



AGENDA

Wednesday, 16 March 2022

Ordinary Council Meeting

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

Date: Wednesday, 16 March 2022

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**
- 4 DECLARATION OF CONFLICTS OF INTEREST**
- 5 CONFIRMATION OF MINUTES**

Ordinary Council Meeting - 16 February 2022
- 6 BUSINESS ARISING OUT OF MINUTES OF PREVIOUS MEETING**
- 7 DEPUTATIONS AND DELEGATIONS**

8 CORPORATE AND COMMUNITY SERVICES

8.1 CHANGE OF DEVELOPMENT APPROVAL - SUTARIYA BROTHERS PTY LTD - MATERIAL CHANGE OF USE - SERVICE STATION AND CARETAKER'S ACCOMMODATION - LOT 15 ON RP846956 - MALONE ROAD, MAREEBA - MCU/21/0014

Date Prepared: 2 March 2022

Author: Planning Officer

Attachments:

1. Decision Notice dated 18 November 2021 [↓](#)
2. Applicants Request for Minor Change dated 15 February 2022 [↓](#)

APPLICATION		PREMISES	
APPLICANT	Sutariya Brothers Pty Ltd	ADDRESS	Malone Road, Mareeba
DATE REQUEST FOR CHANGE TO DEVELOPMENT APPROVAL LODGED	16 February 2022	RPD	Lot 15 on RP846956
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use - Service Station and Caretaker's Accommodation		
FILE NO	MCU/21/0014	AREA	7,448m ²
LODGED BY	U&i Town Plan	OWNER	Sutariya Shantilal Dhirajlal & Sutariya Bhavin Dhirubhai
PLANNING SCHEME	Mareeba Shire Council Planning Scheme 2016		
ZONE	Rural Residential		
LEVEL OF ASSESSMENT	Impact Assessment		
SUBMISSIONS	1 submission		

EXECUTIVE SUMMARY

Council approved a development application described in the above application details at its Ordinary Meeting held on 17 November 2021, subject to conditions. The application was impact assessable and one (1) properly made submission was received in response to public notification of the application (which was not an objection).

U&i Town Plan on behalf of the applicants, has subsequently lodged an application to change the development approval with regard to the physical layout of the site. The location of the shop and playground will change as well as the physical orientation of the main refuelling area and associated canopy. The proposed amendments will also add another high flow bowser and canopy where the shop building used to be located as well as a second access point (both accesses still via Malone Road).

The proposed changes relate to the physical layout of the site only and the additional hi-flow bowser and associated canopy do not represent a significant change to the built form in terms of scale, bulk and appearance. The requested change is considered a "Minor Change" only and it is therefore recommended that the application be approved in full.

OFFICER'S RECOMMENDATION

It is recommended that:

1. In relation to the application to change the following development approval:

APPLICATION		PREMISES	
APPLICANT	Sutariya Brothers Pty Ltd	ADDRESS	Malone Road, Mareeba
DATE REQUEST FOR CHANGE TO DEVELOPMENT APPROVAL LODGED	16 February 2022	RPD	Lot 15 on RP846956
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use - Service Station and Caretaker's Accommodation		

and in accordance with the Planning Act 2016, the following

- (a) The approved plan/s of Council's Decision Notice issued on 18 November 2021 be amended as follows:

<i>Plan/Document Number</i>	<i>Plan/Document Title</i>	<i>Prepared by</i>	<i>Dated</i>
1532-PD-A-00 Issue - P3	Cover Sheet	Clarke and Prince Architects	May 2021
1532-PD-A-01 Issue - P6	Site Plan	Clarke and Prince Architects	May 2021
1532-PD-A-02 Issue - P3	Service Station Floor Plan	Clarke and Prince Architects	May 2021
1532-PD-A-03 Issue - P2	Fuelling Area Floor Plan	Clarke and Prince Architects	May 2021
1532-PD-A-06 Issue - P1	Floor Plan - Caretakers Residence	Clarke and Prince Architects	May 2021
1532-PD-A-04 Issue - P2	Perspective Images	Clarke and Prince Architects	May 2021
1532-PD-A-05 Issue - P1	Street Elevations	Clarke and Prince Architects	May 2021
<u>1532-PD-A-100 Issue P1</u>	<u>Cover Sheet</u>	<u>Clarke and Prince Architects</u>	<u>Dec 2021</u>
<u>1532-PD-A-101 Issue P1</u>	<u>Site Plan</u>	<u>Clarke and Prince Architects</u>	<u>Dec 2021</u>
<u>1532-PD-A-102 Issue P1</u>	<u>Service Station Floor Plan</u>	<u>Clarke and Prince Architects</u>	<u>Dec 2021</u>
<u>1532-PD-A-103 Issue P1</u>	<u>Fuelling Area Floor Plan</u>	<u>Clarke and Prince Architects</u>	<u>Dec 2021</u>
<u>1532-PD-A-104 Issue P1</u>	<u>Perspective Images</u>	<u>Clarke and Prince Architects</u>	<u>Dec 2021</u>
<u>1532-PD-A-105 Issue P1</u>	<u>Street Elevations</u>	<u>Clarke and Prince Architects</u>	<u>Dec 2021</u>
<u>1532-PD-A-106 Issue P1</u>	<u>Floor Plan - Caretakers Residence</u>	<u>Clarke and Prince Architects</u>	<u>Dec 2021</u>

- (b) Condition 4.1 of Council's Decision Notice issued on 18 November 2021 be amended as follows:

4.1 Access

Both access crossovers must be upgraded to a commercial crossover standard
~~A commercial access crossover must be upgraded/constructed~~ (from the edge of Malone Road to the property boundary of the subject land) in accordance with the FNQROC Development Manual, to the satisfaction of Council's delegated officer.

- (c) Condition 4.4 of Council's Decision Notice issued on 18 November 2021 be amended as follows:

4.4 Traffic Impact Assessment - Roadworks External (Malone Road)

A traffic impact assessment must be prepared by a Registered Professional Engineer of Queensland (RPEQ) in order to estimate the proposed traffic likely to be generated by the development and identify any augmentations or improvements required to the existing road network (Malone Road) to provide safe and convenient access to the site.

*The traffic impact assessment should specifically address external works required on Malone Road between the intersection of the Kennedy Highway to a point 10 metres past the **easternmost ingress/egress** access to the site. Malone Road is currently not constructed to standard, so augmentation works should include widening on both sides of the road, turn lanes, traffic islands (if necessary), line-marking, signage and asphalt overlays to minimise damage made by turning vehicles.*

The traffic impact assessment must include detailed plans.

Plans for the abovementioned works must be submitted to Council as part of a subsequent application for operational works.

2. A Notice of Decision on Request to Change a Development Approval be issued to the applicant and the State Assessment and Referral Agency (SARA) via email CairnsSARA@dsdip.gov.au (reference: 2107-23539 SRA) advising of Council's decision.

THE SITE

The subject site is situated on the corner of Malone Road and the Kennedy Highway, Mareeba and is more particularly described as Lot 15 on RP846956. The site is irregular in shape with a total area of 7,448m² and is zoned Rural residential under the Mareeba Shire Council Planning Scheme 2016. Malone Road is accessed via an unsealed crossover situated in the southern corner of the allotment.

The site is currently vacant and predominantly cleared and grassed with some mature vegetation along the eastern boundary and northeast tip of the allotment. The site is not connected to Council's reticulated water and sewer networks.

The only immediate adjoining property is situated to the east and is zoned Rural residential and is vacant. Land in the broader area is zoned a mix of Rural residential, Rural and Emerging Communities and contains a mix of uses which include lifestyle lots, actively cropped rural lots and large vacant unused allotments.



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

Council at its Ordinary Meeting held on 17 November 2021 approved a development application for material change of use - service station and caretakers' residence on land described as Lot 15 on RP846956, situated on the corner of Malone Road and the Kennedy Highway, Mareeba, subject to conditions. The decision notice was issued on the 18 November 2021 (**Attachment 1**).

The application was impact assessable and one (1) properly made submission was received in response to public notification of the application (which was not an objection).

U&i Town Plan on behalf of the applicants has subsequently lodged an application to change the development approval with regard to the physical layout of the site (**Attachment 2**).

The location of the shop and playground will change as well as the physical orientation of the main refuelling area and associated canopy. The proposed amendments will also add another high flow bowser and canopy where the shop building used to be located as well as a second access point (both accesses still via Malone Road).

The proposed changes relate to the physical layout of the site only and the additional hi-flow bowser and associated canopy do not represent a significant change to the built form in terms of scale, bulk and appearance.

ASSESSMENT AND DECISION REQUIREMENTS

Minor change for a development approval - Planning Act 2016

Schedule 1: Substantially different development (Development Assessment Rules)

1. *An assessment manager or responsible entity may determine that the change is a minor change to a development application or development approval, where - amongst other criteria - a minor change is a change that would not result in 'substantially different' development.*

Schedule 2 - Dictionary of the Planning Act 2016 defines a minor change as follows:

Minor change means a change that—

(a) for a development application (not applicable).

(b) for a development approval—

(i) Would not result in substantially different development; and

(ii) If a development application for the development, including the change, were made when the change application is made would not cause—

(A) the inclusion of prohibited development in the application; or

(B) referral to a referral agency, other than to the chief executive, if there were no referral agencies for the development application; or

(C) referral to extra referral agencies, other than the chief executive; or

(D) a referral agency to assess the application against, or have regard to, matter prescribed by regulation under section 55(2), other than matters the referral agency must have assessed the application against, or have regard to, when the application was made; or

(E) *public notification if public notification was not required for the development application.*

2. *An assessment manager or responsible entity must determine if the proposed change would result in substantially different development for a change—*
 - (a) *made to a proposed development application the subject of a response given under section 57(3) of the Act and a properly made application;*
 - (b) *made to a development application in accordance with part 6;*
 - (c) *made to a development application after the appeal period.*
3. *In determining whether the proposed change would result in substantially differed development, the assessment manager or referral agency must consider the individual circumstances of the development, in the context of the change proposed.*
4. *A change may be considered to result in a substantially different development if any of the following apply to the proposed change:*
 - (a) *involves a new use; or*
 - (b) *result in the application applying to a new parcel of land; or*
 - (c) *dramatically changes the built form in terms of scale, bulk and appearance; or*
 - (d) *change the ability of the proposed development to operate as intended; or*
 - (e) *removes a component that is integral to the operation of the development; or*
 - (f) *significantly impacts on traffic flow and the transport network, such as increasing traffic to the site; or*
 - (g) *introduces new impacts or increase the severity of known impacts; or*
 - (h) *removes and incentive or offset component that would have balanced a negative impact of the development; or*
 - (i) *impacts on infrastructure provisions.*

Comment

The proposed change constitutes a *minor change* to the approval.

Assessing and deciding applications for minor changes

Section 81(2) of the Planning Act 2016 requires that Council must assess the proposed change having regard to:

- *The information the applicant included with the application*

Comment

The request for a minor change to the approval was provided by the applicant in an email to Council dated 15 February 2022 (**Attachment 2**). The required changes and Council officer response/s are addressed in the body of this report.

- *if submissions were made about the original application – the submissions*

Comment

The original development application was impact assessable and one (1) properly made submission was received during public notification of the application. The proposed change to

the service station development's internal layout will not impact the issues raised in the submission.

- Any pre-request response notice or response notice given in relation to the change application.

Comment

No pre-request response notice or response notice was received.

- All matters the responsible entity (Council) would or may assess against or have regard to, if the change application were a development application.

Comment

The required changes are addressed in the body of this report.

- Another matter that the responsible entity (Council) considers relevant.

Comment

No other matter is considered relevant.

REQUEST TO CHANGE THE DEVELOPMENT APPROVAL

Approved Plan/s

<i>Plan/Document Number</i>	<i>Plan/Document Title</i>	<i>Prepared by</i>	<i>Dated</i>
1532-PD-A-00 Issue - P3	Cover Sheet	Clarke and Prince Architects	May 2021
1532-PD-A-01 Issue - P6	Site Plan	Clarke and Prince Architects	May 2021
1532-PD-A-02 Issue - P3	Service Station Floor Plan	Clarke and Prince Architects	May 2021
1532-PD-A-03 Issue - P2	Fuelling Area - Floor Plan	Clarke and Prince Architects	May 2021
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1532-PD-A-04 Issue - P2	Perspective Images	Clarke and Prince Architects	May 2021
1532-PD-A-05 Issue - P1	Street Elevations	Clarke and Prince Architects	May 2021

Request by Applicant

Refer to **Attachment 2**.

