 17   | 7,317,100          | 7,716,213          |
| Provisions                           | 18   | 3,709,646          | 4,091,514          |
| <b>Total non-current liabilities</b> |      | <b>13,616,004</b>  | <b>14,145,307</b>  |
| <b>Total liabilities</b>             |      | <b>25,532,581</b>  | <b>24,871,244</b>  |
| <b>Net community assets</b>          |      | <b>645,763,833</b> | <b>614,146,128</b> |
| <b>Community equity</b>              |      |                    |                    |
| Retained surplus                     |      | 482,263,952        | 463,690,927        |
| Asset revaluation surplus            | 13   | 163,499,881        | 150,455,201        |
| <b>Total community equity</b>        |      | <b>645,763,833</b> | <b>614,146,128</b> |

*The above statement should be read in conjunction with the accompanying notes and Significant Accounting Policies.*

**Mareeba Shire Council**  
**Statement of Changes in Equity**  
 For the year ended 30 June 2021

|   | Note | Asset<br>revaluation<br>surplus<br>\$ | Retained surplus<br>\$ | Total<br>\$ |
|---|------|---------------------------------------|------------------------|-------------|
| Balance as at 1 July 2020                                 |      | 150,455,201                           | 463,690,927            | 614,146,128 |
| Net result  |      | -                                     | 18,573,025             | 18,573,025  |
| Increase in asset revaluation surplus                     | 19   | 13,044,680                            | -                      | 13,044,680  |
| Total comprehensive income for the year                   |      | 13,044,680                            | 18,573,025             | 31,617,705  |
| Balance as at 30 June 2021                                |      | 163,499,881                           | 482,263,952            | 645,763,833 |
| Balance as at 1 July 2019                                 |      | 78,197,479                            | 446,207,979            | 524,405,458 |
| Adjustments on initial application of AASB 15 / AASB 1058 |      |                                       | 4,297,214              | 4,297,214   |
| Restated balance at 1 July 2019                           |      | 78,197,479                            | 450,505,193            | 528,702,672 |
| Net result  |      | -                                     | 13,185,734             | 13,185,734  |
| Increase in asset revaluation surplus                     | 19   | 72,257,722                            | -                      | 72,257,722  |
| Total comprehensive income for the year                   |      | 72,257,722                            | 13,185,734             | 85,443,456  |
| Balance as at 30 June 2020                                |      | 150,455,201                           | 463,690,927            | 614,146,128 |

*The above statement should be read in conjunction with the accompanying notes and Significant Accounting Policies.*

**Mareeba Shire Council**  
**Statement of Cash Flows**  
 For the year ended 30 June 2021

|   | Note | 2021<br>\$         | 2020<br>\$          |
|---|------|--------------------|---------------------|
| <b>Cash flows from operating activities</b>                             |      |                    |                     |
| Receipts from customers   |      | 40,229,940         | 46,476,107          |
| Payments to suppliers and employees                                     |      | (34,596,493)       | (39,157,072)        |
|   |      | <u>5,633,447</u>   | <u>7,319,035</u>    |
| Interest received   |      | 497,004            | 929,282             |
| Recurrent grants and contributions                                      |      | 12,030,577         | 14,343,854          |
| Borrowing costs   |      | (278,097)          | (467,838)           |
| Other loans finance costs   |      | -                  | (10,412)            |
| <b>Net cash inflow (outflow) from operating activities</b>              | 25   | <u>17,882,932</u>  | <u>22,113,921</u>   |
| <b>Cash flows from investing activities</b>                             |      |                    |                     |
| Payments for property, plant and equipment                              |      | (25,629,640)       | (24,374,551)        |
| Payments for intangible assets  |      | (216,177)          | (25,506)            |
| Proceeds from sale of property, plant and equipment                     |      | 149,896            | 149,405             |
| Grants, subsidies, contributions and donations                          |      | 11,291,744         | 7,798,592           |
| Proceeds from / (payments for) short-term investments                   |      | <u>5,500,000</u>   | <u>(10,500,000)</u> |
| <b>Net cash inflow (outflow) from investing activities</b>              |      | <u>(8,904,177)</u> | <u>(26,952,060)</u> |
| <b>Cash flows from financing activities</b>                             |      |                    |                     |
| Proceeds from borrowings  |      | -                  | 3,750,000           |
| Repayment of borrowings   |      | (361,756)          | (1,568,951)         |
| Repayments made on other loans  |      | (23,813)           | (22,088)            |
| <b>Net cash inflow (outflow) from financing activities</b>              |      | <u>(385,569)</u>   | <u>2,158,962</u>    |
| <b>Net increase (decrease) in cash and cash equivalent held</b>         |      | <u>8,593,186</u>   | <u>(2,679,177)</u>  |
| <b>Cash and cash equivalents at the beginning of the financial year</b> |      | 50,073,982         | 52,753,159          |
| <b>Cash and cash equivalents at the end of the financial year</b>       | 9    | <u>58,667,167</u>  | <u>50,073,982</u>   |

*The above statement should be read in conjunction with the accompanying notes and Significant Accounting Policies.*



**Mareeba Shire Council**  
**Notes to the financial statements**  
For the year ended 30 June 2021

**1 Information about these financial statements**

**1.A Basis of preparation**

Mareeba Shire Council ("Council") is constituted under the *Queensland Local Government Act 2009* and is domiciled in Australia.

These general purpose financial statements are for the period 1 July 2020 to 30 June 2021. They are prepared in accordance with the *Local Government Act 2009* and the *Local Government Regulation 2012*.

These financial statements comply with Australian Accounting Standards and Interpretations issued by the Australian Accounting Standards Board (AASB). Council is a not-for-profit entity for financial reporting purposes and complies with Australian Accounting Standards as applicable to not-for-profit entities.

These financial statements have been prepared under the historical cost convention except for the revaluation of certain classes of property, plant and equipment which are measured at fair value.

**Recurrent/capital classification**

Revenue and expenditure are presented as "recurrent" or "capital" in the Statement of Comprehensive Income on the following basis:

Capital revenue includes grants and subsidies received which are tied to specific projects for the replacement or upgrade of existing non-current assets and/or investment in new assets. It also includes non-cash contributions which are usually infrastructure assets received from developers.

The following transactions are classified as either "capital income" or "capital expenses" depending on whether they result in accounting gains or losses:

- disposal of non-current assets
- discount rate adjustments to restoration provisions
- revaluations of property, plant and equipment (Note 13(a))

**1.B New and revised Accounting Standards adopted during the year**

Council has adopted all standards which became mandatorily effective for annual reporting periods beginning on 1 July 2020, none of the standards had a material impact on reported position, performance and cash flows, excluding the *IFRIC Agenda Decision Configuration or Customisation in a Cloud Computing Arrangement*.

IFRIC (the International Financial Reporting Interpretation Committee, a committee of the International Accounting Standards Board) has recently addressed an Agenda Decision how a customer should account for the costs of configuring or customising a suppliers application software in a cloud computing or Software as a Service (SaaS) arrangement. It was determined by IFRIC that sufficient guidance exists within the relevant accounting standards that no amendments to Accounting Standards was required. Council has assessed the impact on Council's intangible assets and determined that there is no impact upon Councils' financial statements as a result of this decision

**1.C Standards issued by the AASB not yet effective**

The AASB has issued Australian Accounting Standards and Interpretations which are not yet effective at 30 June 2021, these standards have not been adopted by Council and will be included in the financial statements on their effective date. Where the standard is expected to have a material impact for Council then further information has been provided in this note.

|   | Effective for reporting periods beginning on or after: |
|---|--|
| AASB 2020-1 <i>Amendments to Australian Accounting Standards - Classification of Liabilities as Current or Non-Current and associated standards</i> | 1 January 2023   |
| AASB 2020-3 <i>Amendments to Australian Accounting Standards - Annual Improvements 2018-2020 and Other Amendments</i>                               | 1 January 2022   |

**Mareeba Shire Council**  
**Notes to the financial statements**  
For the year ended 30 June 2021

**1.D Estimates and judgements**

Council makes a number of judgements, estimates and assumptions in preparing these financial statements. These are based on the best information available to Council at the time, however due to the passage of time, these assumptions may change and therefore the recorded balances may not reflect the final outcomes. The significant judgements, estimates and assumptions relate to the following items and specific information is provided in the relevant note:

Revenue recognition - Note 3  
Valuation and depreciation of property, plant and equipment - Note 13  
Provisions - Note 18  
Contingent liabilities - Note 21  
Financial instruments and financial liabilities - Note 27

**1.E Rounding and comparatives**

The financial statements are in Australian dollars that have been rounded to the nearest \$1, unless otherwise stated. Council uses the Australian dollar as its functional currency and its presentation currency. Comparative information is generally restated for reclassifications, errors and changes in accounting policies unless permitted otherwise by transition rules in a new Accounting Standard.

**1.F Volunteer Services**

Council utilises volunteers in the following services:

- Kuranda Visitor Information Centre
- Mareeba Library Service
- Advisory Committees to Council
  - Regional Arts Development Fund
  - Kuranda Infrastructure Advisory Committee
  - Multicultural Festival
  - Great Wheelbarrow Race

Council's volunteers perform a range of unpaid activities. Their contributions to Council would not have been purchased if they had not been donated, hence their contributions cannot be readily identifiable and measured at fair value as they cannot be reliably measured.

**1.G Taxation**

Council is exempt from income tax, however Council is subject to Fringe Benefits Tax and Goods and Services Tax ('GST') and payroll tax on certain activities. The net amount of GST recoverable from the ATO or payable to the ATO is shown as an asset or liability respectively.

**1.H COVID-19**

Council's operations for the year ended 30 June 2021 have not been materially impacted by the COVID-19 pandemic.

Council undertook a number of key actions during the current year in response to the COVID-19 pandemic, some of which were carried forward from the 2019-2020 financial year:

- Dates to make arrangements for outstanding rates at 30 June 2020 were extended to 31 December 2020;
- Deferral of increases in aged housing rentals to 30 September 2020;
- Councillors waived a 2% wage increase as provided for by the Remuneration Tribunal for 2020-21 as well as the Management Team;
- Council provided a COVID-19 rates concession for rates notices across certain residential categories that have been issued for the first 6 months of 2020-21 of 2.5% to offset the 2.5% increase in general rates for this period;
- Council extended Environmental Health food licenses and Animal Management dog registrations at no charge until 30 September 2020;
- Council extended the commercial use of goods of footpath permits at no charge until 30 September 2020.

The impact of these measures were not material to the 2020-21 financial statements of Council, and were included in the 2020-21 Council budget.

**Mareeba Shire Council**  
**Notes to the financial statements**  
For the year ended 30 June 2021

**2 Analysis of results by function**

**(a) Components of Council functions**

The activities relating to the Council's components reported on in Note 2(b) are as follows:

**Governance and corporate services**

The objective of governance and corporate services is for Council to be open, accountable, transparent, and to deliver value for money on community outcomes, provide accurate, timely and appropriate information to support sound decision making and meet statutory requirements.

The Mayor, Councillors and Chief Executive Officer are included in governance.

The corporate services function includes: finance, information services, record management and human resources. Roles within this function include budget support, financial accounting, customer service and information technology services.

**Community services**

The goal of community services is to ensure Council is a healthy, vibrant, contemporary and connected community. Community services provide well managed and maintained community facilities, and ensure the effective delivery of cultural, health, welfare, environmental, recreational services and the promotion of tourism.

This function includes:

- Libraries
- Environmental licences and approvals.

**Planning and development**

This function facilitates the Shire's growth and prosperity through well planned and quality development. The objective of planning and development is to ensure the Mareeba Shire Council is well designed, efficient and facilitates growth yet also preserves the character and natural environment of the Shire. This function includes activities and services related to neighbourhood and regional planning, and management of development approval processes.

**Works infrastructure**

The objective of the works infrastructure program is to ensure the community is serviced by a quality and effective road network. This function provides and maintains transport infrastructure, including the maintenance and provision of the drainage network and provides maintenance for all parks and gardens.

**Waste management**

The goal of this function is to protect and support our community and natural environment by sustainably managing refuse. This function provides refuse collection and disposal services.

**Water infrastructure**

The goal of this program is to support a healthy, safe community through sustainable water services. This function includes all activities relating to water.

**Sewerage infrastructure**

This function protects and supports the health of our community by sustainably managing sewerage infrastructure.