Response

Council officers have no concerns with the requested amendments to the internal layout of the development, the additional hi-flow bowser and canopy and the second access point. It is recommended the approved plans be amended to reflect the revised layout as follows:

<i>Plan/Document Number</i>	<i>Plan/Document Title</i>	<i>Prepared by</i>	<i>Dated</i>
1532-PD-A-00 Issue - P3	Cover Sheet	Clarke and Prince Architects	May 2021
1532-PD-A-01 Issue - P6	Site Plan	Clarke and Prince Architects	May 2021
1532-PD-A-02 Issue - P3	Service Station Floor Plan	Clarke and Prince Architects	May 2021
1532-PD-A-03 Issue - P2	Fuelling Area - Floor Plan	Clarke and Prince Architects	May 2021

1532-PD-A-06 Issue P1	Floor Plan — Caretakers Residence	Clarke and Prince Architects	May 2021
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<u>1532-PD-A-100 Issue P1</u>	<u>Cover Sheet</u>	<u>Clarke and Prince Architects</u>	<u>Dec 2021</u>
<u>1532-PD-A-101 Issue P1</u>	<u>Site Plan</u>	<u>Clarke and Prince Architects</u>	<u>Dec 2021</u>
<u>1532-PD-A-102 Issue P1</u>	<u>Service Station Floor Plan</u>	<u>Clarke and Prince Architects</u>	<u>Dec 2021</u>
<u>1532-PD-A-103 Issue P1</u>	<u>Fuelling Area Floor Plan</u>	<u>Clarke and Prince Architects</u>	<u>Dec 2021</u>
<u>1532-PD-A-104 Issue P1</u>	<u>Perspective Images</u>	<u>Clarke and Prince Architects</u>	<u>Dec 2021</u>
<u>1532-PD-A-105 Issue P1</u>	<u>Street Elevations</u>	<u>Clarke and Prince Architects</u>	<u>Dec 2021</u>
<u>1532-PD-A-106 Issue P1</u>	<u>Floor Plan - Caretakers Residence</u>	<u>Clarke and Prince Architects</u>	<u>Dec 2021</u>

Condition 4.1

4.1 Access

A commercial access crossover must be upgraded/constructed (from the edge of Malone Road to the property boundary of the subject land) in accordance with the FNQROC Development Manual, to the satisfaction of Council's delegated officer.

Request by Applicant

Refer to **Attachment 2**.

Response

Council officers have no concerns with the requested amendments to the internal layout of the development, the additional hi-flow bowser and canopy and the second access point. Condition 4.1 must be amended as there are now two (2) ingress/egress points proposed as follows:

4.1 Access

Both access crossovers must be upgraded to a commercial crossover standard ~~A commercial access crossover must be upgraded/constructed~~ (from the edge of Malone Road to the property boundary of the subject land) in accordance with the FNQROC Development Manual, to the satisfaction of Council's delegated officer.

Condition 4.4

4.4 Traffic Impact Assessment - Roadworks External (Malone Road)

A traffic impact assessment must be prepared by a Registered Professional Engineer of Queensland (RPEQ) in order to estimate the proposed traffic likely to be generated by the development and identify any augmentations or improvements required to the existing road network (Malone Road) to provide safe and convenient access to the site.

The traffic impact assessment should specifically address external works required on Malone Road between the intersection of the Kennedy Highway to a point 10 metres

past the access to the site. Malone Road is currently not constructed to standard, so augmentation works should include widening on both sides of the road, turn lanes, traffic islands (if necessary), line-marking, signage and asphalt overlays to minimise damage made by turning vehicles.

The traffic impact assessment must include detailed plans.

Plans for the abovementioned works must be submitted to Council as part of a subsequent application for operational works.

Request by Applicant

Refer to **Attachment 2**.

Response

Council officers have no concerns with the requested amendments to the internal layout of the development, the additional hi-flow bowser and canopy and the second access point. Condition 4.4 must be amended as there are now two ingress/egress points proposed as follows:

4.4 Traffic Impact Assessment - Roadworks External (Malone Road)

A traffic impact assessment must be prepared by a Registered Professional Engineer of Queensland (RPEQ) in order to estimate the proposed traffic likely to be generated by the development and identify any augmentations or improvements required to the existing road network (Malone Road) to provide safe and convenient access to the site.

*The traffic impact assessment should specifically address external works required on Malone Road between the intersection of the Kennedy Highway to a point 10 metres past the **easternmost ingress/egress** ~~access~~ to the site. Malone Road is currently not constructed to standard, so augmentation works should include widening on both sides of the road, turn lanes, traffic islands (if necessary), line-marking, signage and asphalt overlays to minimise damage made by turning vehicles.*

The traffic impact assessment must include detailed plans.

Plans for the abovementioned works must be submitted to Council as part of a subsequent application for operational works.

18 November 2021

Sutariya Brothers Pty Ltd
C/- U&i Town Plan
PO Box 426
COOKTOWN QLD 4895

65 Rankin Street
PO Box 154 MAREEBA QLD 4880

P: 1300 308 461
F: 07 4092 3323

W: www.msc.qld.gov.au
E: info@msc.qld.gov.au

Planning Officer: Carl Ewin
Direct Phone: 4086 4656
Our Reference: MCU/21/0014
Your Reference: M7-21

Dear Applicants,

Decision Notice

Planning Act 2016

I refer to your application and advise that on 17 November 2021, Council decided to approve the application in full subject to conditions.

Details of the decision are as follows:

APPLICATION DETAILS

Application No:	MCU/21/0014
Street Address:	Malone Road, Mareeba
Real Property Description:	Lot 15 on RP846956
Planning Scheme:	Mareeba Shire Council Planning Scheme 2016

DECISION DETAILS

Type of Decision:	Approval
Type of Approval:	Development Permit for Material Change of Use - Service Station and Caretaker's Accommodation
Date of Decision:	17 November 2021

CURRENCY PERIOD OF APPROVAL

The currency period for this development approval is six (6) years starting the day that this development approval takes effect. (Refer to Section 85 "Lapsing of approval at end of currency period" of the *Planning Act 2016*.)

Public Office: 65 Rankin Street, Mareeba QLD 4880. Postal address: PO Box 154, Mareeba QLD 4880

Document Set ID: 4032311
Version: 3, Version Date: 22/11/2021

DECISION NOTICE

MCU/21/0014
Page 2**INFRASTRUCTURE**

Where conditions relate to the provision of infrastructure, these are non-trunk infrastructure conditions unless specifically nominated as a “**necessary infrastructure condition**” for the provision of trunk infrastructure as defined under Chapter 4 of the *Planning Act 2016*.

ASSESSMENT MANAGER CONDITIONS**(A) 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 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.

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Where bulk bins are used and are to be serviced on site, certification by a Registered Professional Engineer of Queensland (RPEQ) must be provided to Council prior to the issue of a building permit which demonstrates that internal access is of adequate design and construction to allow waste collection/delivery vehicles to enter and exit the site in a forward gear.

3.5 Noise Nuisance

3.5.1 Refrigeration equipment, pumps, compressors and mechanical ventilation systems must be located, designed, installed and maintained to achieve a maximum noise level of 3dB(A) above background levels as measured from noise sensitive locations and a maximum noise level of 8dB(A) above background levels as measured from commercial locations.

3.5.2 The applicant is required to install and maintain suitable screening to all air conditioning, lift motor rooms, plant and service facilities located at the top of or on the external face of the building. The screening structures must be constructed from materials that are consistent with materials used elsewhere on the facade of the building. There are to be no individual external unscreened air conditioning units attached to the exterior building facade.

3.6 The authorised operating hours for the service station and associated shop are limited to between 5am and 8.30pm, seven (7) days per week. No operations associated with the service station or shop are permitted on-site outside these hours, including commercial refuse disposal or the replenishing of underground fuel storage tanks.

3.7 Any fuel ventilation outlets must be located as far away as practically possible from the common boundary with Lot 16 on SP195707.

4. Infrastructure Services and Standards

4.1 Access

A commercial access crossover must be upgraded/constructed (from the edge of Malone Road to the property boundary of the subject land) in accordance with the FNQROC Development Manual, to the satisfaction of Council's delegated officer.

4.2 Stormwater Drainage/Water Quality

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 Prior to building works commencing the applicant must submit a Stormwater Management Plan and Report prepared and certified by a suitably qualified design engineer (RPEQ) that meets or exceeds the standards of design and construction set out in the Queensland Urban

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Drainage Manual (QUDM) and the FNQROC Development Manual to the satisfaction of Council's delegated officer.

- 4.2.3 The Stormwater Management Plan and Report must include provisions to intercept and control stormwater flows along driveways and hardstand areas.
- 4.2.4 The applicant/developer must construct the stormwater drainage infrastructure in accordance with the approved Stormwater Management Plan and Report.
- 4.2.5 All stormwater drainage must be collected from site and discharged to an approved legal point of discharge.
- 4.2.6 In addition to the Stormwater Management Plan, and prior to building works commencing, the applicant/developer must submit an Oily Water Management Plan, prepared and certified by a suitably qualified design engineer (RPEQ). The Plan must demonstrate how contaminants such as oil and/or fuel will be removed and stored prior to stormwater being discharged from the site.

4.3 Car Parking/Internal Driveways

- 4.3.1 The applicant/developer must ensure the service station and shop is provided with a minimum of 16 on-site car parking spaces as depicted on the approved plans (including 1 disabled parking space) as well as 1 RV parking space and 1 service vehicle parking space which are available solely for the parking of vehicles associated with the use of the premises. These parking spaces must be provided in addition to any fuel bowser parking spaces. The caretaker's accommodation must be provided with one (1) undercover parking space.
- 4.3.2 All car parking spaces and trafficable areas, including the truck turn around area and caretaker's accommodation driveway must be concrete sealed, line-marked and appropriately drained prior to the commencement of the use, to the satisfaction of Council's delegated officer.
- 4.3.3 All car parking spaces and trafficable areas must be constructed in compliance with the following standards, to the satisfaction of Council's delegated officer:
 - Australian Standard AS2890:1 Off Street Parking – Car Parking Facilities;
 - Australian Standard AS1428:2001 – Design for Access and Mobility.
- 4.3.4 The applicant/developer must ensure the development is provided with three (3) bicycle parking spaces in proximity to the shop building entrance/s.

A sign must be erected in proximity to the access driveways indicating the availability of on-site parking.

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4.4 Traffic Impact Assessment - Roadworks External (Malone Road)

A traffic impact assessment must be prepared by a Registered Professional Engineer of Queensland (RPEQ) in order to estimate the proposed traffic likely to be generated by the development and identify any augmentations or improvements required to the existing road network (Malone Road) to provide safe and convenient access to the site.

The traffic impact assessment should specifically address external works required on Malone Road between the intersection of the Kennedy Highway to a point 10 metres past the access to the site. Malone Road is currently not constructed to standard, so augmentation works should include widening on both sides of the road, turn lanes, traffic islands (if necessary), line-marking, signage and asphalt overlays to minimise damage made by turning vehicles.

The traffic impact assessment must include detailed plans.

Plans for the abovementioned works must be submitted to Council as part of a subsequent application for operational works.

4.5 Landscaping

4.5.1 Prior to building works commencing, a landscape plan must be prepared for the site and submitted to Council's delegated officer for consideration and approval. The extent of landscaping on site should be generally consistent with that shown on the submitted plan/s (Site Plan).

4.5.2 The landscape plan should include a three (3) metre wide landscape buffer along the southeast boundary for a length consistent with that shown on the submitted site plan. This southeast boundary landscape buffer must include shrubs, plants and trees that will grow to form an effective visual buffer of no less than four (4) metres in height at maturity and should include at least 25% larger more advanced plant stock.

4.5.3 All plant varieties must be generally in accordance with Schedule A of Planning Scheme Policy No. 9 (Landscaping Policy).

4.5.4 The landscaping of the site must be carried out prior to the commencement of the use and in accordance with the endorsed landscaping plan, and irrigated, mulched and maintained for the life of the development to the satisfaction of Council's delegated officer.

4.6 Acoustic Fencing

Prior to the commencement of the use, the applicant/developer must erect a solid 1.8m high, acoustic fence of neutral colour (timber fencing not permitted) along the southeast boundary (common with Lot 16 on SP195707) for a length of no less than 110 metres from the southern corner of the site.

All fencing on-site must be maintained in good order and safe repair for the life of the development, to the satisfaction of Council's delegated officer.

4.7 Lighting

The developer shall locate, design and install lighting to operate from dusk to dawn within all areas where the public will be given access, which prevents the potential for light spillage to cause nuisance to neighbours and must be provided in accordance with Australian Standard 1158.1 – Lighting for Roads and Public Spaces.

Illumination resulting from direct, reflected or other incidental light emanating from the subject land does not exceed 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.

NOTE: The design is to integrate the principles of Crime Prevention through Environmental Design (CPTED) theory. Lighting design is to illuminate potential areas of concealment and is to project illumination so that a human face is easily discernible from 15 metres and there is to be sufficient night lighting, which renders people, colours, vegetation and objects correctly. i.e. 'white' light. Particular attention should be given to pathways, driveways and common external spaces.

4.8 Signage

Advertising signage locations are limited to the fuelling canopy fascia, shop building fascia, walls and windows and the pylon sign. The pylon sign must be used to advertise fuel prices only. Advertising signage must not move, revolve, strobe or flash (can be illuminated).

Any advertising signage must be maintained in good order and safe repair for the life of the development, to the satisfaction of Council's delegated officer.

4.9 Non-Reticulated Water Supply

The service station and caretaker's accommodation must be provided with a potable water supply that can satisfy the standards for drinking water set by the Australian Drinking Water Guidelines 2004 (National Health and Medical Research Council and the National Resource Management Ministerial Council).

All non-potable sources of water must be sign posted "non-potable water supply" or similar in order to deter consumption.

4.10 Sewerage Connection

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

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Page 7**REFERRAL AGENCIES**

The referral agencies applicable to this application are:

Aspect of development stated in schedule 20		
<p>Development application for an aspect of development stated in schedule 20 that is assessable development under a local categorising instrument or section 21, if—</p> <p>(a) the development is for a purpose stated in schedule 20, column 1 for the aspect; and</p> <p>(b) the development meets or exceeds the threshold —</p> <p>(i) for development in local government area 1 — stated in schedule 20, column 2 for the purpose; or</p> <p>(ii) for development in local government area 2 — stated in schedule 20, column 3 for the purpose; and</p> <p>(c) for development in local government area 1 — the development is not for an accommodation activity or an office at premises wholly or partly in the excluded area</p> <p>However, if the development is for a combination of purposes stated in the same item of schedule 20, the threshold is for the combination of purposes and not for each individual purpose.</p>	<p>Part 9, Division 4, Subdivision 1, Table 1</p>	<p>State Assessment & Referral Agency (SARA) Department of State Development, Manufacturing, Infrastructure and Planning PO Box 2358 Cairns Qld 4870 CairnsSARA@dsdmip.qld.gov.au</p>
Material change of use of premises near a State transport corridor or that is a future State transport corridor		
<p>Development application for a material change of use, other than an excluded material change of use, that is assessable development under a local categorizing instrument, if all or part of the premises—</p> <p>(a) are within 25m of a State transport corridor; or</p> <p>(b) are a future State transport corridor; or</p>	<p>Schedule 10, Part 9, Division 4, Subdivision 2, Table 4</p>	<p>State Assessment & Referral Agency (SARA) Department of State Development, Manufacturing, Infrastructure and Planning PO Box 2358 Cairns Qld 4870 CairnsSARA@dsdmip.qld.gov.au</p>

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(c) are— (i) adjacent to a road that intersects with a State-controlled road; and (ii) within 100m of the intersection		
--	--	--

A copy of any referral agency conditions are attached.

APPROVED PLANS

The following plans are Approved plans for the development:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
1532-PD-A-00 Issue - P3	Cover Sheet	Clarke and Prince Architects	May 2021
1532-PD-A-01 Issue - P6	Site Plan	Clarke and Prince Architects	May 2021
1532-PD-A-02 Issue - P3	Service Station Floor Plan	Clarke and Prince Architects	May 2021
1532-PD-A-03 Issue - P2	Fuelling Area - Floor Plan	Clarke and Prince Architects	May 2021
1532-PD-A-06 Issue - P1	Floor Plan - Caretakers Residence	Clarke and Prince Architects	May 2021
1532-PD-A-04 Issue - P2	Perspective Images	Clarke and Prince Architects	May 2021
1532-PD-A-05 Issue - P1	Street Elevations	Clarke and Prince Architects	May 2021

ADVISORY NOTES

The following notes are included for guidance and information purposes only and do not form part of the assessment manager conditions:

(A) ASSESSMENT MANAGER'S ADVICE

(a) Food Premises

Premises proposed for the storage and preparation, handling, packing or service of food must comply with the requirements of the Food Act 2006.

(b) 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.

(c) 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.

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(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

(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

PROPERTY NOTES

Not Applicable.

FURTHER DEVELOPMENT PERMITS REQUIRED

- Development Permit for Operational Work
- Development Permit for Building Work
- Compliance Permit for Plumbing and Drainage Work

SUBMISSIONS

There was one properly made submissions about the application. In accordance with the *Planning Act 2016*, the name, residential or business address, and electronic address of the principal submitter for each properly made submission is provided below:

Name of Principal submitter	Address
1. C & C Iacutone	PO Box 677, Mareeba QLD 4880

RIGHTS OF APPEAL

You are entitled to appeal against this decision. A copy of the relevant appeal provisions from the *Planning Act 2016* is attached.

During the appeal period, you as the applicant may suspend your appeal period and make written representations to council about the conditions contained within the development approval.

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If council agrees or agrees in part with the representations, a “negotiated decision notice” will be issued. Only one “negotiated decision notice” may be given. Taking this step will defer your appeal period, which will commence again from the start the day after you receive a “negotiated decision notice”.

OTHER DETAILS

If you wish to obtain more information about Council’s decision, electronic copies are available on line at www.msc.qld.gov.au, or at Council Offices.

Yours faithfully

BRIAN MILLARD
SENIOR PLANNER

Enc: Approved Plans/Documents
 Referral Agency Response
 List of Submitters
 Appeal Rights

Copy: Department of State Development, Manufacturing, Infrastructure and Planning
 CairnsSARA@dsdmip.qld.gov.au

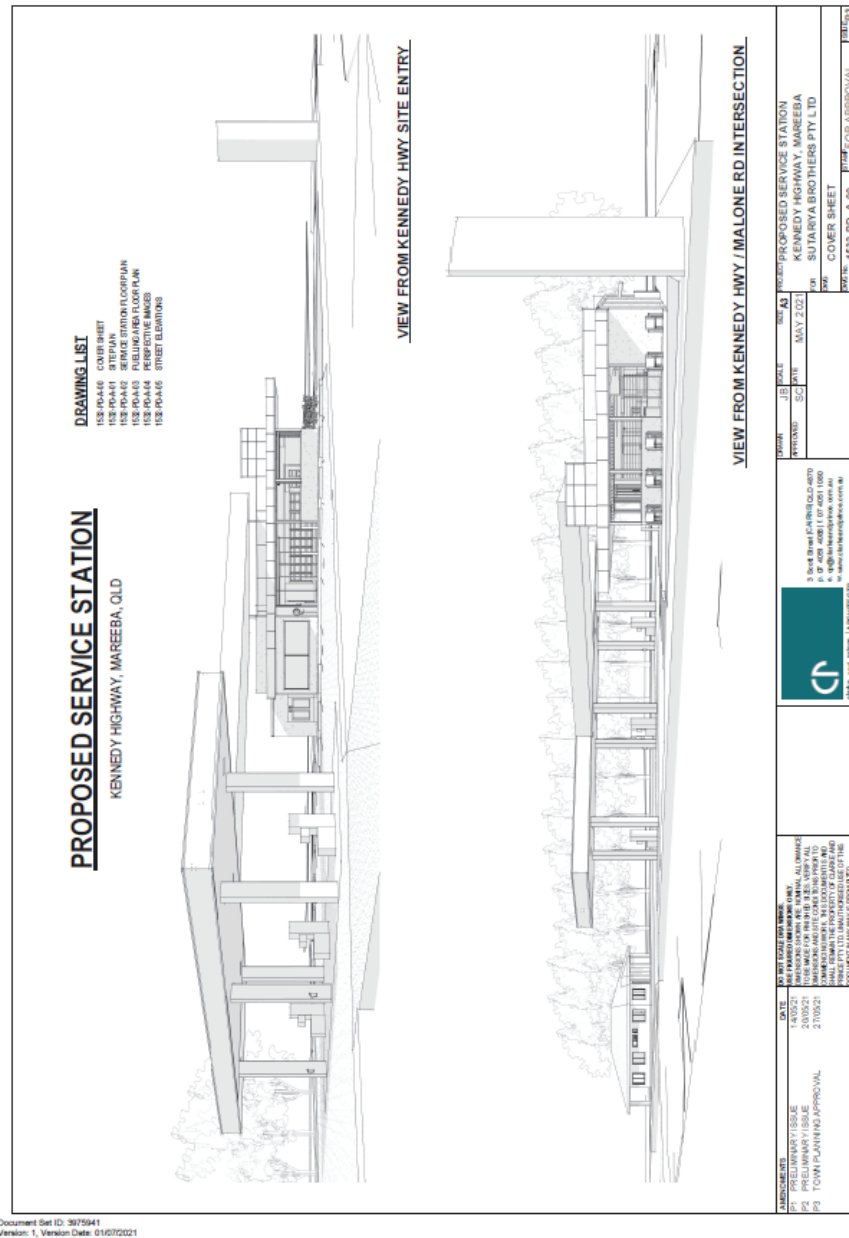
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Approved Plans/Documents