**Mareeba Shire Council**  
**Notes to the financial statements**  
**For the year ended 30 June 2021**

**2 Analysis of results by function**

(b) Income and expenses defined between recurring and capital are attributed to the following functions:

| Year ended 30 June 2021           |                      |            |           |           |              |                        |           |              |                |                                      |             |
|-----------------------------------|----------------------|------------|-----------|-----------|--------------|------------------------|-----------|--------------|----------------|--------------------------------------|-------------|
| Functions                         | Gross program income |            |           |           | Total income | Gross program expenses |           |              | Total expenses | Net result from recurrent operations | Assets      |
|                                   | Recurrent            |            | Capital   |           |              | Recurrent              | Capital   | Total        |                |                                      |             |
|                                   | Grants               | Other      | Grants    | Other     |              |                        |           |              |                |                                      |             |
|                                   | \$                   | \$         | \$        | \$        | \$           | \$                     | \$        | \$           | \$             | \$                                   | \$          |
| Governance and corporate services | 8,633,831            | 16,952,431 | 2,299     | -         | 25,588,561   | (5,243,572)            | -         | (5,243,572)  | 20,344,989     | 186,835,243                          | -           |
| Community services                | 698,064              | 2,313,167  | -         | -         | 3,011,831    | (6,964,423)            | (27,046)  | (6,991,469)  | (3,952,562)    | (3,979,038)                          | -           |
| Planning and development          | -                    | 578,623    | -         | -         | 578,623      | (1,429,669)            | -         | (1,429,669)  | (851,046)      | (851,046)                            | -           |
| Works infrastructure              | 2,672,868            | 4,343,566  | 7,863,279 | 1,106,322 | 15,986,035   | (20,253,181)           | (162,967) | (20,416,138) | (13,236,747)   | (4,430,103)                          | 357,499,170 |
| Waste management                  | 25,215               | 6,190,735  | -         | 42,853    | 6,264,803    | (5,133,283)            | -         | (5,133,283)  | 1,088,667      | 1,131,520                            | 4,028,134   |
| Water infrastructure              | -                    | 6,770,710  | 1,101,363 | 305,854   | 8,267,927    | (4,684,371)            | (135,121) | (4,819,492)  | 2,096,339      | 3,448,335                            | 57,442,682  |
| Sewerage infrastructure           | -                    | 5,433,908  | 665,178   | 341,468   | 6,440,554    | (3,402,901)            | (128,785) | (3,531,686)  | 2,031,007      | 2,908,868                            | 64,891,236  |
| Total Council                     | 12,030,578           | 42,589,140 | 9,632,119 | 1,896,497 | 66,138,333   | (47,111,420)           | (453,909) | (47,565,309) | 7,508,318      | 18,573,025                           | 671,296,415 |

| Year ended 30 June 2020           |                      |            |           |           |              |                        |             |              |                |                                      |             |
|-----------------------------------|----------------------|------------|-----------|-----------|--------------|------------------------|-------------|--------------|----------------|--------------------------------------|-------------|
| Functions                         | Gross program income |            |           |           | Total income | Gross program expenses |             |              | Total expenses | Net result from recurrent operations | Assets      |
|                                   | Recurrent            |            | Capital   |           |              | Recurrent              | Capital     | Total        |                |                                      |             |
|                                   | Grants               | Other      | Grants    | Other     |              |                        |             |              |                |                                      |             |
|                                   | \$                   | \$         | \$        | \$        | \$           | \$                     | \$          | \$           | \$             | \$                                   | \$          |
| Governance and corporate services | 7,879,178            | 16,849,445 | -         | -         | 24,728,621   | (5,618,164)            | (3,050,120) | (8,708,284)  | 19,110,457     | 16,020,337                           | 176,190,460 |
| Community services                | 1,623,822            | 2,844,138  | -         | -         | 4,467,960    | (6,375,516)            | (22,026)    | (6,397,542)  | (1,907,556)    | (1,929,582)                          | -           |
| Planning and development          | -                    | 358,058    | -         | -         | 358,058      | (1,429,770)            | (1,014)     | (1,430,784)  | (1,071,712)    | (1,072,786)                          | -           |
| Works infrastructure              | 4,735,801            | 4,812,891  | 7,080,522 | 2,325,726 | 18,954,930   | (22,594,850)           | (18,693)    | (22,613,543) | (13,048,168)   | (3,658,613)                          | 337,775,067 |
| Waste management                  | 100,055              | 5,730,798  | 54,314    | 32,254    | 5,917,421    | (5,589,834)            | 18,182      | (5,571,652)  | 241,019        | 345,769                              | 4,601,632   |
| Water infrastructure              | 5,000                | 6,310,914  | 51,752    | 85,540    | 6,453,266    | (4,713,630)            | (96,086)    | (4,809,716)  | 1,602,344      | 1,643,560                            | 56,769,164  |
| Sewerage infrastructure           | -                    | 5,250,098  | 235,501   | 51,230    | 5,545,869    | (3,631,220)            | (77,671)    | (3,708,891)  | 1,627,878      | 1,836,969                            | 63,881,047  |
| Total Council                     | 14,343,854           | 42,165,392 | 7,422,149 | 2,484,750 | 66,426,146   | (49,652,984)           | (3,287,428) | (52,240,412) | 6,556,262      | 13,185,734                           | 639,017,373 |

**Mareeba Shire Council**  
**Notes to the financial statements**  
For the year ended 30 June 2021

**3 Revenue**

**(a) Rates, levies and charges**

Rates and annual charges are recognised as revenue at the beginning of the rating period to which they relate. Prepaid rates are recognised as a financial liability until the beginning of the rating period.

|  | 2021<br>\$        | 2020<br>\$        |
|--|-------------------|-------------------|
| General rates                          | 18,473,927        | 17,887,606        |
| Separate rates                         | 394,711           | 636,238           |
| Water                                  | 3,911,393         | 3,662,608         |
| Water consumption, rental and sundries | 2,646,282         | 2,431,939         |
| Sewerage                               | 5,276,741         | 4,999,071         |
| Waste management                       | 3,990,015         | 3,837,240         |
| Total rates and utility charge revenue | 34,693,069        | 33,454,702        |
| Less: COVID-19 Rebate                  | (290,634)         | -                 |
| Less: Discounts                        | (1,606,516)       | (1,536,784)       |
| Less: Pensioner remissions             | (396,010)         | (388,478)         |
|  | <u>32,399,909</u> | <u>31,529,440</u> |

**(b) Fees and charges**

Revenue arising from fees and charges are recognised at the point in time when the performance obligation is completed and the customer receives the benefit of the goods/services being provided

The performance obligation relates to the specific services which are provided to the customers and generally the payment terms are within 30 days of the provision of service or in some cases, the customers required to pay on arrival. There is no material obligation for Council in relation to refunds or returns.

Licenses granted by Council are all either short-term or low value and all revenue from licenses is recognised at the time the license is granted rather than the term of the licence.

Revenue from infringements is recognised on issue of infringement notice after applying the expected credit loss model relating to impairment of receivables for initial recognition of statutory receivables.

|   |                  |                  |
|---|------------------|------------------|
| Applications                              | 225,771          | 114,083          |
| Cemetery services                         | 303,462          | 229,695          |
| Building/plumbing domestic applications   | 291,800          | 173,025          |
| Building/plumbing commercial applications | 11,758           | 15,579           |
| Fines, penalties and infringements        | 78,737           | 108,345          |
| Permits, licences and registrations       | 261,701          | 263,088          |
| Other fees and charges                    | 434,352          | 481,166          |
|   | <u>1,607,581</u> | <u>1,384,981</u> |

**Mareeba Shire Council**  
**Notes to the financial statements**  
For the year ended 30 June 2021

(c) Grants, subsidies, contributions and donations

**Grant income under AASB 15**

Where grant income arises from an agreement which is enforceable and contains sufficiently specific performance obligations then the revenue is recognised when control of each performance obligation is satisfied.

The performance obligations vary in each agreement. Payment terms vary depending on the terms of the grant, cash is received upfront for some grants and on the achievement of certain payment milestones for others. Each performance obligation is considered to ensure that the revenue recognition reflects the transfer of control and within grant agreements there may be some performance obligations where control transfers at a point in time and others which have continuous transfer of control over the life of the contract. Where control is transferred over time, generally the input methods being either costs or time incurred are deemed to be the most appropriate methods to reflect the transfer of benefit.

**Grant income under AASB 1058**

Assets arising from grants in the scope of AASB 1058 are recognised at the assets fair value when the asset is received. Council considers whether there are any related liability or equity items associated with the asset which are recognised in accordance with the relevant accounting standard. Once the assets and liabilities have been recognised then income is recognised for any remaining asset value at the time that the asset is received.

**Capital grants**

Where Council receive funding under an enforceable contract to acquire or construct a specified item of property, plant and equipment which will be under Council's control on completion, revenue is recognised as and when the obligation to construct or purchase is completed. For construction projects, this is generally as the construction progresses in accordance with costs incurred.

**Donations and contributions**

Where assets are donated or purchased for significantly below fair value, the revenue is recognised when the asset is acquired and controlled by the council.

Donations and contributions are generally recognised on receipt of the asset since there are no enforceable performance obligations.

Cash contributions

Developers also pay infrastructure charges for trunk infrastructure to construct assets such as roads and footpaths and to connect new property developments to water and sewerage networks in the local government area. These infrastructure charges are generally within the scope of AASB 1058 since there is no enforceable performance obligation associated with them and therefore the infrastructure charges are recognised as revenue when received.

Developers may also make cash contributions towards the cost of constructing existing and proposed water supply and sewerage headworks in accordance with Council's planning scheme policies. (headworks include pumping stations, treatment works, mains and sewers). These cash contributions are recognised as income when received.

Non-Cash contributions

Non-cash contributions with a value in excess of the recognition thresholds, are recognised as revenue under AASB 1058 and an addition to non-current assets. Those below the thresholds are recorded as expenses.

Physical assets contributed to Council by developers in the form of road works, stormwater, water and wastewater infrastructure and park equipment are recognised as revenue when the development becomes "on maintenance" (i.e. Council obtains control of the assets and becomes liable for any ongoing maintenance) and there is sufficient data in the form of drawings and plans to determine the approximate specifications and values of such assets. All non-cash contributions are recognised at the fair value of the contribution received on the date of acquisition.

(i) **Operating**

State government subsidies, grants and contributions  
Commonwealth government subsidies and grants

| 2021              | 2020              |
|-------------------|-------------------|
| \$                | \$                |
| 3,572,806         | 6,549,209         |
| 8,457,771         | 7,794,645         |
| <u>12,030,577</u> | <u>14,343,854</u> |

**Mareeba Shire Council**  
**Notes to the financial statements**  
For the year ended 30 June 2021

(ii) **Capital**

Capital Revenue includes grants and subsidies received which are tied to specific projects for the replacement or upgrade of existing non-current assets and/or investment of new assets. It also included non-cash contributions which are usually infrastructure assets received from developers.

|  | 2021              | 2020             |
|--|-------------------|------------------|
|  | \$                | \$               |
| State government subsidies and grants        | 3,004,634         | 3,047,294        |
| Commonwealth government subsidies and grants | 6,627,485         | 4,374,855        |
| Contributions                                | 1,659,625         | 376,443          |
| Donated assets                               | 226,872           | 2,118,308        |
|  | <u>11,518,616</u> | <u>9,916,900</u> |

(iii) **Timing of revenue recognition for grants, subsidies, contributions and donations**

**Revenue**

**Revenue recognised at a point in time**

|                |                   |                   |
|----------------|-------------------|-------------------|
| Grants         | 11,504,957        | 10,023,493        |
| Donated assets | 226,872           | 2,118,308         |
| Contributions  | 2,153,125         | 1,499,729         |
|                | <u>13,884,954</u> | <u>13,641,530</u> |

**Revenue recognised over time**

|                |                  |                   |
|----------------|------------------|-------------------|
| Grants         | 9,664,239        | 10,619,224        |
| Donated assets | -                | -                 |
| Contributions  | -                | -                 |
|                | <u>9,664,239</u> | <u>10,619,224</u> |

**Total revenue**

|  |                   |                   |
|--|-------------------|-------------------|
|  | <u>23,549,193</u> | <u>24,260,754</u> |
|--|-------------------|-------------------|

**4 Other Revenue**

(a) **Sales and services revenue**

Revenue from the sale of goods and materials is recognised at the point in time that the customer obtains control of the goods, generally at delivery. Revenue from services is recognised when the service is rendered.

Proceeds from the sale of land held for development, less the cost of the land sold are recognised in revenue on the signing of a valid unconditional contract of sale (note 12).