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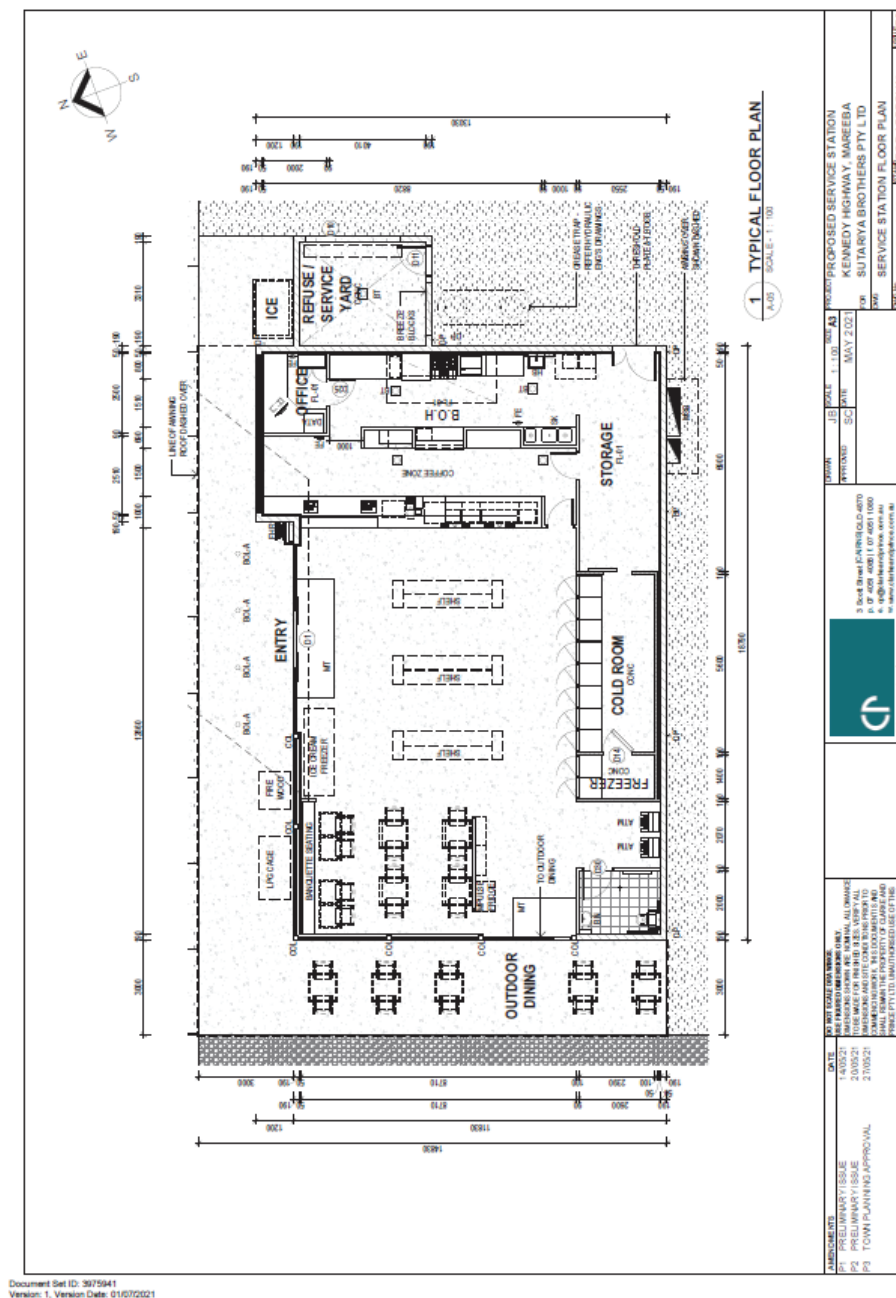
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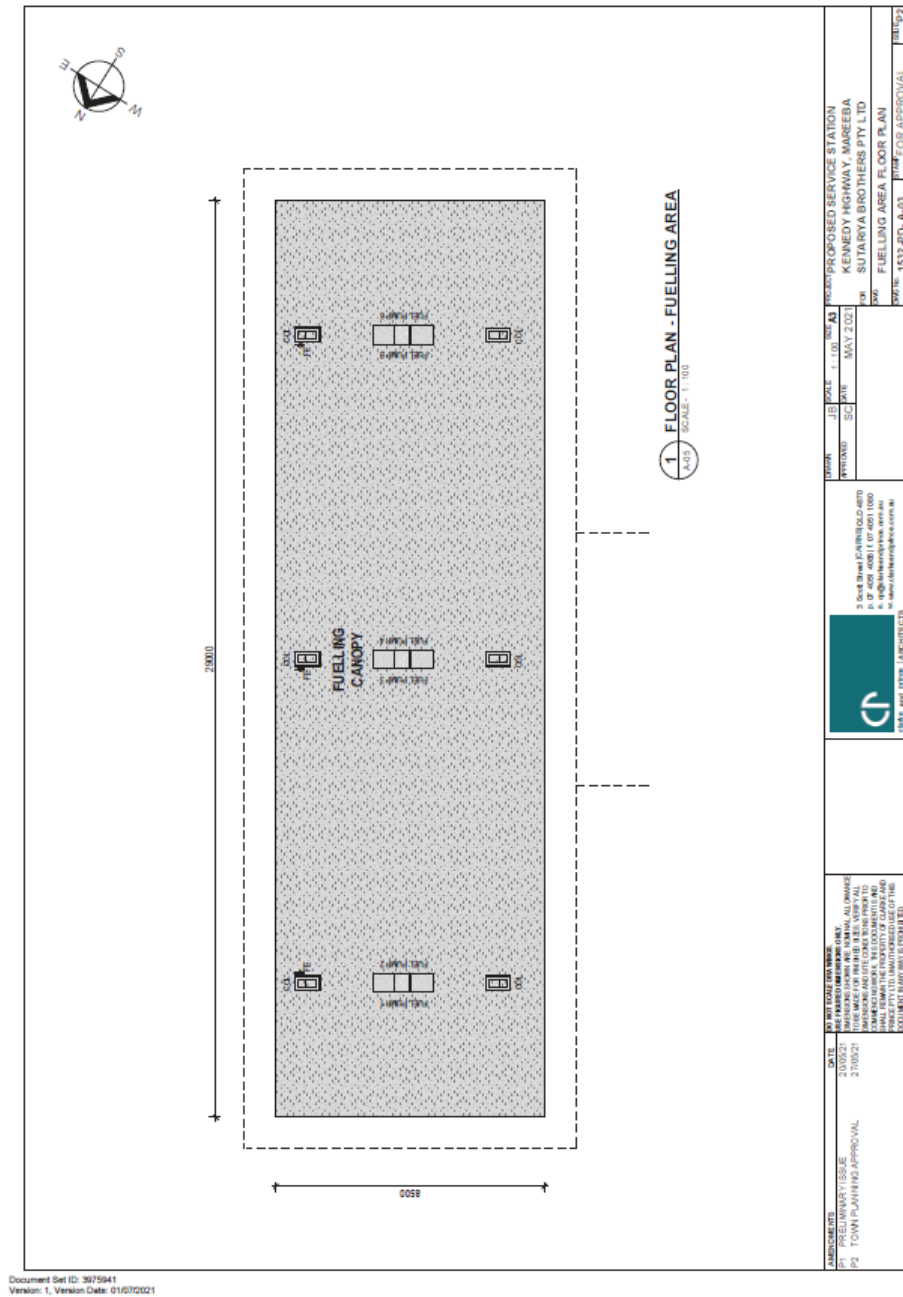
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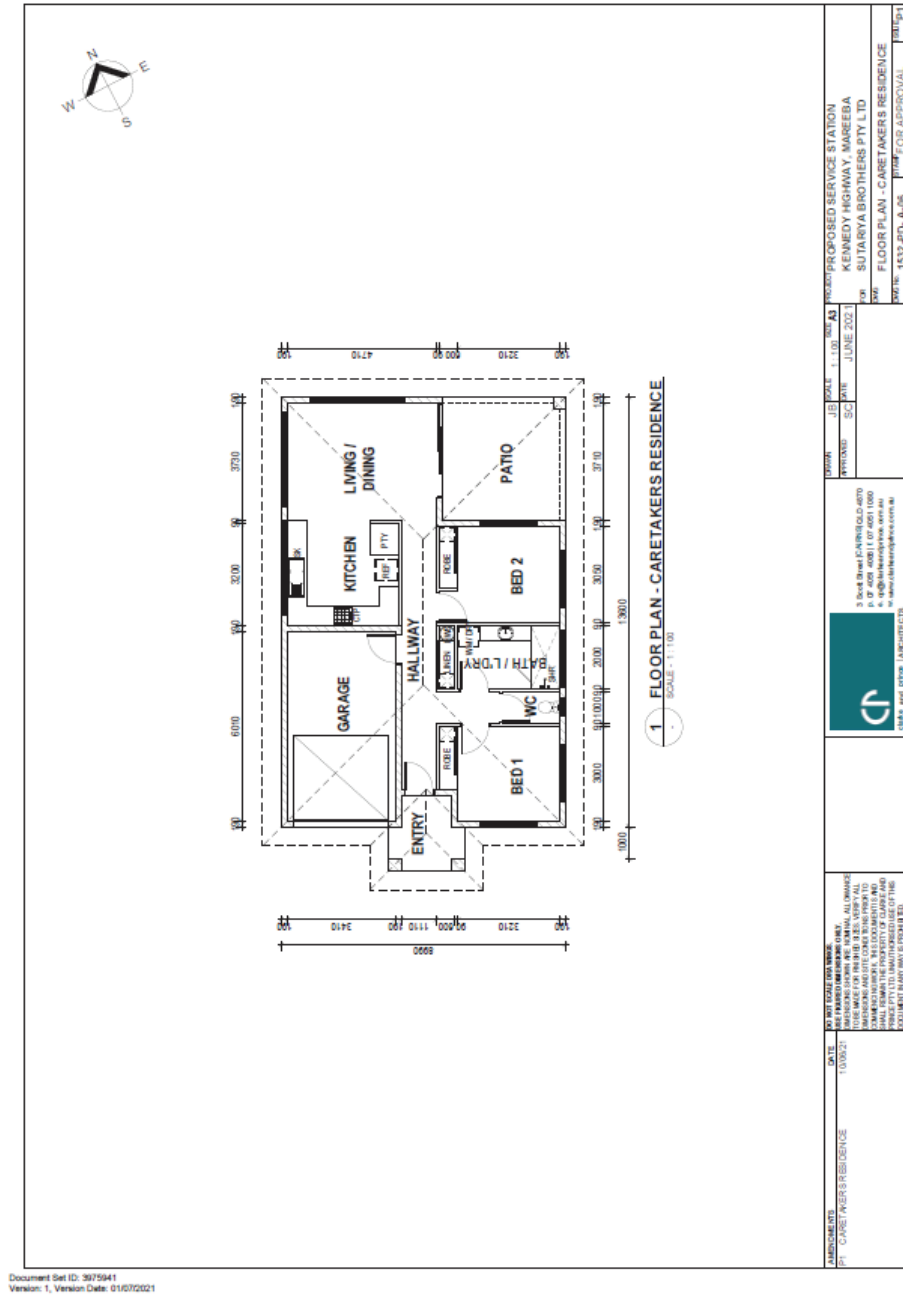


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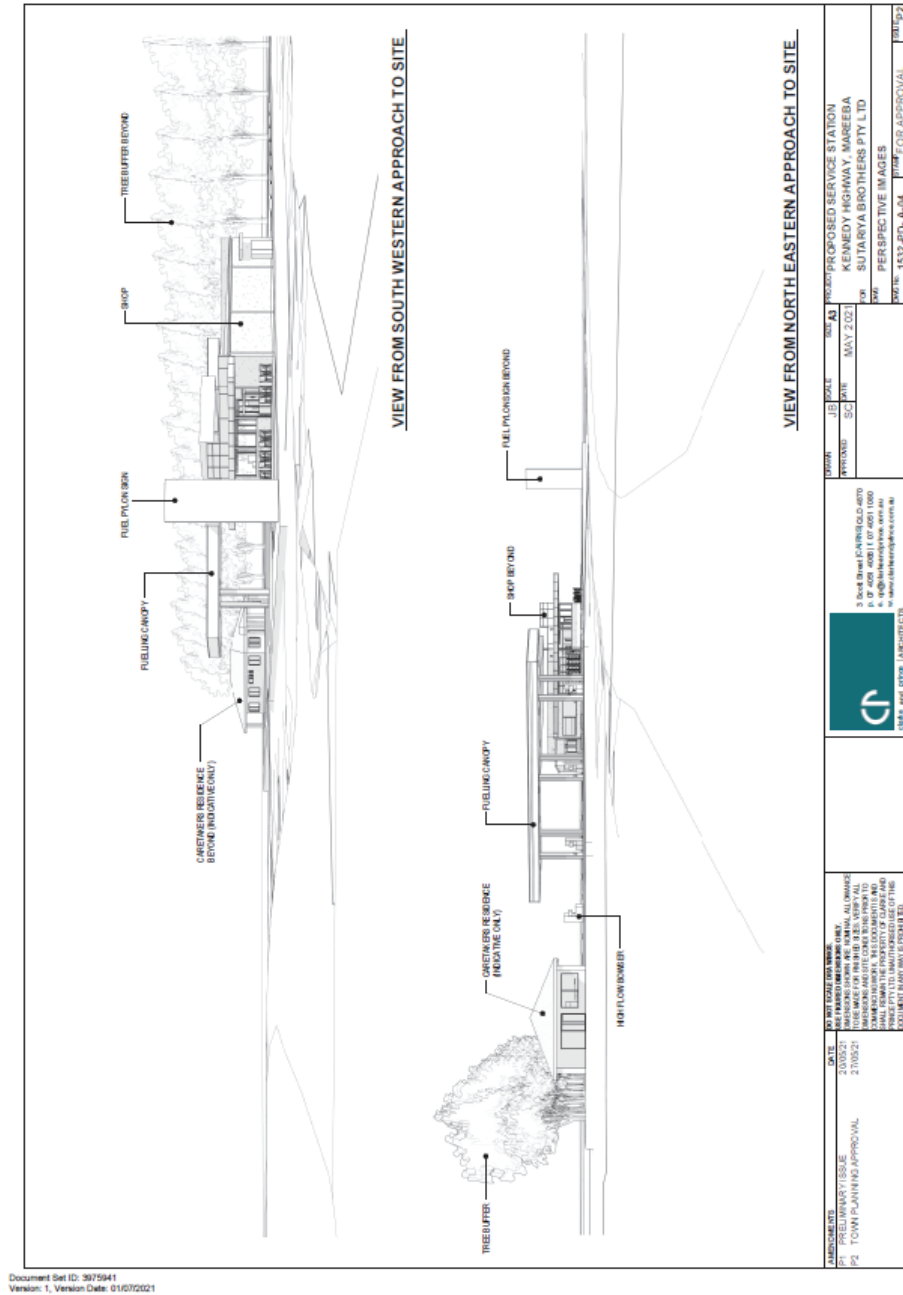


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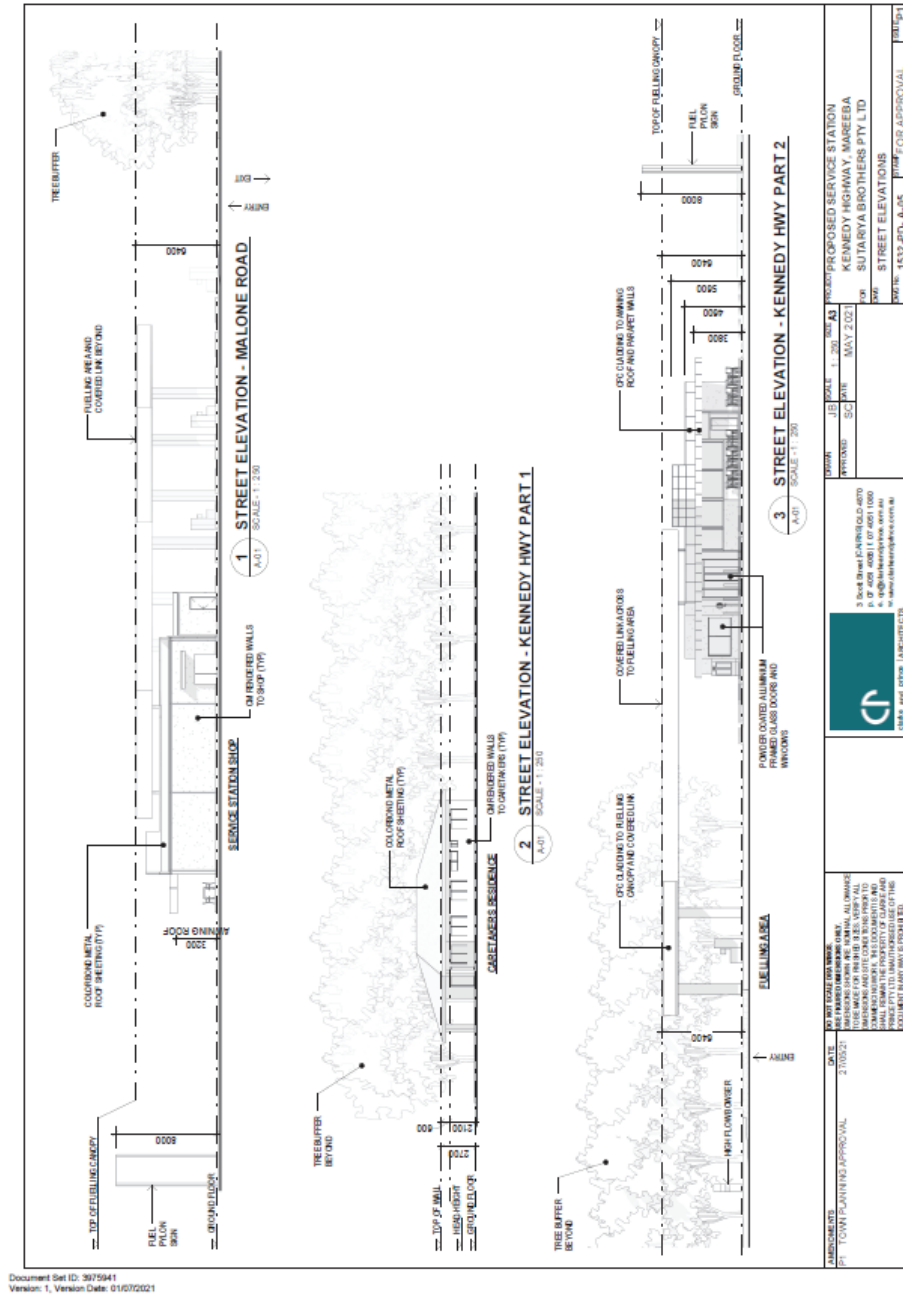


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Referral Agency Response

From: "No Reply" <mydas-notifications-prod2@qld.gov.au>
Sent: Fri, 3 Sep 2021 14:34:56 +1000
To: "Mary.McCarthy@dsdilgp.qld.gov.au"; "Planning (Shared)" <planning@msc.qld.gov.au>
Cc: "ramon@uitownplan.com.au" <ramon@uitownplan.com.au>
Subject: 2107-23539 SRA application correspondence - Malone Rd, Mareeba - Sutariya Brothers Pty Ltd - MCU/21/0014
Attachments: Attachment 4 - Approved Stormwater Drainage Management Plan.pdf, Representations about a referral agency response.pdf, 2107-23539 SRA SARA Response.pdf
Importance: Normal

Please find attached a notice regarding application [2107-23539 SRA](#).

If you require any further information in relation to the application, please contact the State Assessment and Referral Agency on the details provided in the notice.

This is a system-generated message. Do not respond to this email.
 RAS-N



Email ID: RFLA-0021-0011-6602

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RA5-N



SARA reference: 2107-23539 SRA
Council reference: MCU/21/0014
Applicant reference: M7-21

3 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—Malone Road, Mareeba

(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 on 13 July 2021.

Response

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

Development details

Description:	Development permit	Material change of use - service station and caretaker's accommodation
SARA role:	Referral Agency.	
SARA trigger:	Schedule 10, Part 9, Division 4, Subdivision 2, Table 4 (Planning Regulation 2017)	
	Development application for a material change of use within 25m of a state-controlled road and within 100m of an intersection with a state-controlled road	

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

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2107-23539 SRA

SARA reference: 2107-23539 SRA
 Assessment Manager: Mareeba Shire Council
 Street address: Malone Road, Mareeba
 Real property description: Lot 15 on RP848956
 Applicant name: Sutariya Brothers Pty Ltd
 Applicant contact details: C/- U&I Town Plan
 PO Box 426
 Cooktown QLD 4895
 ramon@uitownplan.com.au
 State-controlled road access permit: This referral included an application for a road access location, under section 62A(2) of *Transport Infrastructure Act 1994*. Below are the details of the decision:
 • Refused
 • Reference: TMR21-033511 (500-1570)
 • Date: 30 August 2021
 If you are seeking further information on the road access permit, please contact the Department of Transport and Main Roads at Far.North.Queensland.IDAS@tmr.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 4.

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

For further information please contact Mary McCarthy, Senior Planning Officer, on 47583404 or via email CairnsSARA@dsdipg.qld.gov.au who will be pleased to assist.

Yours sincerely



Tony Croke
Principal Planner

cc: Sutariya Brothers Pty Ltd, ramon@uitownplan.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

State Assessment and Referral Agency

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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
Material change of use		
10.9.4.2.4.1 —The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of Transport and Main Roads 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 conditions:		
1.	<p>(a) The development must be carried out generally in accordance with Section 5 Stormwater Quantity Assessment of the Stormwater Drainage Management Plan prepared by Heath Rodgers Consulting engineers Pty Ltd, dated 04-06-2021, Reference 210220, in particular:</p> <ul style="list-style-type: none"> A detention basin is to be located at the north-eastern corner of the site as illustrated by the Concept Stormwater Drainage Plan, prepared by Rodgers Consulting Engineers Pty Ltd, Drawing No FO1, Revision A, dated 03-06-2021. All post-development stormwater runoff from the site is to be collected and discharged to the detention basin with a system of underground pipes and overland flow paths. <p>(b) RPEQ certification with supporting documentation must be provided to the corridor management unit at far.north.queensland.idas@tmr.qld.gov.au, within the Department of Transport and Main Roads', confirming that the development has been constructed in accordance with part (a) of this condition.</p>	<p>(a) At all times</p> <p>(b) Prior to the commencement of use</p>
2.	Direct access is not permitted between the Kennedy Highway and the subject site.	At all times

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Attachment 2—Advice to the applicant

General advice	
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.	<p>Advertising device</p> <p>The applicant should seek advice from the Department of Transport and Main Roads (DTMR) to ensure that the advertising device visible from a state-controlled road, and beyond the boundaries of the state-controlled road, is unlikely to create a traffic hazard for the state-controlled road.</p> <p>Note: DTMR has powers under section 139 of the <i>Transport Operations (Road Use Management - Accreditation and Other Provisions) Regulation 2015</i> to require removal or modification of an advertising sign and / or a device which is deemed to create a danger to traffic.</p>
3.	<p>Transport Noise Corridor</p> <p>Mandatory Part (MP) 4.4 of the Queensland Development Code (QDC) commenced on 1 September 2010 and applies to building work for the construction or renovation of a residential building in a designated <i>transport noise corridor</i>. MP4.4 seeks to ensure that the habitable rooms of Class 1, 2, 3 and 4 buildings located in a <i>transport noise corridor</i> are designed and constructed to reduce transport noise. <i>Transport noise corridor</i> means land designated under Chapter 8B of the <i>Building Act 1975</i> as a <i>transport noise corridor</i>. Information about <i>transport noise corridors</i> is available at state and local government offices.</p> <p>A free online search tool can be used to find out whether a property is located in a designated <i>transport noise corridor</i>. This tool is available at the State Planning Policy Interactive Mapping System website: https://spp.dsdp.esriaustraliaonline.com.au/geoviewer/map/planmaking and allows searches on a registered lot number and/or property address to determine whether and how the QDC applies to the land. Transport Noise Corridors are located under Information Purposes within Transport Infrastructure of the State Planning Policy (SPP) mapping system.</p>

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Attachment 3—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 service station and caretaker's accommodation.
- The proposed development will gain access from Malone Road, a local council road.
- SARA has assessed the development against State code 1: Development in a state-controlled road environment of the State Development Assessment provisions (SDAP), version 2.6, and determined that with conditions, the development achieves compliance with the performance outcomes of the State code.

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

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Attachment 4—Change representation provisions

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Attachment 5—Approved plans and specifications

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RODGERS CONSULTING ENGINEERS		Heath P Rodgers MIE Aust RPEQ Mob: 0418 692 087 admin@roddersconsulting.com.au
210220	HR/PM	04-06-2021
To Whom It May Concern Re: New Service Station At: Kennedy Highway between Mareeba and Emerald Creek		124 Spence Street PO Box 1769 Cairns Qld. 4870 Ph: 07 40 539 466 Fax: 07 40 539 477 Heath Rodgers Consulting Engineers Pty Ltd ABN: 30 610 855 368
<div style="border: 1px solid red; padding: 5px; display: inline-block;"> PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE SARA ref: 2107-23039 SRA Date: 3 September 2021 </div>		

1 Overview

Rodgers Consultants has been engaged to prepare a Stormwater Drainage Management Plan to support a Development Application for a Service Station development on Lot 15 on RP 846956 at the corner of Malone Road and Kennedy Highway, Mareeba. The site is and is located within the Mareeba Shire Council local government area.



Figure 1.1 Site Locality

2 Existing Site Details

The site is currently vacant with good grass cover, bounded by heavy vegetation on the south-eastern boundary and falls gently towards the Kennedy Highway. The Malone Road pavement and northern table drain falls gently towards Kennedy Highway where it grades around the corner to the north-east and continues to flow north-east on the eastern side of the Kennedy Highway. The existing site levels and contours are shown on RPS drawing PR149751-1. Kennedy Highway is on a crest approximately 100m east of Malone Road.

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3 Proposed development

The proposed development is shown on Clarke & Prince drawing 1532-PD-A-01. The development includes:

- Refuelling areas for general and heavy vehicles
- Concrete hardstand and unsealed truck turning area
- Shop/retail building and on-site carparking

4 Flood Risk Review

Department of Natural Resources, Mines and Energy regional flood mapping indicates that the site is not affected by Q100 (1% AEP) flooding as shown in Figure 4.1 below.



Figure 4.1 Flood Map

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5 Stormwater Quantity Assessment

The proposed site is zoned Rural Residential and is currently vacant. To ensure a non-worsening impact on adjacent stormwater drainage systems (ie. Kennedy Highway table drain) this development will discharge postdevelopment stormwater flows into a detention basin located at the north-eastern corner of the site. The stormwater detention basin will be sized to detain flows for all events up to Q100 (1% AEP) and discharge flows to the Kennedy Highway at predevelopment flow rates.

The entire site currently falls and drains to the Kennedy Highway table drain and the postdevelopment site will continue to do so. Rodgers Consulting drawing F01 shows the concept stormwater drainage scheme proposed for this development.