Council generates revenues from contract and recoverable works, which generally comprises a recoupment of material costs together with an hourly charge for use of equipment and employees. Contract revenue and associated costs are recognised by reference to the stage of completion of the contract activity based on costs incurred at the reporting date. Revenue is measured at the fair value of consideration received or receivable in relation to that activity. Where consideration is received for the service in advance it is included in other liabilities and is recognised as revenue in the period when the service is performed. Waste management revenue is recognised based on the services provided at the reporting date pursuant to the relevant agreement. Revenue generated from the sale of land held for development is recognised at the time of the sale and is offset by the cost of sales associated with the parcel of land sold.

|   |                  |                  |
|---|------------------|------------------|
| Contract and recoverable works                      | 3,816,971        | 4,343,186        |
| Waste management                                    | 1,738,972        | 1,383,487        |
| Sale of scrap / surplus plant                       | 213,373          | 120,299          |
| Sale of goods / materials                           | 29,343           | 43,304           |
| Net revenue from sales of land held for development | 252,980          | 466,140          |
| Total sales and services revenue                    | <u>6,051,639</u> | <u>6,356,416</u> |



**Mareeba Shire Council**  
**Notes to the financial statements**  
For the year ended 30 June 2021

|   | 2021             | 2020             |
|---|------------------|------------------|
|   | \$               | \$               |
| <b>(b) Interest received</b>  |                  |                  |
| Interest received from bank and term deposits is accrued over the term of the investment  |                  |                  |
| Interest received from Queensland Treasury Corporation  | 325,835          | 594,104          |
| Interest received from term deposits  | 61,787           | 226,052          |
| Interest from overdue rates and utility charges   | 137,588          | 164,222          |
|   | <u>525,210</u>   | <u>984,378</u>   |
| <b>(c) Other revenue</b>  |                  |                  |
| Council's main sources of 'other revenue' are lease income and other various income sources. Lease income is recognised on a periodic basis over the lease term and the other various income sources are recognised at a point in time. |                  |                  |
| Animal impounding   | 19,465           | 18,511           |
| Leases and rental income  | 1,642,623        | 1,552,651        |
| Legal recoveries  | 81,525           | 85,018           |
| Fuel rebates  | 74,357           | 82,049           |
| Brochure contributions  | -                | 30,506           |
| Other revenue   | 186,831          | 141,442          |
|   | <u>2,004,801</u> | <u>1,910,177</u> |
| <b>Timing and recognition of sales and services revenue</b>   |                  |                  |
| <b>Revenue recognised at a point in time</b>  |                  |                  |
| Contract and recoverable works  | 1,085,494        | 2,257,286        |
| Waste management  | 1,738,972        | 1,338,487        |
| Sale of scrap / surplus plant   | 213,373          | 120,299          |
| Sale of goods / materials   | 29,343           | 43,304           |
| Net revenue from sales of land held for development   | 252,980          | 466,140          |
| Other revenue   | 362,177          | 402,526          |
|   | <u>3,682,339</u> | <u>4,628,042</u> |
| <b>Revenue recognised over time</b>   |                  |                  |
| Contract and recoverable works  | 2,731,478        | 2,085,900        |
| Leases and rental income  | 1,642,623        | 1,552,651        |
|   | <u>4,374,101</u> | <u>3,638,551</u> |

**Mareeba Shire Council**  
**Notes to the financial statements**  
For the year ended 30 June 2021

**5 Employee benefits**

Employee benefit expenses are recorded when the service has been provided by the employee.

|  |      | 2021              | 2020              |
|--|------|-------------------|-------------------|
|  | Note | \$                | \$                |
| Staff wages and salaries                         |      | 13,599,697        | 13,846,369        |
| Councillors' remuneration                        |      | 503,860           | 505,791           |
| Termination benefits                             |      | 173,499           | 161,500           |
| Annual, sick and long service leave entitlements |      | 2,887,751         | 2,959,306         |
| Superannuation                                   | 22   | 1,871,941         | 1,880,582         |
|  |      | <u>19,036,748</u> | <u>19,353,548</u> |
| Other employee related expenses                  |      | 112,608           | 128,012           |
|  |      | <u>19,149,356</u> | <u>19,481,560</u> |
| Less: Capitalised employee expenses              |      | (1,384,264)       | (1,263,558)       |
|  |      | <u>17,765,092</u> | <u>18,218,002</u> |

Councillor remuneration represents salary, and other allowances paid in respect of carrying out their duties.

|  | 2021       | 2020       |
|--|------------|------------|
|  | No.        | No.        |
| Total Council employees at the reporting date: |            |            |
| Elected members                                | 7          | 7          |
| Administration staff                           | 99         | 97         |
| Depot and outdoors staff                       | 111        | 110        |
| Total full time equivalent employees           | <u>217</u> | <u>214</u> |

**6 Materials and services**

Expenses are recorded on an accruals basis as Council receives the goods or services.

|  | 2021              | 2020              |
|--|-------------------|-------------------|
|  | \$                | \$                |
| All contractors excluding hire of plant                                    | 7,744,712         | 9,673,730         |
| Audit of annual financial statements by the Auditor-General of Queensland* | 119,713           | 199,156           |
| Bulk water purchase  | 635,323           | 625,502           |
| Electricity  | 1,046,237         | 1,155,984         |
| Fuels and oils   | 522,523           | 670,645           |
| Goods, materials and services  | 958,615           | 1,143,164         |
| Hire of plant  | 2,865,428         | 2,945,544         |
| Insurance  | 734,524           | 616,970           |
| Legal  | 461,015           | 284,002           |
| Licences, fees, subscriptions and memberships                              | 1,250,984         | 1,129,180         |
| Professional/consultancy services  | 500,735           | 416,266           |
| Rent, rates and leasing expenses   | 506,410           | 464,837           |
| Road materials used for maintenance  | 410,009           | 385,408           |
| Total Waste levy payment   | 151,099           | 135,240           |
| Waste levy refund  | (151,099)         | (135,240)         |
| Write off of bad debts   | 52,202            | 165,117           |
| Other materials and services   | 143,037           | 1,208,654         |
|  | <u>17,951,467</u> | <u>21,084,158</u> |

\*Total audit fees quoted by the Queensland Audit Office relating to the 2020-21 financial statements are \$119,000 (2020: \$119,600)

**7 Finance costs**

|  |                |                |
|--|----------------|----------------|
| Finance costs charged by the Queensland Treasury Corporation | 204,589        | 410,361        |
| Unwinding of discount on provision for restoration           | 33,678         | 60,172         |
| Bank charges   | 73,508         | 67,889         |
|  | <u>311,775</u> | <u>538,422</u> |

**Mareeba Shire Council**  
**Notes to the financial statements**  
For the year ended 30 June 2021

**8 Capital expenses**

**Gain / loss on disposal of non-current assets**

|  | 2021             | 2020             |
|--|------------------|------------------|
|  | \$               | \$               |
| Proceeds from sale of property, plant and equipment            | (149,896)        | (149,405)        |
| less: carrying value of disposed property, plant and equipment | 13,964           | 37,783           |
|  | <u>(135,932)</u> | <u>(111,622)</u> |

**Loss on write-off of non-current assets**

|                                   |                |                  |
|-----------------------------------|----------------|------------------|
| Write-off of buildings            | 21,456         | 11,670           |
| Impairment - Land                 | -              | 2,102,188        |
| Write-off of roads and bridges    | 301,621        | 99,935           |
| Write-off of sewerage             | 130,376        | 77,670           |
| Write-off of water                | 135,120        | 105,268          |
| Write-off of other infrastructure | 1,268          | 1,002,319        |
| Total capital expenses            | <u>453,909</u> | <u>3,287,428</u> |

**9 Cash and cash equivalents**

Cash and cash equivalents in the statement of cash flows include cash on hand, all cash and cheques receipted but not banked at the year end and deposits held at call with financial institutions.

|  |                   |                   |
|--|-------------------|-------------------|
| Cash float                                     | 2,200             | 2,230             |
| Petty cash                                     | 1,200             | 1,200             |
| Cash at bank                                   | 2,535,857         | 2,282,742         |
| Deposits at call                               | 56,127,910        | 47,787,810        |
| Balance as per Statement of Financial Position | <u>58,667,167</u> | <u>50,073,982</u> |
| Less bank overdraft                            | -                 | -                 |
| Balance per Statement of Cash Flows            | <u>58,667,167</u> | <u>50,073,982</u> |

Council is exposed to credit risk through its investments in the QTC Cash Fund. The QTC Cash Fund is an asset management portfolio investing in a wide range of high credit rated counterparties. Deposits with the QTC Cash Fund are capital guaranteed.

|   |                    |                   |
|---|--------------------|-------------------|
| Cash and cash equivalents                     | 58,667,167         | 50,073,982        |
| Less: Externally imposed restrictions on cash | <u>(1,078,053)</u> | <u>(974,376)</u>  |
| Unrestricted cash                             | <u>57,589,114</u>  | <u>49,099,606</u> |

Council's cash and cash equivalents and short-term investments are subject to a number of internal and external restrictions that limit amounts available for discretionary or future use. These include:

**(i) Externally imposed expenditure restrictions at the reporting date relate to the following cash assets:**

|  |                  |                |
|--|------------------|----------------|
| Unspent government grants and subsidies              | 1,078,053        | 974,376        |
| Total externally imposed restrictions on cash assets | <u>1,078,053</u> | <u>974,376</u> |

**(ii) Internal allocations of cash at the reporting date:**

Internal allocation of cash may be lifted by Council with a resolution.

|                                 |                   |                   |
|---------------------------------|-------------------|-------------------|
| Constrained works               | 9,326,450         | 8,580,139         |
| Future capital works            | 10,723,736        | 15,459,168        |
| Future non-capital works        | 218,652           | 395,618           |
| Total internally allocated cash | <u>21,346,891</u> | <u>25,409,301</u> |

Cash and deposits at call are held in various financial institutions in normal term deposits and business cheque accounts. These financial institutions have a short term credit rating of between A1+ to A3.

**Mareeba Shire Council**  
**Notes to the financial statements**  
For the year ended 30 June 2021

**10 Short term investments**

Term deposits in excess of three months are reported as short term investments, with deposits of less than three months being reported as cash equivalents.

|                             | 2021      | 2020       |
|-----------------------------|-----------|------------|
|                             | \$        | \$         |
| Current short term deposits | 5,000,000 | 10,500,000 |
| Total short term deposits   | 5,000,000 | 10,500,000 |

**11 Trade and other receivables**

Receivables, loans and advances are amounts owed to Council at year end. They are recognised at the amounts due at the time of sale or service delivery i.e. the agreed purchase price / contract price. Settlement of receivables is required within 30 days from invoice date.

The collectability of receivables is assessed periodically and if there is objective evidence that Council will not be able to collect all amounts due, the carrying amount is reduced for impairment. The loss is recognised in finance costs. All known bad debts were written off at 30 June. If an amount is received in a subsequent period, it is recognised as revenue.

Rates and Charges: Council is empowered under the provisions of the Local Government Act 2009 to sell an owner's property to recover outstanding rate debts and therefore the expected credit loss is immaterial. Impairment of rates and charges will occur only if arrears are deemed to be greater than the proceeds Council would receive from the sale of the respective property. Council does not impair any rates receivables.

Contract assets: represent the excess of costs incurred in relation to a contract with the customer or construction of an asset over the amounts that Council has invoiced the customer or the grantor. The income in contract assets from the previous year reflects the timing of receipts of government grants for work performed by Council.

Other Debtors: Council identifies other debtors as receivables that are not rates and charges or government receivable or community organisation loans.

Government Receivables: Federal and State government organisations that are a receivable to Council, these monies are guaranteed, payments are made to Council in the required timeframes. Historical data has shown no history of defaults by government agencies and therefore no material risk in default.

Loans to community organisations are recognised at their face value. Terms are for a maximum of 10 years with no interest charged. Security is not normally obtained.

**Current**

|   |           |           |
|---|-----------|-----------|
| Rateable revenue and utility charges          | 2,095,528 | 2,883,022 |
| Other debtors                                 | 1,340,752 | 1,115,547 |
| Contract assets                               | 3,410,124 | 1,204,485 |
| GST recoverable                               | 584,509   | 458,491   |
| Loans and advances to community organisations | 9,125     | 14,775    |
| Prepayments                                   | 815,931   | 759,030   |
|   | 8,255,969 | 6,435,350 |

**Non-current**

|   |        |        |
|---|--------|--------|
| Loans and advances to community organisations | 28,969 | 39,594 |
|   | 28,969 | 39,594 |

**Mareeba Shire Council**  
**Notes to the financial statements**  
For the year ended 30 June 2021

The impairment of receivables is not material.

Interest is charged on outstanding rates (8.53% per annum from 1 July 2020, previous financial year 9.83% per annum). No interest is charged on other debtors. There is no concentration of credit risk for rates and utility charges, fees and other debtors receivable.

Where the amounts billed to customers are based on the achievement of various milestones established in the contract, the amounts recognised as revenue in a given period do not necessarily coincide with the amounts billed to or certified by the customer. When a performance obligation is satisfied by transferring a promised good or service to the customer before the customer pays consideration or before payment is due, Council presents the work in progress as a contract asset, unless the rights to that amount of consideration are unconditional, in which case Council recognises a receivable. The contract assets have arisen on adoption of AASB 15 and AASB 1058.

**12 Inventories**

Stores and raw materials

Stores and raw materials are valued at the lower of cost and net realisable value and include, where applicable, direct material, direct labour and an appropriate portion of variable and fixed overheads. Costs are assigned on the basis of weighted average cost except for land where the cost are allocated to the relevant parcel.

Inventories held for distribution are:

- goods to be supplied at no or nominal charge, and
- goods to be used for the provision of services at no or nominal charge.

These goods are valued at cost, adjusted, when applicable, for any loss of service potential.

Land held for resale

Land acquired by Council with the intention of reselling it (with or without further development) is classified as inventory. This land is valued at the lower of cost or net realisable value. As an inventory item, this land held for resale is treated as a current asset. Proceeds from the sale of this land are recognised as sales revenue on the signing of a valid unconditional contract of sale.

|  | 2021<br>\$              | 2020<br>\$              |
|--|-------------------------|-------------------------|
| <b>Inventories held for sale</b>               |                         |                         |
| Miscellaneous saleable items                   | 3,385                   | 2,945                   |
|  | <u>3,385</u>            | <u>2,945</u>            |
| <b>Inventories held for distribution</b>       |                         |                         |
| Plant and equipment stores                     | 920,763                 | 925,112                 |
|  | <u>920,763</u>          | <u>925,112</u>          |
| <b>Land purchased for development and sale</b> | 1,546,612               | 1,597,339               |
| <b>Total inventories</b>                       | <u><u>2,470,760</u></u> | <u><u>2,525,396</u></u> |

**Mareeba Shire Council**  
**Notes to the financial statements**  
**For the year ended 30 June 2021**

**13 Property, plant and equipment**  
**30 June 2021**

Basic of measurement  
Fair value category  
**Asset values**  
Opening gross value as at 1 July 2020  
Additions  
Disposals  
Revaluation adjustment to asset revaluation surplus  
\* Transfers between classes  
**Closing gross value as at 30 June 2021**

| Land       | Buildings  | Plant and fleet | Roads, drainage and<br>other network | Water      | Sewerage   | Other infrastructure<br>assets | Work in progress | Total       |
|------------|------------|-----------------|--------------------------------------|------------|------------|--------------------------------|------------------|-------------|
| Fair value | Fair value | Cost            | Fair value                           | Fair value | Fair value | Fair value                     | Cost             |             |
| 2 & 3      | 3          |                 | 3                                    | 3          | 3          | 3                              |                  |             |
| \$         | \$         | \$              | \$                                   | \$         | \$         | \$                             | \$               | \$          |
| 13,250,219 | 65,309,843 | 5,911,341       | 385,112,632                          | 67,401,421 | 72,348,404 | 36,629,737                     | 19,863,135       | 696,543,834 |
| -          | -          | -               | 107,678                              | 36,932     | 82,242     | -                              | 25,848,638       | 26,072,688  |
| -          | (84,805)   | (144,332)       | (523,978)                            | (196,039)  | (154,341)  | (10,909)                       | -                | (1,114,564) |
| -          | -          | -               | 48,574,373                           | -          | -          | -                              | -                | 48,574,373  |
| -          | 1,840,921  | 374,432         | 11,987,547                           | 2,087,254  | 2,776,847  | 551,269                        | (18,843,447)     | (216,177)   |
| 13,250,219 | 67,071,964 | 6,141,241       | 442,258,397                          | 69,328,568 | 75,053,150 | 37,370,097                     | 25,865,526       | 779,363,164 |

Note

**Accumulated depreciation and impairment**  
Opening balance as at 1 July 2020  
Depreciation expense  
Depreciation on disposals  
Depreciation adjustments  
Revaluation adjustment to asset revaluation surplus  
**Accumulated depreciation as at 30 June 2021**

| Land       | Buildings  | Plant and fleet | Roads, drainage and<br>other network | Water      | Sewerage   | Other infrastructure<br>assets | Work in progress | Total       |
|------------|------------|-----------------|--------------------------------------|------------|------------|--------------------------------|------------------|-------------|
| Fair value | Fair value | Cost            | Fair value                           | Fair value | Fair value | Fair value                     | Cost             |             |
| 2 & 3      | 3          |                 | 3                                    | 3          | 3          | 3                              |                  |             |
| \$         | \$         | \$              | \$                                   | \$         | \$         | \$                             | \$               | \$          |
| -          | 16,848,692 | 3,472,141       | 47,337,762                           | 10,632,257 | 6,697,266  | 10,297,816                     | -                | 97,256,064  |
| -          | 1,270,117  | 337,287         | 5,114,275                            | 1,378,876  | 1,515,195  | 1,963,808                      | -                | 10,584,418  |
| -          | (26,472)   | (138,469)       | (222,262)                            | (64,247)   | (20,636)   | (9,641)                        | -                | (35,077)    |
| -          | -          | -               | -                                    | -          | -          | -                              | -                | -           |
| -          | -          | -               | 36,528,630                           | -          | -          | -                              | -                | 36,528,630  |
| -          | 18,053,261 | 3,870,729       | 67,759,275                           | 11,886,066 | 10,561,931 | 11,889,143                     | -                | 143,917,345 |

**Total written down value as at 30 June 2021**  
Range of estimated useful life in years

| Land       | Buildings  | Plant and fleet | Roads, drainage and<br>other network | Water      | Sewerage   | Other infrastructure<br>assets | Work in progress | Total       |
|------------|------------|-----------------|--------------------------------------|------------|------------|--------------------------------|------------------|-------------|
| Fair value | Fair value | Cost            | Fair value                           | Fair value | Fair value | Fair value                     | Cost             |             |
| 2 & 3      | 3          |                 | 3                                    | 3          | 3          | 3                              |                  |             |
| \$         | \$         | \$              | \$                                   | \$         | \$         | \$                             | \$               | \$          |
| 13,250,219 | 65,309,843 | 5,911,341       | 385,112,632                          | 67,401,421 | 72,348,404 | 36,629,737                     | 19,863,135       | 696,543,834 |
| -          | -          | -               | 107,678                              | 36,932     | 82,242     | -                              | 25,848,638       | 26,072,688  |
| -          | (84,805)   | (144,332)       | (523,978)                            | (196,039)  | (154,341)  | (10,909)                       | -                | (1,114,564) |
| -          | -          | -               | 48,574,373                           | -          | -          | -                              | -                | 48,574,373  |
| -          | 1,840,921  | 374,432         | 11,987,547                           | 2,087,254  | 2,776,847  | 551,269                        | (18,843,447)     | (216,177)   |
| 13,250,219 | 67,071,964 | 6,141,241       | 442,258,397                          | 69,328,568 | 75,053,150 | 37,370,097                     | 25,865,526       | 779,363,164 |

**Additions comprise:**

Renewals  
Intangible additions  
Other additions  
**Total additions**

| Land       | Buildings  | Plant and fleet | Roads, drainage and<br>other network | Water      | Sewerage   | Other infrastructure<br>assets | Work in progress | Total      |
|------------|------------|-----------------|--------------------------------------|------------|------------|--------------------------------|------------------|------------|
| Fair value | Fair value | Cost            | Fair value                           | Fair value | Fair value | Fair value                     | Cost             |            |
| 2 & 3      | 3          |                 | 3                                    | 3          | 3          | 3                              |                  |            |
| \$         | \$         | \$              | \$                                   | \$         | \$         | \$                             | \$               | \$         |
| -          | -          | -               | -                                    | -          | -          | -                              | -                | -          |
| -          | -          | -               | 107,678                              | 36,932     | 82,242     | -                              | 25,848,638       | 26,072,688 |
| -          | -          | -               | 107,678                              | 36,932     | 82,242     | -                              | 25,848,638       | 26,072,688 |

\* The Transfer between classes does not net out to zero as the amount of \$216,177 is the transfer to intangibles, refer Note 14

13 Property, plant and equipment

18



**Mareeba Shire Council**

**Notes to the financial statements**

For the year ended 30 June 2021

**13 Property, plant and equipment**

**(a) Recognition**

Each class of property, plant and equipment is stated at amortised cost or fair value. Items of plant and equipment with a total value of less than \$5,000, and infrastructure assets and buildings with a total value of less than \$5,000 are treated as an expense in the year of acquisition. All other items of property, plant and equipment are capitalised.

Expenditure incurred in accordance with Natural Disaster Relief and Recovery Arrangements on road assets is analysed to determine whether the expenditure is capital in nature. The analysis of the expenditure requires Council engineers to review the nature and extent of expenditure on a given asset. For example, expenditure that patches a road is generally maintenance in nature, whereas a kerb rebuild is treated as capital. Material expenditure that extends the useful life or renews the service potential of the asset is capitalised.

Direct labour and materials and an appropriate proportion of overheads incurred in the acquisition or construction of assets are treated as capital expenditure.

Routine operating maintenance, repair costs and minor renewals to maintain the operational capacity and useful life of the non-current asset is expensed as incurred, while expenditure that relates to replacement of a major component of an asset to maintain its service potential is capitalised.

Land under roads and reserve land under the *Land Act 1994* or the *Land Title Act 1994* is controlled by Queensland State Government and not recognised in Councils financial statements.

**(b) Measurement**

Property plant and equipment assets are initially recorded at cost. Subsequently, each class of property, plant and equipment is stated at cost or fair value (as shown in the table above) less, where applicable, any accumulated depreciation and accumulated impairment loss.

Cost is determined as the fair value of the assets given as consideration plus costs incidental to the acquisition, including freight in, architect's fees and engineering design fees and all other establishment costs.

Direct labour and materials and an appropriate proportion of overheads incurred in the acquisition or construction of assets are also included in their cost.

Property, plant and equipment received in the form of contributions, are recognised as assets and revenues at fair value by Council valuation where that value exceeds the recognition thresholds for the respective asset class.

Assets under construction are not depreciated until they are completed and commissioned, at which time they are reclassified from work in progress to the appropriate property, plant and equipment class.

**(c) Depreciation**

Land is not depreciated as it has an unlimited useful life. Depreciation on other property, plant and equipment assets is calculated on a straight-line basis so as to write-off the net cost or revalued amount of each depreciable asset, less its estimated residual value, progressively over its estimated useful life to Council. Management believe that the straight-line basis appropriately reflects the pattern of consumption of all Council assets.

Assets are depreciated from the date of acquisition or, in respect of internally constructed assets, from the time an asset is completed and commissioned ready for use, at which time they are reclassified from work in progress to the appropriate property, plant and equipment class.

Where assets have separately identifiable components that are subject to regular replacement, these components are assigned useful lives distinct from the asset to which they relate. Any expenditure that increases the originally assessed capacity or service potential of an asset is capitalised and the new depreciable amount is depreciated over the remaining useful life of the asset to Council.

Major spares purchased specifically for particular assets that are above the asset recognition threshold are capitalised and depreciated on the same basis as the asset to which they relate.

## Mareeba Shire Council

### Notes to the financial statements

For the year ended 30 June 2021

The depreciable amount of improvements to or on leasehold land is allocated progressively over the estimated useful lives of the improvements to Council or the unexpired period of the lease, whichever is the shorter.

Depreciation methods, estimated useful lives and residual values of property, plant and equipment assets are reviewed at the end of each reporting period and adjusted where necessary to reflect any changes in the pattern of consumption, physical wear and tear, technical or commercial obsolescence, or management intentions. The condition assessments performed as part of the annual valuation process for assets measured at depreciated current replacement cost are used to estimate the useful lives of these assets at each reporting date. Details of the range of estimated useful lives for each class of asset are shown in Note 12.

#### (d) Impairment

Property, plant and equipment held at cost is assessed for indicators of impairment annually. If an indicator of possible impairment exists, Council determines the asset's recoverable amount. Any amount by which the assets carrying amount exceeds the recoverable amount is recorded as an impairment loss.

#### (e) Valuation

Land, buildings, road, drainage, bridge, water, sewerage and other infrastructure assets are measured on the revaluation basis, at fair value, in accordance with AASB 116 *Property, Plant and Equipment*. Plant and fleet, and work in progress are measured at cost.

Non-current physical assets measured at fair value are revalued, where required, so that the carrying amount of each class of asset does not materially differ from its fair value at the reporting date. This is achieved by engaging independent, professionally qualified valuers to determine the fair value for each class of property, plant and equipment assets at least once every 5 years. This process involves the valuer physically sighting a representative sample of Council assets across all asset classes and making their own assessments of the condition of the assets at the date of inspection.

In the intervening years, Council uses internal engineers and asset managers to assess the condition and cost assumptions associated with all infrastructure assets, the results of which are considered in combination with an appropriate cost index for the region. Together these are used to form the basis of a management valuation for infrastructure asset classes in each of the intervening years. With respect to the valuation of the land and improvements, buildings and major plant asset classes in the intervening years, management engage independent, professionally qualified valuers to perform a "desktop" valuation. A desktop valuation involves management providing updated information to the valuer regarding additions, deletions and changes in assumptions such as useful life, residual value and condition rating. The valuer then determines suitable indices which are applied to each of these asset classes.

Any revaluation increment arising on the revaluation of an asset is credited to the appropriate class of the asset revaluation surplus, except to the extent it reverses a revaluation decrement for the class previously recognised as an expense. A decrease in the carrying amount on revaluation is charged as an expense to the extent it exceeds the balance, if any, in the revaluation surplus of that asset class.

On revaluation, accumulated depreciation is restated proportionately with the change in the carrying amount of the asset and any change in the estimate of remaining useful life.

Both water and sewerage asset classes are classified for valuation purposes into above ground and below ground asset groups. Above ground assets have a different methodology for valuations to below ground assets. A comprehensive revaluation will be completed for both these groups at least once every 5 years but not necessarily in the same reporting period.

Details of valuers and methods of valuations are disclosed in Note 13(f).

Fair values are classified into three levels as follows:

- Level 1 - fair value based on quoted prices (unadjusted) in active markets for identical assets or liabilities
- Level 2 - Fair value based on inputs that are directly or indirectly observable, such as prices for similar assets for the asset or liability
- Level 3 - Fair value based from data unobservable in the market

There were no transfers between levels during the year.

Mareeba Shire Council  
Notes to the financial statements  
For the year ended 30 June 2021

13 (f) Valuation techniques to derive at fair values

| Asset Class and fair value hierarchy        | Valuation approach                   | Last comprehensive valuation date | Valuer engaged                 | Key assumptions and estimates (related data sources)  | Index applied   | Other Interim revaluation adjustment |
|---|--------------------------------------|-----------------------------------|--------------------------------|---|---|--------------------------------------|
| Land and improvements (level 2 and level 3) | Market approach by direct comparison | 01-Jan-20                         | Jones Lang Lasalle (JLL)       | Current Zoning<br>Sales transactions of other properties (price per square metre of land area) within the region adjusted for differences between key attributes of the properties  | Consumer Price Index (CPI)  | Nil                                  |
| Buildings (level 3)                         | Current replacement cost             | 30-Jun-19                         | APV Valuers & Asset Management | Actual construction or purchase prices for recent projects paid by Council<br>Appropriate APV database where we record details of actual cost from recent projects that are sourced directly from clients<br>Rawlinson's Construction Guide or similar (such as Cordella's)<br>Benchmarking against other valuations                  | Asset Revaluation Index - Non-Residential Construction, Queensland  | Nil                                  |
| Roads, drainage and bridges (level 3)       | Current replacement cost             | 30-Jun-20<br>30-Jun-21            | Australis Advisory Group       | Characterisation of assets<br>Unit rates were established from listed data sources and verified and recent projects where possible<br>Cost guide unit rates were based on the Brisbane Metro area and factors applied to adjust for regional location where primary local project data was not available                              | Producer Price Index (PPI) - Road & Bridge Construction, Queensland | Nil                                  |
| Water and sewerage assets (level 3)         | Current replacement cost             | 30-Jun-17                         | Australis Advisory Group       | Rates assume an incremental Greensfields approach and exclude Brownfield cost components<br>Council engineering team involved when developing replacement costs and relied on combination of sources, cost guides, historical costs, contractor rates, future works and regional information<br>Location factor applied to unit rates | Asset Revaluation Index - Engineering Construction, Queensland      | Nil                                  |
| Other infrastructure assets (level 3)       | Current replacement cost             | 30-Jun-19                         | APV Valuers & Asset Management | Actual construction or purchase prices for recent projects paid by Council<br>Appropriate APV database where we record details of actual cost from recent projects that are sourced directly from clients<br>Rawlinson's Construction Guide or similar (such as Cordella's)<br>Benchmarking against other valuations                  | Asset Revaluation Index - Non-Residential Construction, Queensland  | Nil                                  |

**Mareeba Shire Council**  
**Notes to the financial statements**  
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**14 Intangible assets**

Intangible assets with a cost or other value exceeding \$5,000 are recognised as intangible assets in the financial statements, items with a lesser value are expensed.