Pre & post development stormwater flows calculated in accordance with QUDM are summarised as follows:

CATCHMENT	AREA	TIME OF CONCEN	FRACT IMPER	COEFF.	Vol.	Vol.	Vol.	Vol.	Vol.
	A	Tc	fi	C10	Q2	Q5	Q10	Q20	Q100
	m2	mins			m3/s	m3/s	m3/s	m3/s	m3/s
Predev	8412.5	40	0.10	0.70	0.082	0.113	0.131	0.156	0.227
Postdev	8412.5	6	0.41	0.78	0.195	0.278	0.330	0.399	0.597

Increases in stormwater flow will be detained in a basin located at the northern corner of the site as shown on Rodgers Consulting drawing F01. For the Q100 (1% AEP) event, the maximum storage requirement is 180m³ with a basin of 250m² and 720mm deep. The location of the basin allows for the site to discharge to the Kennedy Highway table drain at the lowest level possible to avoid excessive site filling. All postdevelopment stormwater runoff from the site will be collected and discharged to the basin with a system of underground pipes and overland flow paths.

6 Summary

A stormwater drainage detention basin constructed at the northern corner of this site will ensure that postdevelopment stormwater discharge to the Kennedy Highway will remain at the predevelopment flow rate and this development will have a non-worsening impact on the Kennedy Highway drainage system.

Please do not hesitate to make contact should you require any clarification or further information.

Yours faithfully

RODGERS CONSULTING ENGINEERS



Heath P Rodgers

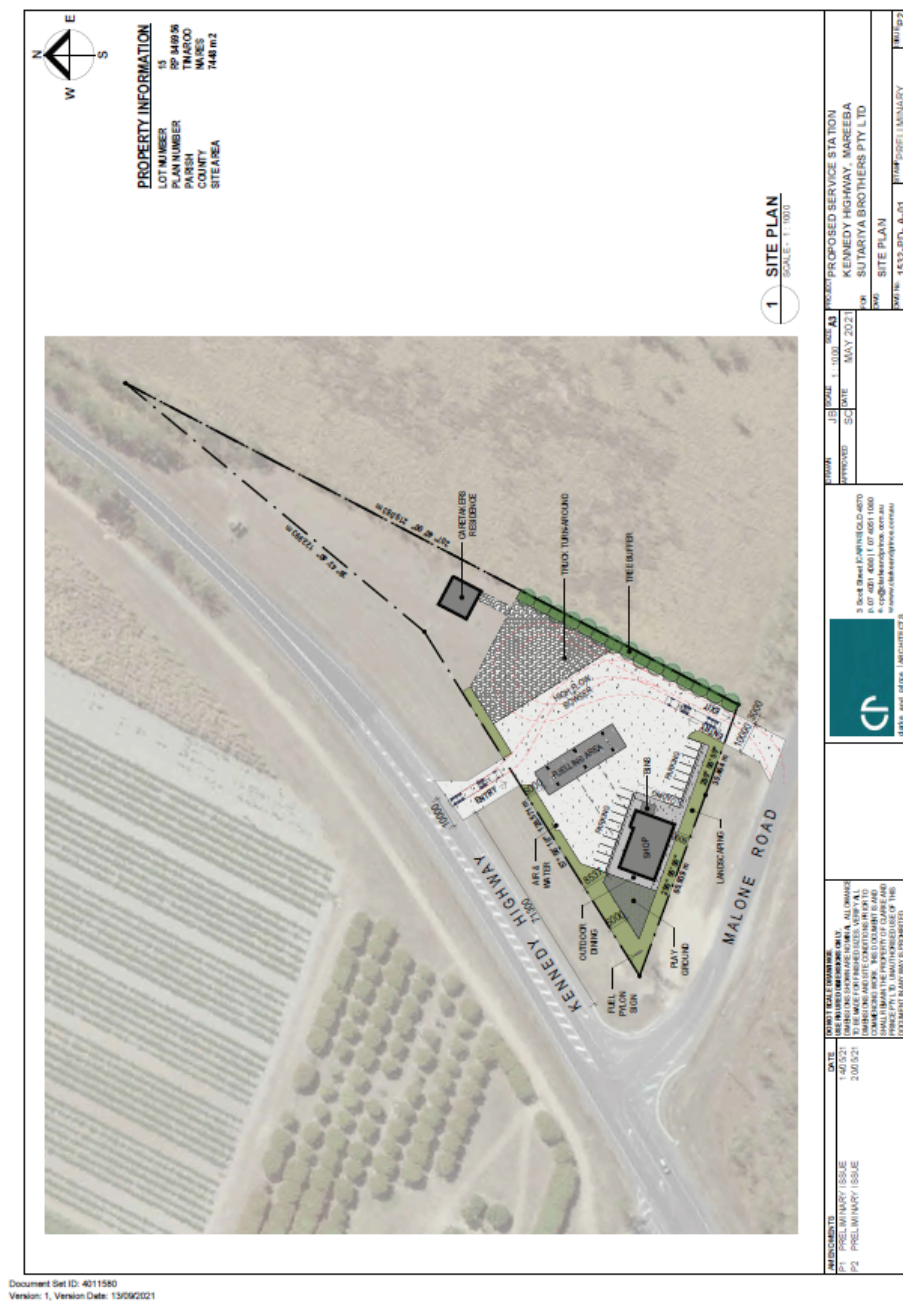
B.E. Hons, MIE Aust, RPEQ

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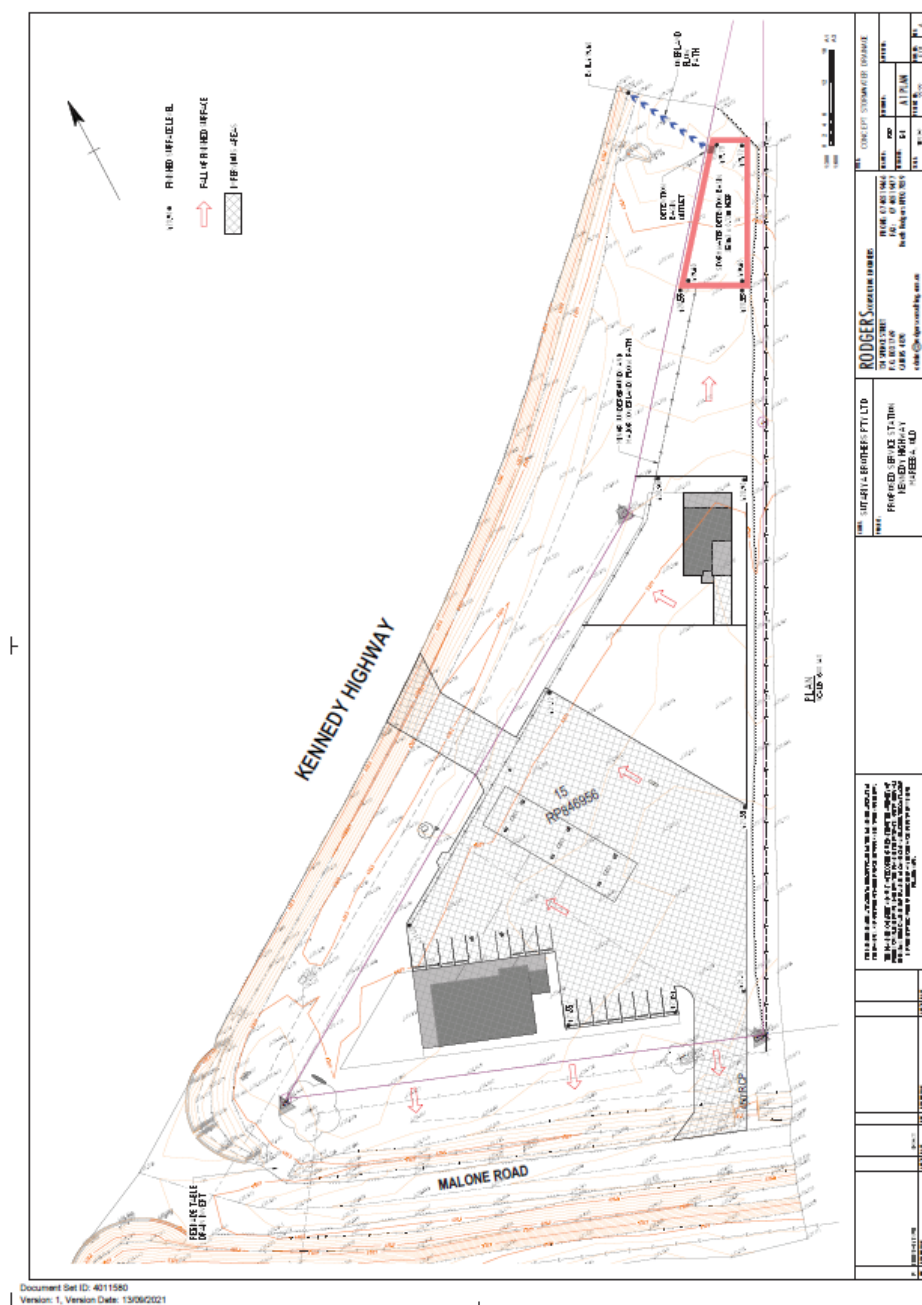
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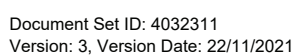
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Development Assessment Rules—Representations about a referral agency response

The following provisions are those set out in sections 28 and 30 of the Development Assessment Rules¹ 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.²
- 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.

¹ Pursuant to Section 68 of the *Planning Act 2016*

² 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.

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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.³

³ 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.

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Appeal Rights

PLANNING ACT 2016 & THE PLANNING REGULATION 2017

Chapter 6 Dispute resolution

Part 1 Appeal rights

229 Appeals to tribunal or P&E Court

- (1) Schedule 1 of the *Planning Act 2016* states –
 - (a) Matters that may be appealed to –
 - (i) either a tribunal or the P&E Court; or
 - (ii) only a tribunal; or
 - (iii) only the P&E Court; and
 - (b) The person-
 - (i) who may appeal a matter (**the appellant**); and
 - (ii) who is a respondent in an appeal of the matter; and
 - (iii) who is a co-respondent in an appeal of the matter; and
 - (iv) who may elect to be a co-respondent in an appeal of the matter.

(Refer to Schedule 1 of the Planning Act 2016)

- (2) An appellant may start an appeal within the appeal period.
- (3) The **appeal period** is –
 - (a) for an appeal by a building advisory agency – 10 business days after a decision notice for the decision is given to the agency; or
 - (b) for an appeal against a deemed refusal – at any time after the deemed refusal happens; or
 - (c) for an appeal against a decision of the Minister, under chapter 7, part 4, to register premises or to renew the registration of premises – 20 business days after a notice is published under section 269(3)(a) or (4); or
 - (d) for an appeal against an infrastructure charges notice – 20 business days after the infrastructure charges notice is given to the person; or
 - (e) for an appeal about a deemed approval of a development application for which a decision notice has not been given – 30 business days after the applicant gives the deemed approval notice to the assessment manager; or
 - (f) for any other appeal – 20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person.

Note –

See the P&E Court Act for the court's power to extend the appeal period.

- (4) Each respondent and co-respondent for an appeal may be heard in the appeal.
- (5) If an appeal is only about a referral agency's response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.

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- (6) To remove any doubt. It is declared that an appeal against an infrastructure charges notice must not be about-
 - (a) the adopted charge itself; or
 - (b) for a decision about an offset or refund-
 - (i) the establishment cost of trunk infrastructure identified in a LGIP; or
 - (ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

230 Notice of appeal

- (1) An appellant starts an appeal by lodging, with the registrar of the tribunal or P&E Court, a notice of appeal that-
 - (a) is in the approved form; and
 - (b) succinctly states the grounds of the appeal.
- (2) The notice of appeal must be accompanied by the required fee.
- (3) The appellant or, for an appeal to a tribunal, the registrar must, within the service period, give a copy of the notice of appeal to –
 - (a) the respondent for the appeal ; and
 - (b) each co-respondent for the appeal; and
 - (c) for an appeal about a development application under schedule 1, table 1, item 1 – each principal submitter for the development application; and
 - (d) for an appeal about a change application under schedule 1, table 1, item 2 – each principal submitter for the change application; and
 - (e) each person who may elect to become a co-respondent for the appeal, other than an eligible submitter who is not a principal submitter in an appeal under paragraph (c) or (d); and
 - (f) for an appeal to the P&E Court – the chief executive; and
 - (g) for an appeal to a tribunal under another Act – any other person who the registrar considers appropriate.
- (4) The *service period* is –
 - (a) if a submitter or advice agency started the appeal in the P&E Court – 2 business days after the appeal has started; or
 - (b) otherwise – 10 business days after the appeal is started.
- (5) A notice of appeal given to a person who may elect to be a co-respondent must state the effect of subsection (6).
- (6) A person elects to be a co-respondent by filing a notice of election, in the approved form, within 10 business days after the notice of appeal is given to the person.