Amortisation methods, estimated useful lives and residual values are reviewed at the end of each reporting period and adjusted where appropriate.

|                                       | 2021<br>\$ | 2020<br>\$ |
|---------------------------------------|------------|------------|
| <b>Software and other intangibles</b> |            |            |
| Gross carrying value at 1 July        | 2,505,328  | 2,479,822  |
| Additions                             | 216,177    | 25,506     |
| Closing gross carrying value          | 2,721,505  | 2,505,328  |
| <b>Accumulated amortisation</b>       |            |            |
| Opening balance                       | 1,850,127  | 1,667,494  |
| Amortisation in the period            | 146,647    | 182,633    |
| Closing balance                       | 1,996,774  | 1,850,127  |
| Net carrying value at 30 June         | 724,731    | 655,201    |

The software has a finite life estimated at 10 years.  
Straight line amortisation has been used with no residual value.

**15 Leases**

***Council as a lessee***

Where Council assesses that an agreement contains a lease, a further assessment is made on whether a right of use asset is recognised with the lease liability at inception of the lease. Council does not separate lease and non-lease components for any class of assets and has accounted for lease payments as a single component.

If in the event that a right of use asset is recognised, it is measured using the cost model where cost on initial recognition comprises lease liability, initial direct costs, prepaid lease payments, estimated cost of removal and restoration, less any lease incentives received. The right of use asset is depreciated over the lease term on a straight-line basis and assessed for impairment in accordance with the impairment of asset accounting policy.

The lease liability is initially recognised at the present value of the remaining lease payments at the commencement of the lease. The discount rate is the rate implicit in the lease, however where this cannot be determined then the Council's incremental borrowing rate for a similar term with a similar security is used.

Subsequent to initial recognition, the lease liability is measured at amortised cost using the effective interest rate method. The lease liability is re-measured whether there is a lease modification, or change in estimate of the lease term or index upon which the lease payments are based (e.g. CPI).

Where the lease liability is re-measured, the right-of-use asset is adjusted to reflect the re-measurement. Council has made an assessment that no right of use assets and associated lease liabilities have been identified in the leases where Council is a lessee.

**Exceptions to lease accounting**

Council has applied the exceptions to lease accounting for both short term leases (i.e. leases with a term of less than or equal to 12 months) and leases of low-value assets. Council recognises the payments associated with these leases as an expense on a straight-line basis over the lease term.

Council has reviewed commitments for expenditure as previously reported and has not identified any commitments required to be recognised under AASB 16 Leases. Refer to Note 20 for commitments for expenditure.

**Mareeba Shire Council**  
**Notes to the financial statements**  
For the year ended 30 June 2021

**Leases at significantly below market value - Concessionary / peppercorn leases**

Council has a number of leases at significantly below market value for land and buildings which are used for:

- Visitor Centre
- Community Halls

The leases can range between 10 to 30 year terms and require payments of \$1 per annum if demanded. The use of right of use assets is restricted by the lessors to specified community services which Council must provide, these services are detailed in the leases.

Council has elected to measure the right of use asset arising from concessionary leases at cost which is based on the associated liability at initial recognition. Council does not believe that these leases are individually material.

***Council as a lessor***

When Council is a lessor, the lease is classified as either operating or finance lease at inception date, based on whether substantially all the risks and rewards incidental to ownership of the asset have been transferred to the lessee. If the risks and rewards have been transferred then the lease is classified as a finance lease, otherwise it is an operating lease.

If the lease contains lease and non-lease components, then the non-lease components are accounted for in accordance with AASB 15 *Revenue from Contracts with Customers*.

The lease income is recognised on a straight-line basis over the lease term.

**16 Payables**

Creditors are recognised when goods or services are received, at the amount owed. Amounts owing are unsecured and are generally settled on 30 day terms.

Salaries and wages

A liability for salaries and wages is recognised and measured as the amount unpaid at the reporting date at current pay rates in respect of employees' services up to that date. This liability represents an accrued expense.

Superannuation

The superannuation expense for the reporting period is the amount of the contribution Council makes to the superannuation plan which provides benefits to its employees. Details of those arrangements are set out in Note 22.

|   | Notes | 2021<br>\$       | 2020<br>\$       |
|---|-------|------------------|------------------|
| <b>(a) Current</b>                            |       |                  |                  |
| Creditors                                     |       | 3,854,875        | 3,860,020        |
| Accrued wages and salaries                    |       | 567,257          | 496,237          |
| Accrued expenses                              |       | 2,849,007        | 2,887,242        |
| Contract liabilities                          | 16(b) | 1,328,516        | 220,445          |
| Other creditors                               |       | 107,183          | 112,139          |
|   |       | <u>8,706,838</u> | <u>7,576,083</u> |
| <b>Non-current</b>                            |       |                  |                  |
| Security deposit (capping of landfill) - SUEZ |       | 2,589,258        | 2,337,580        |
|   |       | <u>2,589,258</u> | <u>2,337,580</u> |

The Second Waste Disposal Agreement with SUEZ, dated 19 June 2017 provides for Council to charge a security deposit per tonnage. Under that contract, the security deposit is accessible by Council in the event that SUEZ fails to fulfil their landfill capping obligations. The security deposit is to be refunded when SUEZ completes the final capping works in accordance with the contract.

**Mareeba Shire Council**  
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For the year ended 30 June 2021

**(b) Contract liabilities**

Where Council has invoiced the customer or the grantor amounts in excess of what it has incurred in relation to a contract or in constructing an asset, this gives rise to a contract liability.

|   | 2021<br>\$       | 2020<br>\$     |
|---|------------------|----------------|
| Funds received upfront to construct Council controlled assets | 1,135,168        | 171,399        |
| Non-capital performance obligations not yet satisfied         | 193,348          | 49,046         |
|   | <u>1,328,516</u> | <u>220,445</u> |

Revenue recognised that was included in the contract liability balance at the beginning of the year

|  |                |
|--|----------------|
| Funds to construct Council's controlled assets | 171,399        |
| Non-capital performance obligations            | 49,046         |
|  | <u>220,445</u> |

**(c) Significant changes in contract balances**

There were no significant changes in contract balances in the 2020-2021 financial year.

**17 Borrowings**

Borrowings are initially recognised at fair value plus any directly attributable transaction costs. Thereafter, they are measured at amortised cost. Principal and interest repayments are made quarterly in arrears.

Council adopts an annual debt policy that sets out Council's planned borrowings for the next ten years. Council's current policy is to only borrow for capital projects and for a term no longer than the expected life of the asset. Council also aims to comply with the Queensland Treasury Corporation's (QTC) borrowing guidelines and ensure that sustainability indicators remain within acceptable levels at all times.

All borrowing costs are expensed in the period in which they are incurred.

**Current**

|               |                |                |
|---------------|----------------|----------------|
| Loans - QTC   | 381,245        | 369,518        |
| Loans - Other | 25,630         | 23,813         |
|               | <u>406,875</u> | <u>393,331</u> |

**Non-current**

|               |                  |                  |
|---------------|------------------|------------------|
| Loans - QTC   | 7,238,710        | 7,612,193        |
| Loans - Other | 78,390           | 104,020          |
|               | <u>7,317,100</u> | <u>7,716,213</u> |

**Loans - Other**

|                       |                |                |
|-----------------------|----------------|----------------|
| Balance on 1 July     | 127,833        | 149,921        |
| Principal repayments  | (23,813)       | (22,088)       |
| Book value at 30 June | <u>104,020</u> | <u>127,833</u> |

**Loans - QTC**

|                       |                  |                  |
|-----------------------|------------------|------------------|
| Balance on 1 July     | 7,981,711        | 5,800,662        |
| Loans raised          | -                | 3,750,000        |
| Principal repayments  | (361,756)        | (1,568,951)      |
| Book value at 30 June | <u>7,619,955</u> | <u>7,981,711</u> |

The QTC loan market value at the reporting date was \$7,856,227. This represents the value of the debt if Council repaid it at that date. As it is the intention of Council to hold the debt for its term, no provision is required to be made in these accounts.

No assets have been pledged as security by Council for any liabilities, however all loans are guaranteed by the Queensland Government. There have been no defaults or breaches of the loan agreement during the 2020 or 2021 financial years.

All borrowings are in \$A denominated amounts and carried at amortised cost, interest being expensed as it accrues. No interest has been capitalised during the current period. Expected final repayment dates vary from 15 March 2024 to 15 June 2040. There have been no defaults or breaches of the loan agreement during the period.

**Mareeba Shire Council**  
**Notes to the financial statements**  
For the year ended 30 June 2021

**18 Provisions**

Liabilities are recognised for employee benefits such as annual and long service leave in respect of services provided by the employees up to the reporting date. Short-term benefits which are expected to be wholly settled within 12 months are calculated on wage and salary levels which are expected to be paid and includes related employee on-costs. Amounts not expected to be wholly settled within 12 months are calculated on projected future wage and salary levels and related employee on-costs, and are discounted to present values.

Annual Leave

A liability for annual leave is recognised. Amounts expected to be settled within 12 months are calculated on current wage and salary levels and include related employee on-costs. Amounts not expected to be settled within 12 months are calculated on projected future wage and salary levels and related employee on-costs, and are discounted to present values. This liability represents an accrued expense.

As Council does not have an unconditional right to defer settlement of the annual leave beyond 12 months after the reporting date, annual leave is classified as a current liability.

Refuse Restoration

A provision is made for the cost of restoring refuse dumps where it is probable the council will have an obligation to rehabilitate the site when the use of the facilities is complete.

The calculation of the provisions use assumptions including application of environmental legislation, site closure dates, available technologies and engineering cost estimates. These uncertainties may result in future actual expenditure differing from amounts currently provided. The provisions are reviewed at least annually and updated based on the facts and circumstances available at the time.

Refuse restoration provision represents the present value of anticipated future costs associated with the closure of the dump sites, decontamination and monitoring of historical residues and leaching on these sites

As refuse dumps are on state reserves which the Council does not control, the provision for restoration is treated as an expense in the year the provision is first recognised. Changes in the provision are treated as an expense or income.

The provision recognised for refuse sites is reviewed at least annually and updated based on the facts and circumstances available at the time. The provision is for four sites; Almaden, Chillagoe and two sites in Mareeba. One Mareeba site and the Almaden site were closed in the 2017/18 financial year and the Chillagoe site closed in the 2018/19 financial year. The second site in Mareeba will close in the 2021/22 financial year, however Council is not financially responsible for the capping costs of this site (Note 16), only the ongoing monitoring and maintenance costs.

Long Service Leave

A liability for long service leave is measured as the present value of the estimated future cash outflows to be made in respect of services provided by employees up to the reporting date. The value of the liability is calculated using current pay rates and projected future increases in those rates and includes related employee on-costs. The estimates are adjusted for the probability of the employee remaining in Council's employment or other associated employment which would result in Council being required to meet the liability. Adjustments are then made to allow for the proportion of the benefit earned to date, and the result is discounted to present value. The interest rates attaching to Commonwealth Government guaranteed securities at the reporting date are used to discount the estimated future cash outflows to their present value. The provision is discounted using the Commonwealth Bond yield rates published on the Department of State Development, Infrastructure, Local Government and Planning website.

Where employees have met the prerequisite length of service and Council does not have an unconditional right to defer this liability beyond 12 months, long service leave is classified as a current liability. Otherwise it is classified as a non-current liability.



**Mareeba Shire Council**  
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|                    | 2021<br>\$       | 2020<br>\$       |
|--------------------|------------------|------------------|
| <b>Current</b>     |                  |                  |
| Annual leave       | 2,236,865        | 2,225,379        |
| Refuse restoration | 106,543          | 106,984          |
| Long service leave | 459,456          | 424,160          |
|                    | <u>2,802,864</u> | <u>2,756,523</u> |
| <b>Non-current</b> |                  |                  |
| Refuse restoration | 1,930,501        | 2,230,385        |
| Long service leave | 1,779,145        | 1,861,129        |
|                    | <u>3,709,646</u> | <u>4,091,514</u> |

Details of movements in provisions:

|   |                  |                  |
|---|------------------|------------------|
| <b>Refuse restoration</b>   |                  |                  |
| Balance at 1 July   | 2,337,369        | 2,240,793        |
| Increase in provision due to unwinding of discount rate                   | 33,678           | 60,172           |
| Increase/(decrease) due to the change in estimated cost and discount rate | (236,363)        | 152,037          |
| Provisions used during the year   | (97,640)         | (115,633)        |
| Balance at 30 June  | <u>2,037,044</u> | <u>2,337,369</u> |

**19 Asset revaluation surplus**

The asset revaluation surplus comprises revaluation movements on, property, plant and equipment. Increases and decreases on revaluation are offset within a class of assets.

**20 Commitments for expenditure**

**Capital Commitments**

Commitments for the construction of the following assets contracted for at the reporting date but not recognised as

**Property, Plant and Equipment**

|                                |                   |                   |
|--------------------------------|-------------------|-------------------|
| Transport                      | 3,057,623         | 4,030,754         |
| Water                          | 6,206,995         | 917,605           |
| Wastewater                     | 2,959,331         | 1,322,849         |
| Buildings                      | 1,503,777         | 2,712,249         |
| Plant and Fleet                | 563,931           | 538,345           |
| Waste and Other Infrastructure | 2,170,330         | 1,706,875         |
|                                | <u>16,461,988</u> | <u>11,228,677</u> |

These expenditures are payable as follows:

|                       |                   |                   |
|-----------------------|-------------------|-------------------|
| Within one year       | 5,857,231         | 5,861,029         |
| One to five years     | 10,604,757        | 5,367,649         |
| Later than five years | -                 | -                 |
|                       | <u>16,461,988</u> | <u>11,228,677</u> |

Contractual commitments at the end of the financial period but not recognised in the financial statements are as follows:

|                      |                  |                   |
|----------------------|------------------|-------------------|
| Waste contracts      | 9,114,525        | 10,625,473        |
| Cleaning contractors | 254,512          | 202,858           |
|                      | <u>9,369,037</u> | <u>10,828,331</u> |

**Mareeba Shire Council**  
**Notes to the financial statements**  
For the year ended 30 June 2021

**21 Contingent liabilities**

Details and estimates of maximum amounts of contingent liabilities are as follows:

**Local Government Mutual**

Council is a member of the local government mutual liability self-insurance pool, LGM Queensland. In the event of the pool being wound up or it is unable to meet its debts as they fall due, the trust deed and rules provide that any accumulated deficit will be met by the individual pool members in the same proportion as their contribution is to the total pool contributions in respect to any year that a deficit arises.

As at 30 June 2021 the LGM financial statements reported an accumulated surplus and it is not anticipated any liability will arise.

**Local Government Workcare**

Council is a member of the Queensland local government worker's compensation self-insurance scheme, Local Government Workcare. Under this scheme Council has provided an indemnity towards a bank guarantee to cover bad debts which may remain should the self insurance licence be cancelled and there was insufficient funds available to cover outstanding liabilities. Only the Queensland Government's worker's compensation authority may call on any part of the guarantee should the above circumstances arise. The indemnity amount provided by Council as at 30 June 2021 in relation to the Local Government Workcare Bank Guarantee is \$315,076.

**22 Superannuation**

Council contributes to the LGIASuper Regional Defined Benefits Fund (the scheme) at the rate of 12% for each permanent employee who is a defined benefit member. The rate is set in accordance with the LGIASuper trust deed and may be varied on the advice of an actuary. The Regional Defined Benefits Fund is a complying superannuation scheme for the purpose of the Commonwealth Superannuation Industry (Supervision) legislation and is also governed by the *Local Government Act 2009*.

The scheme is a pooled defined benefit plan and it is not in accordance with the deed to allocate obligations, plan assets and costs at council level.

Any amount by which the scheme is over or under funded may affect future benefits and result in a change to the contribution rate obligations, but has not been recognised as an asset or liability of Council.

Technically Council can be liable to the scheme for a portion of another local governments' obligations should that local government be unable to meet them. However the risk of this occurring is extremely low and in accordance with the LGIASuper trust deed changes to the Council's obligations will only be made on the advice of an actuary.

The last completed actuarial assessment of the scheme was undertaken as at 1 July 2018. The actuary indicated that 'At the valuation date of 1 July 2018, the net assets of the scheme exceeded the vested benefits and the scheme was in a satisfactory financial position as at the valuation date'. The measure of vested benefits represents the value of benefit entitlements should all participating employers voluntarily exit the scheme. Council is not aware of anything that has happened since that time that indicates the assets of the scheme are not sufficient to meet the vested benefits, as at reporting date.

No changes have been made to prescribed employer contributions which remain at 12% of employee salary or wages assets and there are no known requirements to change the rate of contributions.

The next triennial actuarial review date is not due until 1 July 2021.

The most significant risks that may result in the LGIASuper increasing the contribution rate, on the advice of the actuary are:

Investment risk - The risk that the schemes investment returns will be lower than assumed and additional contributions are needed to fund shortfall.

Salary growth risk - The risk that wages or salaries will rise more rapidly than assumed, increasing vested benefits to be funded.

**Mareeba Shire Council**  
**Notes to the financial statements**  
For the year ended 30 June 2021

The next actuarial investigation will be conducted as at 1 July 2021.

|   |   | 2021<br>\$ | 2020<br>\$ |
|---|---|------------|------------|
| Superannuation contributions made to Regional Defined Benefits Fund |   | 120,728    | 118,406    |
| Other superannuation contributions for employees                    |   | 1,751,213  | 1,762,176  |
| Total superannuation contributions paid by Council for employees:   | 5 | 1,871,941  | 1,880,582  |

**23 Operating lease income**

Council has leased facilities to independent operators. The minimum lease receipts are as follows:

|                         |           |           |
|-------------------------|-----------|-----------|
| Not later than one year | 530,821   | 539,149   |
| One to five years       | 1,624,689 | 1,628,337 |
| Later than five years   | 3,112,611 | 2,532,061 |
|                         | 5,268,121 | 4,699,547 |

**24 Trust funds**

In accordance with the *Local Government Act 2009* and *Local Government Regulation 2012*, a separate trust bank account and separate accounting records are maintained for funds held on behalf of outside parties. Funds held in the trust account include those funds from the sale of land for arrears in rates, deposits for the contracted sale of land, security deposits lodged to guarantee performance and unclaimed monies (e.g. wages). The Council performs only a custodian role in respect of these monies and because the monies cannot be used for Council purposes, they are not considered revenue nor brought to account in the financial statements since Council has no control over the assets.

|   | 2021<br>\$ | 2020<br>\$ |
|---|------------|------------|
| <b>Trust funds held for outside parties</b>   |            |            |
| Monies collected or held on behalf of other entities yet to be paid out to or on behalf of those entities | 663,856    | 628,338    |
|   | 663,856    | 628,338    |

**25 Reconciliation of net result for the year to net cash inflow (outflow) from operating activities**

|  |              |             |
|--|--------------|-------------|
| Net result                                       | 18,573,025   | 13,185,734  |
| Non-cash items:                                  |              |             |
| Depreciation and amortisation                    | 11,083,065   | 10,112,401  |
| Finance costs                                    | 33,678       | 60,172      |
| Bad and doubtful debts expense                   | 52,202       | 165,117     |
| Finance income                                   | (28,206)     | (55,096)    |
|  | 11,140,739   | 10,282,594  |
| Investing and development activities (non-cash): |              |             |
| Net loss on disposal of non-current assets       | 453,909      | 3,287,428   |
| Capital grants and contributions                 | (11,291,744) | (7,798,592) |
| Donated assets                                   | (226,872)    | (2,118,308) |
|  | (11,064,707) | (6,629,472) |
| Changes in operating assets and liabilities:     |              |             |
| (Increase) / decrease in receivables             | (1,833,990)  | 5,295,093   |
| (Increase) / decrease in inventory               | 54,636       | 118,177     |
| Increase / (decrease) in payables                | (842,946)    | (216,707)   |
| Increase / (decrease) in provisions              | 1,856,174    | 78,502      |
|  | (766,126)    | 5,275,065   |
| Net cash inflow from operating activities        | 17,882,932   | 22,113,921  |

**Mareeba Shire Council**  
**Notes to the financial statements**  
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**26 Reconciliation of liabilities arising from finance activities**

|               | Note | As at<br>30 June 2020 | Change in<br>Accounting<br>Policy | Cash flows | Non-cash<br>changes | As at<br>30 June 2021 |
|---------------|------|-----------------------|-----------------------------------|------------|---------------------|-----------------------|
|               |      | \$                    | \$                                | \$         | \$                  | \$                    |
| Loans         |      | 7,981,711             | -                                 | (361,756)  | -                   | 7,619,955             |
| Loans - Other |      | 127,833               | -                                 | (23,813)   | -                   | 104,020               |
|               | 17   | 8,109,544             | -                                 | (385,569)  | -                   | 7,723,975             |

**27 Financial instruments and financial risk management**

Council has exposure to the following risks arising from financial instruments:

- credit risk
- liquidity risk
- market risk

This note provides information (both qualitative and quantitative) to assist statement users evaluate the significance of financial instruments to Council's financial position and financial performance, including the nature and extent of risks and how Council manages these exposures.

**Financial risk management framework**

Council is responsible for the establishment and oversight of the risk management framework, together with developing and monitoring risk management policies.

Council approves policies for overall risk management, as well as specifically for managing credit, liquidity and market risk.

Council's risk management policies are established to identify and analyse the risks faced, to set appropriate limits and controls and to monitor these risks and adherence against limits. Council aims to manage volatility to minimise potential adverse effects on the financial performance of Council.

Council's audit committee oversees how management monitors compliance with Council's risk management policies and procedures, and reviews the adequacy of the risk management framework in relation to the risks faced by Council. Council's audit committee is assisted in its oversight role by internal audit. Internal audit undertakes both regular and ad hoc reviews of risk management controls and procedures, the results of which are reported to the audit committee.

Council does not enter into derivatives.

**Credit risk**

Credit risk is the risk of financial loss if a counterparty to a financial instrument fails to meet its contractual obligations. These obligations arise principally from Council's investments and receivables from customers.

Exposure to credit risk is managed through regular analysis of credit counterparty ability to meet payment obligations. The carrying amount of financial assets represents the maximum credit exposure.

Investments in financial instruments are required to be made with Queensland Treasury Corporation (QTC) or similar state/ commonwealth bodies or financial institutions in Australia, in line with the requirements of the *Statutory Bodies Financial Arrangements Act 1982*.

The carrying amounts of financial assets at the end of the reporting period represent the maximum exposure to credit risk for the Council, refer to Notes 9, 10 and 11.

Council does not require collateral in respect of trade and other receivables. Council does not have trade receivables for which no loss allowance is recognised because of collateral.

**Mareeba Shire Council**  
**Notes to the financial statements**  
For the year ended 30 June 2021

At 30 June 2021, the exposure to credit risk for trade receivables by type of counterparty was as follows:

|                         | 2021             | 2020             |
|-------------------------|------------------|------------------|
|                         | \$               | \$               |
| Property charges        | 2,095,528        | 2,883,022        |
| GST recoverable         | 584,509          | 458,490          |
| Community organisations | 38,094           | 54,369           |
| Other                   | 4,750,876        | 2,320,033        |
| Total                   | <u>7,469,007</u> | <u>5,715,914</u> |

Refer to Note 11 for further details

A summary of the Council's exposure to credit risk for trade receivables is below. This represents the ageing of trade and other sundry receivables, excluding rates credits, prepayments and the amount of any impairment.

|                             | 2021             | 2020             |
|-----------------------------|------------------|------------------|
|                             | \$               | \$               |
| Not past due                | 5,397,770        | 2,461,176        |
| Past due 31-60 days         | 23,497           | 38,949           |
| Past due 61-90 days         | 31,847           | 68,720           |
| More than 90 days           | 2,015,893        | 3,147,069        |
| Impaired                    | -                | -                |
| Total gross carrying amount | <u>7,469,007</u> | <u>5,715,914</u> |

Refer to Note 11 for further details

Expected credit loss assessment for the reporting period ended 30 June 2021:

|                         | Closing Balance<br>2021<br>\$ | Historical<br>probability of<br>default | Loss given<br>default | Lifetime<br>Expected<br>Credit Loss<br>\$ |
|-------------------------|-------------------------------|---|-----------------------|---|
| Rates and Charges       | 2,095,528                     | 0%                                      | 0%                    | -   |
| Government Receivables  | 400,176                       | 0%                                      | 0%                    | -   |
| Community Organisations | 38,094                        | 0%                                      | 100%                  | -   |
| Other Debtors           | 4,935,209                     | 0%                                      | 100%                  | -   |
| Total                   | <u>7,469,007</u>              | <u>0%</u>                               |                       | <u>-</u>                                  |

Historical probability of default percentages are based on Council's review of credit losses experienced over the past four years.

**Liquidity risk**

Liquidity risk is the risk that Council will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or another financial asset.

Council's approach to managing liquidity is to ensure, as far as possible, that it will have sufficient liquidity to meet its liabilities when they are due, under both normal and stresses conditions, without incurring unacceptable losses or risking damage to the Council's reputation.

Council is exposed to liquidity risk through its normal course of business and through its borrowings with the Queensland Treasury Corporation.

Council manages its exposure to liquidity risk by maintaining sufficient cash deposit to cater for unexpected volatility in cash flows.