231 Other appeals

- (1) Subject to this chapter, schedule 1 and the P&E Court Act, unless the Supreme Court decides a decision or other matter under this Act is affected by jurisdictional error, the decision or matter is non-appealable.
- (2) The *Judicial Review Act 1991*, part 5 applies to the decision or matter to the extent it is affected by jurisdictional error.
- (3) A person who, but for subsection (1) could have made an application under the *Judicial Review Act 1991* in relation to the decision or matter, may apply under part 4 of that Act for a statement of reasons in relation to the decision or matter.
- (4) In this section –

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decision includes-

- (a) conduct engaged in for the purpose of making a decision; and
- (b) other conduct that relates to the making of a decision; and
- (c) the making of a decision or failure to make a decision; and
- (d) a purported decision ; and
- (e) a deemed refusal.

non-appealable, for a decision or matter, means the decision or matter-

- (a) is final and conclusive; and
- (b) may not be challenged, appealed against, reviewed, quashed, set aside or called into question in any other way under the Judicial Review Act 1991 or otherwise, whether by the Supreme Court, another court, a tribunal or another entity; and
- (c) is not subject to any declaratory, injunctive or other order of the Supreme Court, another court, a tribunal or another entity on any ground.

232 Rules of the P&E Court

- (1) A person who is appealing to the P&E Court must comply with the rules of the court that apply to the appeal.
- (2) However, the P&E Court may hear and decide an appeal even if the person has not complied with the rules of the P&E Court.

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From: "Ramon Samanes" <ramon@uitownplan.com.au>
Sent: Tue, 15 Feb 2022 08:58:12 +1000
To: "Carl Ewin" <CarlE@msc.qld.gov.au>; "Natacha Jones" <NatachaJ@msc.qld.gov.au>; "Brian Millard" <BrianM@msc.qld.gov.au>
Subject: Minor Change Application - MCU (Service Station and Caretaker's Accommodation) @ Malone Road, Mareeba
Attachments: Minor Change Application[1].pdf

Hello Carl,

As per section 80 of the *Planning Act 2016*, we have submitted a minor change application with SARA as a responsible entity for the MCU (Service Station and Caretaker's Accommodation).

In terms of the changed application with Council to reflect the new layout, we attach the minor change DA Form along with the amended plans for your consideration and acceptance.

Please let me know if you need anything else from us to process the changes.

Kind regards,
Ramon Samanes, **MPIA**
Director, U&i Town Plan



M: 0411 344 110
E: ramon@uitownplan.com.au
W: www.uitownplan.com.au



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From: Mary McCarthy <Mary.McCarthy@dsdilgp.qld.gov.au>
Date: Monday, 14 February 2022 at 10:36 am
To: "Ramon Samanes, U&i Town Plan" <ramon@uitownplan.com.au>
Subject: 220-27153 SPD - Malone Road, Mareeba

Good morning Ramon,

I can confirm that we have received your Minor Change application for the MCU (Service Station and Caretaker's Accommodation).

Per section 80 of the *Planning Act 2016*, where SARA is a Responsible Entity, can you please forward me a copy of the notice you have provided to Council as the Affected Entity.

This will help me manage timeframes.

Thank you.

Mary



Mary McCarthy

Senior Planning Officer

Planning and Development Services

Far North Queensland

Department of State Development, Infrastructure,

Local Government and Planning

Microsoft teams – [meet now](#)

P 4758 3404

E CairnsSARA@dsdilgp.qld.gov.au

Level 4, 445 Flinders Street, Townsville, QLD 4810

PO Box 1732, Townsville QLD 4810

<https://planning.statedevelopment.qld.gov.au/>

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Change application form

Planning Act Form 5 (version 1.2 effective 7 February 2020) made under Section 282 of the Planning Act 2016.

This form is to be used for a change application made under section 78 of the *Planning Act 2016*. It is important when making a change application to be aware of whether the application is for a minor change that will be assessed under section 81 of the *Planning Act 2016* or for an other change that will be assessed under section 82 of the *Planning Act 2016*.

An applicant must complete all parts of this form, and provide any supporting information that the form identifies as being required to accompany the change application, unless stated otherwise. Additional pages may be attached if there is insufficient space on the form to complete any part.

Note: All terms used in this form have the meaning given under the *Planning Act 2016*, the *Planning Regulation 2017*, or the *Development Assessment Rules (DA Rules)*.

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	Sutariya Brothers Pty Ltd c/- U&i Town Plan
Contact name (only applicable for companies)	Ramon Samanes
Postal address (P.O. Box or street address)	PO Box 426
Suburb	Cooktown
State	QLD
Postcode	4895
Country	
Email address (non-mandatory)	ramon@uitownplan.com.au
Mobile number (non-mandatory)	0411344110
Applicant's reference number(s) (if applicable)	M7-21(amended)

2) Owner's consent - Is written consent of the owner required for this change application?	
Note: Section 79(1A) of the <i>Planning Act 2016</i> states the requirements in relation to owner's consent.	
<input checked="" type="checkbox"/> Yes – the written consent of the owner(s) is attached to this change application <input type="checkbox"/> No	

PART 2 – LOCATION DETAILS

3) Location of the premises (complete 3.1) or 3.2), and 3.3) as applicable)				
3.1) Street address and lot on plan				
<input type="checkbox"/> Street address AND lot on plan (all lots must be listed), or <input type="checkbox"/> Street address AND lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).				
a)	Unit No.	Street No.	Street Name and Type	Suburb
			Malone Road	Mareeba
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4880	15	RP846956	Mareeba Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

3.2) Coordinates of premises (appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay) Note: Place each set of coordinates in a separate row.				
<input type="checkbox"/> Coordinates of premises by longitude and latitude				
Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)	
		<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:		
<input type="checkbox"/> Coordinates of premises by easting and northing				
Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> 54 <input type="checkbox"/> 55 <input type="checkbox"/> 56	<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	
3.3) Additional premises				
<input type="checkbox"/> Additional premises are relevant to the original development approval and the details of these premises have been attached in a schedule to this application				
<input checked="" type="checkbox"/> Not required				

PART 3 – RESPONSIBLE ENTITY DETAILS

4) Identify the responsible entity that will be assessing this change application Note: see section 78(3) of the Planning Act 2016
Mareeba Shire Council

PART 4 – CHANGE DETAILS

5) Provide details of the existing development approval subject to this change application			
Approval type	Reference number	Date issued	Assessment manager/approval entity
<input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval	MCU/21/0014 (council ref) 2107-23539 SRA (SARA Ref)	18 November 2021	Mareeba Shire Council
<input type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval			
6) Type of change proposed			
6.1) Provide a brief description of the changes proposed to the development approval (e.g. changing a development approval for a five unit apartment building to provide for a six unit apartment building):			
We are submitting a change to the entire layout for the development given the removal of the access in the initial application from the Kennedy Highway. The entry and exit point as proposed in the plans provide better circulation and flow of traffic on and off the site. This was requested following further detailed inputs from the prospective operator of the service station.			
6.2) What type of change does this application propose?			
<input checked="" type="checkbox"/> Minor change application – proceed to Part 5 <input type="checkbox"/> Other change application – proceed to Part 6			

PART 5 – MINOR CHANGE APPLICATION REQUIREMENTS

7) Are there any affected entities for this change application <input type="checkbox"/> No – proceed to Part 7 <input checked="" type="checkbox"/> Yes – list all affected entities below and proceed to Part 7 Note: section 80(1) of the Planning Act 2016 states that the person making the change application must give notice of the proposal and the details of the change to each affected entity as identified in section 80(2) of the Planning Act 2016.		
Affected entity	Pre-request response provided? (where a pre-request response notice for the application has been given, a copy of the notice must accompany this change application)	Date notice given (where no pre-request response provided)
State Assessment Referral Agency	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes – pre-request response is attached to this change application	3 September 2021
	<input type="checkbox"/> No <input type="checkbox"/> Yes – pre-request response is attached to this change application	
	<input type="checkbox"/> No <input type="checkbox"/> Yes – pre-request response is attached to this change application	

PART 6 – OTHER CHANGE APPLICATION REQUIREMENTS

Note: To complete this part it will be necessary for you to complete parts of DA Form 1 – Development application details and in some instances parts of DA Form 2 – Building work details, as mentioned below. These forms are available at <https://planning.dsdmip.qld.gov.au>.

8) Location details - Are there any additional premises included in this change application that were not part of the original development approval? <input type="checkbox"/> No <input type="checkbox"/> Yes
9) Development details 9.1) Is there any change to the type of development, approval type, or level of assessment in this change application? <input type="checkbox"/> No <input type="checkbox"/> Yes – the completed Sections 1 and 2 of Part 3 (Development details) of DA Form 1 – Development application details as these sections relate to the new or changed aspects of development are provided with this application.
9.2) Does the change application involve building work? <input type="checkbox"/> No <input type="checkbox"/> Yes – the completed Part 5 (Building work details) of DA Form 2 – Building work details as it relates to the change application is provided with this application.
10) Referral details – Does the change application require referral for any referral requirements? Note: The application must be referred to each referral agency triggered by the change application as if the change application was the original development application including the proposed change. <input type="checkbox"/> No <input type="checkbox"/> Yes – the completed Part 5 (Referral details) of DA Form 1 – Development application details as it relates to the change application is provided with this application. Where referral is required for matters relating to building work the Referral checklist for building work is also completed.
11) Information request under Part 3 of the DA Rules <input type="checkbox"/> I agree to receive an information request if determined necessary for this change application <input type="checkbox"/> I do not agree to accept an information request for this change application Note: By not agreeing to accept an information request I, the applicant, acknowledge:

- that this change application will be assessed and decided based on the information provided when making this change application and the assessment manager and any referral agencies relevant to the change application are not obligated under the DA Rules to accept any additional information provided by the applicant for the change application unless agreed to by the relevant parties
 - Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.
- Further advice about information requests is contained in the [DA Forms Guide: Forms 1 and 2](#).

12) Further details

- ☐ Part 7 of DA Form 1 – Development application details is completed as if the change application was a development application and is provided with this application.

PART 7 – CHECKLIST AND APPLICANT DECLARATION

13) Change application checklist

I have identified the:

- responsible entity in 4); and
- for a minor change, any affected entities; and ☒ Yes
- for an other change all relevant referral requirement(s) in 10)

Note: See the Planning Regulation 2017 for referral requirements

- For an other change application, the relevant sections of [DA Form 1 – Development application details](#) have been completed and is attached to this application ☐ Yes ☒ Not applicable

- For an other change application, where building work is associated with the change application, the relevant sections of [DA Form 2 – Building work details](#) have been completed and is attached to this application ☐ Yes ☒ Not applicable

Supporting information addressing any applicable assessment benchmarks is attached to this application

- Note:** This includes any templates provided under 23.6 and 23.7 of DA Form 1 – Development application details that are relevant as a result of the change application, a planning report and any technical reports required by the relevant categorising instrument(s) (e.g. the local government planning scheme, State Planning Policy, State Development Assessment Provisions). For further information, see [DA Forms Guide: Planning report template](#). ☒ Yes

- Relevant plans of the development are attached to this development application ☒ Yes
Note: Relevant plans are required to be submitted for all relevant aspects of this change application. For further information, see [DA Forms Guide: Relevant plans](#).

14) Applicant declaration

- ☒ By making this change application, I declare that all information in this change application is true and correct.
- ☒ Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the responsible entity and any relevant affected entity or referral agency for the change application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001*.

Note: It is unlawful to intentionally provide false or misleading information.

Privacy – Personal information collected in this form will be used by the responsible entity and/or chosen assessment manager, any relevant affected entity or referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the change application.

All information relating to this change application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.

Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, Planning Regulation 2017 and the DA Rules except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the Planning Regulation 2017, and the access rules made under the *Planning Act 2016* and Planning Regulation 2017; or
- required by other legislation (including the *Right to Information Act 2009*); or
- otherwise required by law.