**Mareeba Shire Council**  
**Notes to the financial statements**  
For the year ended 30 June 2021

The following table sets out the liquidity risk in relation to financial liabilities held by Council. It represents the remaining contractual cashflows (principal and interest) of financial liabilities at the end of the reporting period, excluding the impact of netting agreements:

|                          | 0 to 1 year      | 1 to 5 years     | Over 5 years     | Total contractual cash flows | Carrying amount   |
|--------------------------|------------------|------------------|------------------|------------------------------|-------------------|
|                          | \$               | \$               | \$               | \$                           | \$                |
| <b>2021</b>              |                  |                  |                  |                              |                   |
| Trade and other payables | 7,378,322        | -                | -                | 7,378,322                    | 7,378,322         |
| Loans - QTC              | 560,375          | 2,241,502        | 6,507,445        | 9,309,322                    | 7,619,955         |
| Loans - Other            | 25,630           | 78,390           | -                | 104,020                      | 104,020           |
|                          | <u>7,964,327</u> | <u>2,319,892</u> | <u>6,507,445</u> | <u>16,791,664</u>            | <u>15,102,297</u> |
|                          |                  |                  |                  |                              |                   |
|                          | 0 to 1 year      | 1 to 5 years     | Over 5 years     | Total contractual cash flows | Carrying amount   |
|                          | \$               | \$               | \$               | \$                           | \$                |
| <b>2020</b>              |                  |                  |                  |                              |                   |
| Trade and other payables | 7,404,684        | -                | -                | 7,404,684                    | 7,404,684         |
| Loans - QTC              | 557,658          | 2,241,502        | 7,067,820        | 9,866,980                    | 7,981,711         |
| Loans - Other            | 23,813           | 104,020          | -                | 127,833                      | 127,833           |
|                          | <u>7,986,155</u> | <u>2,345,522</u> | <u>7,067,820</u> | <u>17,399,497</u>            | <u>15,514,228</u> |

The outflows in the above table are not expected to occur significantly earlier or for significantly different amounts than indicated in the table.

**Market risk**

Market risk is the risk that changes in market indices, such as interest rates, will affect Council's income or the value of its holdings of financial instruments.

*Interest rate risk*

Council is exposed to interest rate risk through investments and borrowings with QTC and other financial institutions.

Council has access to a mix of variable and fixed rate funding options through QTC so that interest rate risk exposure can be minimised.

The impact of a reasonably priced change in interest rates (assumed to be 1%) would not be expected to have a material impact on Council's future profits or equity.

Council does not account for any fixed-rate financial assets or financial liabilities at fair value through profit or loss, therefore a change in interest rates at the reporting date would not affect profit or loss.

**Fair value**

The fair value of trade and other receivables and payables is assumed to approximate the value of the original transaction, less any allowance for impairment.

The fair value of borrowings with QTC is based on the market value of debt outstanding. The market value of a debt obligation is the discounted value of future cash flows based on prevailing market rates and represents the amount required to be repaid if this was to occur at balance date. The market value of debt is provided by QTC and is disclosed in Note 17.

QTC applies a book rate approach in the management of debt and interest rate risk, to limit the impact of market value movements to clients' cost of funding. The book value represents the carrying value based on amortised cost using the effective interest method.

**Mareeba Shire Council**  
**Notes to the financial statements**  
For the year ended 30 June 2021

**28 National Competition Policy**

Council applies the competitive code of conduct to the following activities:

Water services  
Sewerage services  
Waste management  
Laboratory services  
Building services

This requires the application of full cost pricing, identifying the cost of community service obligations (CSO) and eliminating the advantages and disadvantages of public ownership within that activity.

The CSO value is determined by Council, and represents an activities cost(s) which would not be incurred if the primary objective of the activities was to make a profit. Council provides funding from general revenue to the business activity to cover the cost of providing non-commercial community services or costs deemed to be CSO by Council.

The following summary of activity statements are for activities subject to the competitive code of conduct.

|   | Water services | Sewerage services | Waste management | Laboratory services | Building services |
|---|----------------|-------------------|------------------|---------------------|-------------------|
|   | 2021<br>\$'000 | 2021<br>\$'000    | 2021<br>\$'000   | 2021<br>\$'000      | 2021<br>\$'000    |
| Revenue for services provided to Council          | 300            | 53                | -                | 60                  | -                 |
| Revenue for services provided to external clients | 6,771          | 5,436             | 5,993            | 120                 | -                 |
| Community service obligations                     | -              | -                 | -                | -                   | -                 |
|   | 7,071          | 5,489             | 5,993            | 180                 | -                 |
| Less: Expenditure                                 | 4,983          | 3,456             | 4,869            | 344                 | 18                |
| Surplus/(deficit)                                 | 2,088          | 2,033             | 1,124            | (164)               | (18)              |



**Mareeba Shire Council**  
**Notes to the financial statements**  
For the year ended 30 June 2021

**29 Transactions with related parties**

**(a) Transactions with key management personnel (KMP)**

KMP are those persons having authority and responsibility for planning, directing and controlling the activities or indirectly, including any director (whether executive or otherwise) at Council. KMP include the Mayor, Councillors, Council's Chief Executive Officer and some executive management.

| Remuneration category         | 2021<br>\$       | 2020<br>\$       |
|-------------------------------|------------------|------------------|
| Short-term employee benefits  | 1,348,093        | 1,315,944        |
| Post-employment benefits      | 27,637           | 27,635           |
| Long-term benefits            | 1,827            | 5,401            |
| Termination benefits          | -                | -                |
| <b>Total KMP remuneration</b> | <b>1,377,557</b> | <b>1,348,980</b> |

Detailed remuneration disclosures are provided in the annual report.

**(b) Transactions with other related parties**

Other related parties include the close family members of KMP and any entities controlled or jointly controlled by KMP or their close family members. Close family members include a spouse, child and dependent of a KMP or their spouse.

Details of transactions between Council and other related parties include:

| Transaction type   | Additional<br>information | 2021<br>\$     | 2020<br>\$     |
|--|---------------------------|----------------|----------------|
| Purchase of materials and services from entities controlled by KMP | 29(b)(i)                  | 94,588         | 356,213        |
| Employee expenses for close family members of KMP                  | 29(b)(ii)                 | 212,621        | 142,746        |
| <b>Total</b>   |                           | <b>307,209</b> | <b>498,959</b> |

(i) Council purchased the following material and services from entities that are controlled by members of KMP. All materials and services purchased from entities controlled by KMP were at arm's length and were in the normal course of Council's operations.

|  | 2021<br>\$    | 2020<br>\$     |
|--|---------------|----------------|
| Waste contract services                    | -             | 303,263        |
| Plant hire                                 | -             | 2,684          |
| Slashing Services                          | 90,530        | 46,530         |
| Minor purchases (magazines and newspapers) | 4,058         | 3,736          |
|  | <b>94,588</b> | <b>356,213</b> |

(ii) Council employs 217 full time equivalent employees of which 3 are close family members of KMP. All close family members of KMP were employed through an arm's length process. They are paid in accordance with the Award for the job they perform.

**(c) Outstanding balances**

Council did not have any outstanding balances with other related parties at the end of the reporting period.

**(d) Loans and guarantees to/from related parties**

Council does not make loans to or receive loans from related parties. No guarantees have been provided.

**(e) Commitments to/from other related parties**

There were no commitments in the 2020-21 financial year.

**Mareeba Shire Council**

**Notes to the financial statements**

For the year ended 30 June 2021

**(f) Transactions with related parties that have not been disclosed**

Most of the entities and people that are related parties of Council live and operate within the Mareeba Shire Council. Therefore on a regular basis, ordinary citizen transactions occur between Council and its related parties. Some examples:

- Payment of rates
- Dog registration
- Use of the public pool
- Borrowing books from a Council library

Council has not included these types of transactions in its disclosure, where they are made on the same terms and conditions available to the general public.

**30 Events after the reporting period**

There were no material adjusting events after the balance date.

**Mareeba Shire Council**  
**Financial statements**  
For the year ended 30 June 2021

**Management Certificate**  
**For the year ended 30 June 2021**

These general purpose financial statements have been prepared pursuant to sections 176 and 177 of the *Local Government Regulation 2012* (the Regulation) and other prescribed requirements.

In accordance with section 212(5) of the Regulation we certify that:

- (i) the prescribed requirements of the *Local Government Act 2009* and *Local Government Regulation 2012* for the establishment and keeping of accounts have been complied with in all material respects; and
- (ii) the general purpose financial statements, as set out on pages 1 to 34, present a true and fair view, in accordance with Australian Accounting Standards, of Council's transactions for the financial period and financial position at the end of the year.



\_\_\_\_\_  
Mayor  
Angela Toppin

Date: 5 / 10 / 2021



\_\_\_\_\_  
Chief Executive Officer  
Peter Franks

Date: 5 / 10 / 2021



## INDEPENDENT AUDITOR'S REPORT

To the councillors of Mareeba Shire Council

### Report on the audit of the financial report

#### Opinion

I have audited the financial report of Mareeba Shire Council.

In my opinion, the financial report:

- a) gives a true and fair view of the council's financial position as at 30 June 2021, and of its financial performance and cash flows for the year then ended
- b) complies with the *Local Government Act 2009*, the Local Government Regulation 2012 and Australian Accounting Standards.

The financial report comprises the statement of financial position as at 30 June 2021, the statement of comprehensive income, statement of changes in equity and statement of cash flows for the year then ended, notes to the financial statements including significant accounting policies and other explanatory information, and the certificate given by the Mayor and Chief Executive Officer.

#### Basis for opinion

I conducted my audit in accordance with the *Auditor-General Auditing Standards*, which incorporate the Australian Auditing Standards. My responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the financial report* section of my report.

I am independent of the council in accordance with the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants* (the Code) that are relevant to my audit of the financial report in Australia. I have also fulfilled my other ethical responsibilities in accordance with the Code and the *Auditor-General Auditing Standards*.

I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.

#### Other information

Other information comprises financial and non-financial information (other than the audited financial report) in an entity's annual report.

At the date of this auditor's report, the available other information in Mareeba Shire Council's annual report for the year ended 30 June 2021 was the current year financial sustainability statement and long-term financial sustainability statement.

The councillors are responsible for the other information.

My opinion on the financial report does not cover the other information and accordingly I do not express any form of assurance conclusion thereon. However, as required by the Local Government Regulation 2012, I have expressed a separate opinion on the current year financial sustainability statement.



In connection with my audit of the financial report, my responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial report and my knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work I have performed, I conclude that there is a material misstatement of this information, I am required to report that fact. I have nothing to report in this regard.

**Responsibilities of the councillors for the financial report**

The councillors are responsible for the preparation of the financial report that gives a true and fair view in accordance with the *Local Government Act 2009*, the Local Government Regulation 2012 and Australian Accounting Standards, and for such internal control as the councillors determine is necessary to enable the preparation of the financial report that is free from material misstatement, whether due to fraud or error.

The councillors are also responsible for assessing the council's ability to continue as a going concern, disclosing, as applicable, matters relating to going concern and using the going concern basis of accounting unless it is intended to abolish the council or to otherwise cease operations of the council.

**Auditor's responsibilities for the audit of the financial report**

My objectives are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this financial report.

As part of an audit in accordance with the Australian Auditing Standards, I exercise professional judgement and maintain professional scepticism throughout the audit. I also:

- Identify and assess the risks of material misstatement of the financial report, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for my opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for expressing an opinion on the effectiveness of the council's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the council.



- Conclude on the appropriateness of the council's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the council's ability to continue as a going concern. If I conclude that a material uncertainty exists, I am required to draw attention in my auditor's report to the related disclosures in the financial report or, if such disclosures are inadequate, to modify my opinion. I base my conclusions on the audit evidence obtained up to the date of my auditor's report. However, future events or conditions may cause the council to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial report, including the disclosures, and whether the financial report represents the underlying transactions and events in a manner that achieves fair presentation.

I communicate with the council regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that I identify during my audit.

**Report on other legal and regulatory requirements**

In accordance with s.40 of the *Auditor-General Act 2009*, for the year ended 30 June 2021:

- a) I received all the information and explanations I required.
- b) I consider that, the prescribed requirements in relation to the establishment and keeping of accounts were complied with in all material respects.

**Prescribed requirements scope**

The prescribed requirements for the establishment and keeping of accounts are contained in the *Local Government Act 2009*, any other Act and the Local Government Regulation 2012. The applicable requirements include those for keeping financial records that correctly record and explain the council's transactions and account balances to enable the preparation of a true and fair financial report.

A handwritten signature in blue ink that reads 'Lisa Fraser'.

Lisa Fraser  
as delegate of the Auditor-General

5 October 2021

Queensland Audit Office  
Brisbane

**Mareeba Shire Council**  
**Current Year Financial Sustainability Statement**  
 For the year ended 30 June 2021

**Measures of Financial Sustainability**

Council's performance at 30 June 2021 against key financial ratios and targets:

|                                 | How the measure is calculated  | Actual - Council | Target               |
|---------------------------------|--|------------------|----------------------|
| Operating surplus ratio         | Net result (excluding capital items) divided by total operating revenue (excluding capital items)  | 14%              | Between 0% and 10%   |
| Asset sustainability ratio      | Capital expenditure on the replacement of assets (renewals) divided by depreciation expense.       | 161%             | Greater than 90%     |
| Net financial liabilities ratio | Total liabilities less current assets divided by total operating revenue (excluding capital items) | -89%             | Not greater than 60% |

**Note 1 - Basis of Preparation**

The current year financial sustainability statement is a special purpose statement prepared in accordance with the requirements of the *Local Government Regulation 2012* and the Financial Management (Sustainability) *Guideline 2013*. The amounts used to calculate the three reported measures are prepared on an accrual basis and are drawn from Council's audited general purpose financial statements for the year ended 30 June 2021.

|  |  |
|--|--|
| <p><b>Certificate of Accuracy</b><br/>                 For the year ended 30 June 2021</p> <p>This current-year financial sustainability statement has been prepared pursuant to Section 178 of the <i>Local Government Regulation 2012</i> (the regulation).</p> <p>In accordance with Section 212(5) of the Regulation we certify that this current-year financial sustainability statement has been accurately calculated.</p> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;"> <br/> <hr style="border: 0; border-top: 1px solid black; margin: 5px 0;"/> <p>Mayor<br/>Angela Toppin</p> <p>Date: <u>5</u> / <u>10</u> / 2021</p> </div> <div style="width: 45%;"> <br/> <hr style="border: 0; border-top: 1px solid black; margin: 5px 0;"/> <p>Chief Executive Officer<br/>Peter Franks</p> <p>Date: <u>5</u> / <u>10</u> / 2021</p> </div> </div> |  |
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## INDEPENDENT AUDITOR'S REPORT

To the councillors of Mareeba Shire Council

### Report on the current-year financial sustainability statement

#### Opinion

I have audited the accompanying current-year financial sustainability statement of Mareeba Shire Council for the year ended 30 June 2021, comprising the statement, explanatory notes, and the certificate of accuracy given by the Mayor and the Chief Executive Officer.

In accordance with s.212 of the Local Government Regulation 2012, in my opinion, in all material respects, the current-year financial sustainability statement of Mareeba Shire Council for the year ended 30 June 2021 has been accurately calculated.

#### Basis of opinion

I conducted my audit in accordance with the *Auditor-General Auditing Standards*, which incorporate the Australian Auditing Standards. My responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the current-year financial sustainability statement* section of my report.

I am independent of the council in accordance with the ethical requirements of the Accounting Professional and Ethical Standards Board APES 110 *Code of Ethics for Professional Accountants* (the Code) that are relevant to my audit of the statement in Australia. I have also fulfilled my other ethical responsibilities in accordance with the Code and the *Auditor-General Auditing Standards*.

I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.

#### Emphasis of matter – basis of accounting

I draw attention to Note 1 which describes the basis of accounting. The current-year financial sustainability statement has been prepared in accordance with the Financial Management (Sustainability) Guideline 2013 for the purpose of fulfilling the council's reporting responsibilities under the Local Government Regulation 2012. As a result, the statement may not be suitable for another purpose. My opinion is not modified in respect of this matter.

#### Other Information

Other information comprises financial and non-financial information (other than the audited financial report) in an entity's annual report.

At the date of this auditor's report, the available other information in Mareeba Shire Council's annual report for the year ended 30 June 2021 was the general purpose financial statements and long-term financial sustainability statement.

The councillors are responsible for the other information.

My opinion on the current-year financial sustainability statement does not cover the other information and accordingly I do not express any form of assurance conclusion thereon. However, as required by the Local Government Regulation 2012, I have expressed a separate opinion on the general purpose financial report.



In connection with my audit of the financial report, my responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial report and my knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work I have performed, I conclude that there is a material misstatement of this information, I am required to report that fact. I have nothing to report in this regard.

**Responsibilities of the councillors for the current-year financial sustainability statement**

The councillors are responsible for the preparation and fair presentation of the current-year financial sustainability statement in accordance with the Local Government Regulation 2012. The councillors' responsibility also includes such internal control as the councillors determine is necessary to enable the preparation and fair presentation of the statement that is accurately calculated and is free from material misstatement, whether due to fraud or error.

**Auditor's responsibilities for the audit of the current-year financial sustainability statement**

My objectives are to obtain reasonable assurance about whether the current-year financial sustainability statement as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this statement.

My responsibility does not extend to forming an opinion on the appropriateness or relevance of the reported ratios, nor on the council's future sustainability.

As part of an audit in accordance with the Australian Auditing Standards, I exercise professional judgement and maintain professional scepticism throughout the audit. I also:

- Identify and assess the risks of material misstatement of the statement, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for my opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the council's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the council.
- Evaluate the overall presentation, structure and content of the statement, including the disclosures, and whether the statement represents the underlying transactions and events in a manner that achieves fair presentation.



I communicate with the council regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that I identify during my audit.

A handwritten signature in blue ink that reads "Lisa Fraser".

Lisa Fraser  
as delegate of the Auditor-General

5 October 2021

Queensland Audit Office  
Brisbane

Mareeba Shire Council  
Unaudited Long-Term Financial Sustainability Statement  
Prepared as at 30 June 2021

| Measures of Financial Sustainability |                      | Actuals at<br>30 June<br>2021 | Projected for the years ended |                 |                 |                 |                 |                 |                 |                 |                 |  |
|--------------------------------------|----------------------|-------------------------------|-------------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|--|
| Measure                              | Target               | 30 June<br>2021               | 30 June<br>2022               | 30 June<br>2023 | 30 June<br>2024 | 30 June<br>2025 | 30 June<br>2026 | 30 June<br>2027 | 30 June<br>2028 | 30 June<br>2029 | 30 June<br>2030 |  |
| Operating surplus ratio              | Between 0% and 10%   | 13.75%                        | 12.28%                        | 12.28%          | 12.48%          | 12.44%          | 12.48%          | 12.65%          | 12.62%          | 12.98%          | 13.55%          |  |
| Asset sustainability ratio           | Greater than 90%     | 161.2%                        | 154.28%                       | 148.84%         | 137.57%         | 182.42%         | 144.93%         | 158.22%         | 117.63%         | 112.81%         | 138.76%         |  |
| Net financial liabilities ratio      | Not greater than 60% | -89.46%                       | -101.70%                      | -88.07%         | -89.55%         | -90.31%         | -80.13%         | -77.29%         | -84.20%         | -91.62%         | -92.26%         |  |

Mareeba Shire Council's Financial Management Strategy

Council measures revenue and expenditure trends over time as a guide to future requirements and to make decisions about the efficient allocation of resources to ensure the most effective provision of services. Council ensures that its financial management strategy is prudent and that its long-term financial forecast shows a sound financial position whilst also being able to meet the community's current and future needs.

Certificate of Accuracy

For the long-term financial sustainability statement prepared as at 30 June 2021

This long-term financial sustainability statement has been prepared pursuant to Section 178 of the Local Government Regulation 2012 (the regulation).

In accordance with Section 212(5) of the Regulation we certify that this long-term financial sustainability statement has been accurately calculated.

Mayor

Angela Toppin

Date 5 / 10 / 2021

Chief Executive Officer

Peter Franks

Date 5 / 10 / 2021

Item 10.1 - Attachment 1

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**11 CONFIDENTIAL REPORTS**

Nil

**12 BUSINESS WITHOUT NOTICE**

**13 NEXT MEETING OF COUNCIL**



## **14 FOR INFORMATION**

|  |
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| <b>14.1 SUMMARY OF NEW PLANNING APPLICATIONS &amp; DELEGATED DECISIONS FOR THE MONTH OF SEPTEMBER 2021</b> |
|--|

**Date Prepared:** 5 October 2021

**Author:** Senior Planner

**Attachments:** Nil

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Please see below information.



**Summary of new Planning Development Applications and Delegated Decisions for September 2021**

| New Development Applications |                |   |  |  |                                   |
|------------------------------|----------------|---|--|--|-----------------------------------|
| Application #                | Lodgement Date | Applicant/ Address  | Property Description                   | Application Type                             | Status                            |
| MCU/21/0018                  | 08/09/2021     | CH Enterprise Pty Ltd<br>97 Kovacic Road,<br>Mareeba                                      | Lot 450 on NR5228                      | MCU - Tourist park                           | In Confirmation Stage             |
| MCU/21/0019                  | 16/09/2021     | Mareeba Shire Council<br>C/- U&I Town Plan<br>38 Vaughan Street,<br>Mareeba               | Lot 517 on SP171524 & Lot 569 on M3568 | MCU - Shop (Buy Back Shop)                   | In Confirmation Stage             |
| RAL/21/0015                  | 08/09/2021     | Caroline Frauenstein<br>17 Leilas Way, Kuranda  | Lot 341 & 343 on SP201301              | ROL (Boundary Realignment)                   | Decision Notice issued 30/09/2021 |
| RAL/21/0016                  | 15/09/2021     | Emerald Creek Heights Pty Ltd<br>C/- McPeake Town Planning<br>85 Godfrey Road,<br>Mareeba | Lot 219 on NR378                       | ROL (1 into 49 Lots)                         | In Referral Stage                 |
| OPW/21/0004                  | 2/09/2021      | Mount Molloy Boiler Block Benefit Committee<br>24 Santowski Crescent,<br>Mount Molloy     | Lot 1 on SP247832                      | Operational Works - Advertising Devices (x2) | Decision Notice issued 13/09/2021 |

| Decision Notices issued under Delegated Authority |                         |   |                                     |                           |  |
|---|-------------------------|---|-------------------------------------|---------------------------|--|
| Application #                                     | Date of Decision Notice | Applicant                                   | Address                             | Property Description      | Application Type                             |
| RAL/21/0015                                       | 30/09/2021              | Caroline Frauenstein                        | 17 Leilas Way, Kuranda              | Lot 341 & 343 on SP201301 | ROL (Boundary Realignment)                   |
| OPW/21/0004                                       | 13/09/2021              | Mount Molloy Boiler Block Benefit Committee | 24 Santowski Crescent, Mount Molloy | Lot 1 on SP247832         | Operational Works - Advertising Devices (x2) |

September 2021 (Regional Land Use Planning)

|             |            |         |                      |                     |  |
|-------------|------------|---------|----------------------|---------------------|--|
| OPW/21/0003 | 07/09/2021 | M Prein | Two Chain Road, Koah | Lot 101 on SP211120 | Op Works (Roadworks) for Development Permit DA/15/0049 |
|-------------|------------|---------|----------------------|---------------------|--|

**Negotiated Decision Notices issued under Delegated Authority**

| Application # | Date of Decision Notice | Applicant | Address | Property Description | Application Type |
|---------------|-------------------------|-----------|---------|----------------------|------------------|
| Nil           |                         |           |         |                      |                  |

**Change to Existing Development Approval issued**

| Application # | Date of Decision | Applicant | Address | Property Description | Application Type |
|---------------|------------------|-----------|---------|----------------------|------------------|
| Nil           |                  |           |         |                      |                  |

**Referral Agency Response Decision Notices issued under Delegated Authority**

| Application # | Date of Decision | Applicant  | Address                          | Property Description | Application Type   |
|---------------|------------------|--|----------------------------------|----------------------|--|
| CAR/21/0029   | 15/09/2021       | Lisa Maccarone<br>C/- The Building Approval Company  | 53 Kuranda Heights Road, Kuranda | Lot 2 on SP105675    | Referral agency response for material change of use - dwelling house (secondary dwelling) assessable against the Residential dwelling house and outbuilding overlay code |
| CAR/21/0028   | 08/09/2021       | M Stevenson<br>C/- The Building Approval Company     | Crothers Road, Kuranda           | Lot 33 on N157451    | Referral agency response for building works assessable against the Mareeba Shire Council Planning Scheme 2016 - Environmental Significance Overlay Code                  |
| CAR/21/0027   | 01/09/2021       | RNR Srhoj Pty Ltd<br>C/- Emergent Building Approvals | 55 Chewko Road, Mareeba          | Lot 7 on NR7651      | Referral agency response for building work assessable against the Mareeba Shire Council Planning Scheme 2016 - non-compliant setback for shed                            |

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|             |            |  |                                     |                      |  |
|-------------|------------|--|-------------------------------------|----------------------|--|
| CAR/21/0026 | 03/09/2021 | JC & ME<br>Hendle<br>C/- Northern<br>Building<br>Approvals | 30 Middlemiss<br>Street,<br>Mareeba | Lot 1 on<br>RP715041 | Concurrence<br>agency referral for<br>building works<br>(Class 1A<br>Dwelling)<br>assessable<br>against the Flood<br>Hazard Overlay<br>Code of the<br>Mareeba Shire<br>Council Planning<br>Scheme 2016 |
|-------------|------------|--|-------------------------------------|----------------------|--|

#### Extensions to Relevant Period issued

| Application # | Date of Decision | Applicant | Address | Property Description | Application Type |
|---------------|------------------|-----------|---------|----------------------|------------------|
| Nil           |                  |           |         |                      |                  |

#### Survey Plans endorsed

| Application # | Date       | Applicant                                     | Address                            | Property Description   | No of Lots |
|---------------|------------|---|------------------------------------|--|------------|
| RAL/19/0011   | 21/09/2021 | J Anderson<br>C/- Twine<br>Surveys Pty<br>Ltd | 437 Koah Road,<br>Koah             | LOTS 720, 725 &<br>726 ON SP323222<br>(CANCELLING<br>LOT 725 ON<br>SP311002) | 2 New Lots |
| RAL/21/0003   | 17/09/2021 | Peter<br>Klarfeld                             | 280 Clohesy<br>River Road,<br>Koah | PLAN OF LOTS 1<br>& 2 ON SP330231<br>(CANCELLING<br>LOT 498 ON<br>SP189698)  | 1 New Lot  |
| RAL/21/0005   | 02/09/2021 | Bruno Ciobo                                   | Ciobo Close,<br>Mareeba            | LOTS 73 & 74 ON<br>SP325407<br>(CANCELLING<br>LOT 7 ON<br>SP213017)          | 1 New Lot  |

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