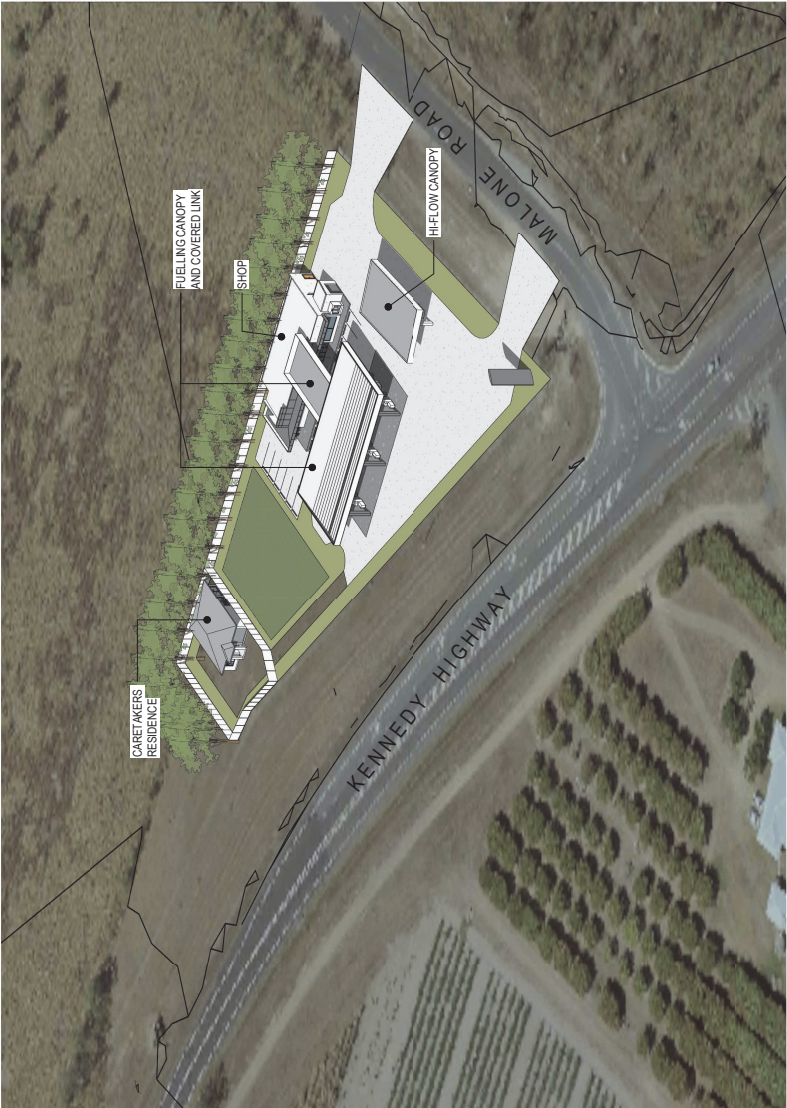
This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

PART 8 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLYDate received: Reference number(s):

QLeave notification and payment			
<i>Note: For completion by assessment manager if applicable</i>			
Description of the work			
QLeave project number			
Amount paid (\$)		Date paid (dd/mm/yy)	
Date receipted form sighted by assessment manager			
Name of officer who sighted the form			

PROPOSED SERVICE STATION

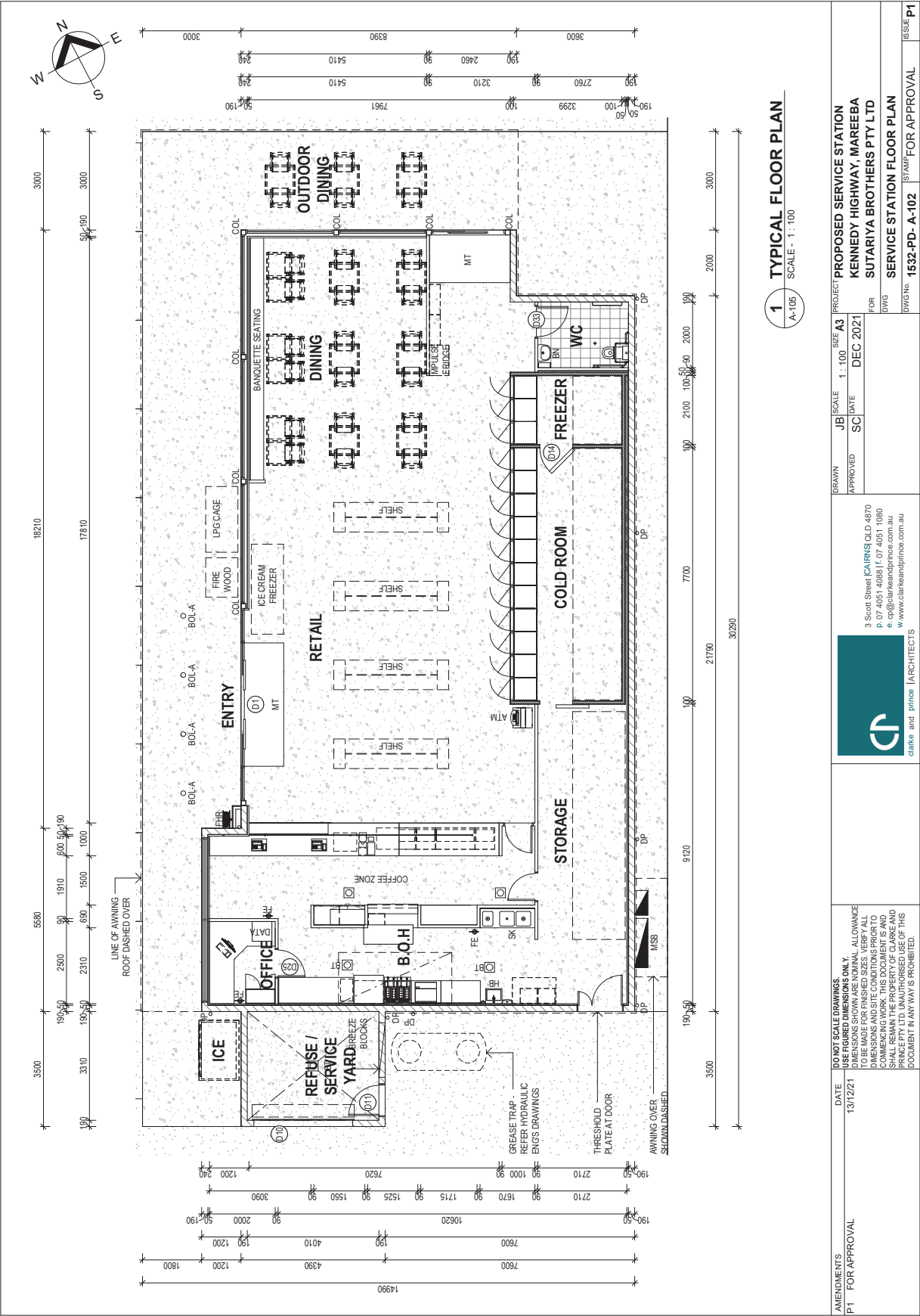
KENNEDY HIGHWAY, MAREEBA, QLD



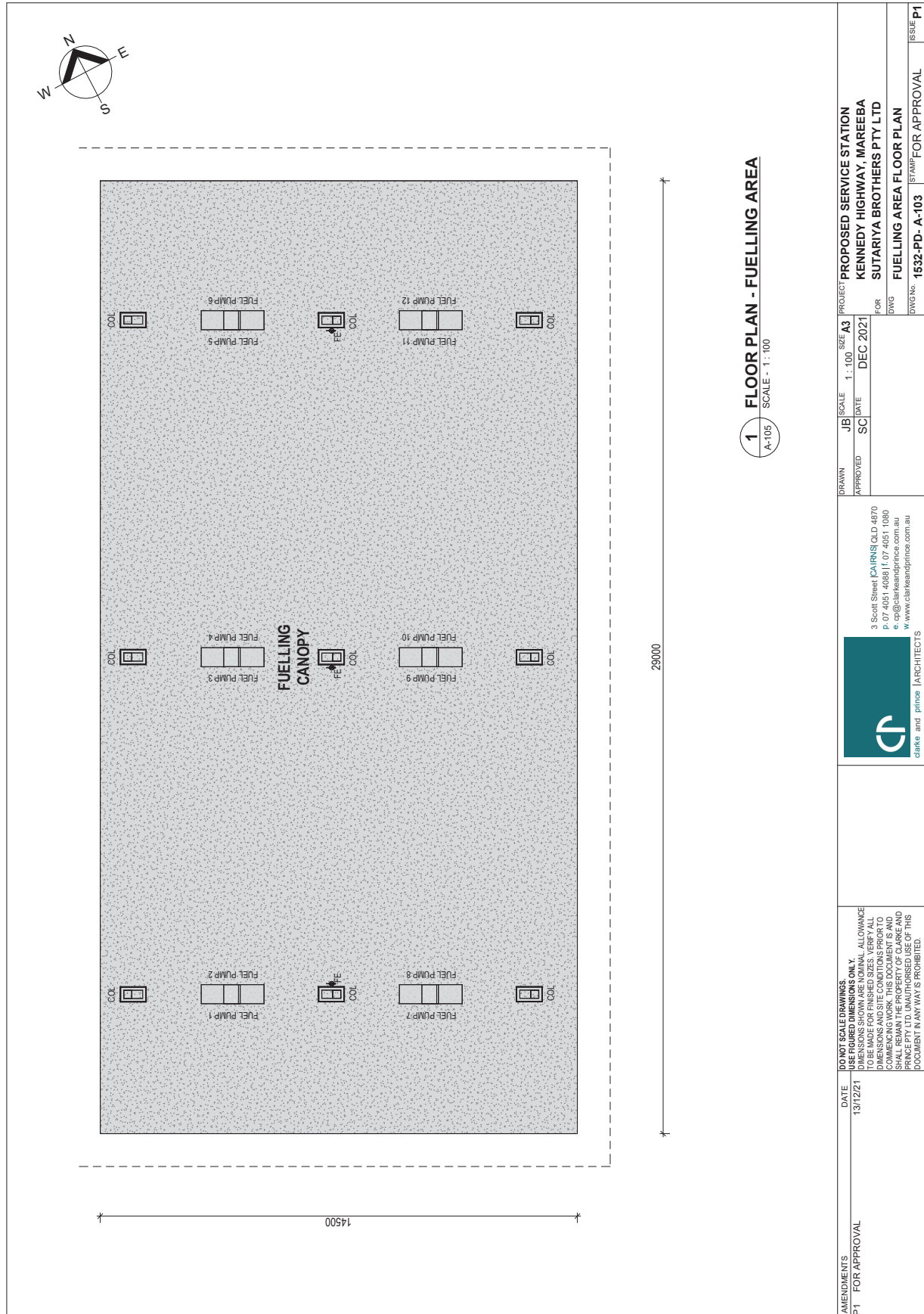
- DRAWING LIST**
- 1532-PD-A-100 COVER SHEET
 - 1532-PD-A-101 SITE PLAN
 - 1532-PD-A-102 SERVICE STATION FLOOR PLAN
 - 1532-PD-A-103 FUELLING AREA FLOOR PLAN
 - 1532-PD-A-104 PERSPECTIVE IMAGES
 - 1532-PD-A-105 STREET ELEVATIONS
 - 1532-PD-A-106 FLOOR PLAN - CARETAKERS RESIDENCE

AMENDMENTS P1 FOR APPROVAL	DATE 13/12/21	DO NOT SCALE DRAWINGS MEASUREMENTS SHOWN ONLY DIMENSIONS SHOWN ARE NOMINAL. ALLOWANCE TO BE MADE FOR FINISHED SIZES. VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO COMMENCING WORK. THIS DOCUMENT IS AND SHALL REMAIN THE PROPERTY OF CLARKE AND PRINCE PTY LTD. UNAUTHORISED USE OF THIS DOCUMENT IN ANY WAY IS PROHIBITED.	 3 Scott Street, CAIRNS QLD 4870 p 07 4051 4888 f 07 4051 1980 e c.p@clarkeandprince.com.au w www.clarkeandprince.com.au	DRAWN APPROVED JB SC	SCALE DATE SC	SIZE A3 DEC 2021	PROJECT PROPOSED SERVICE STATION KENNEDY HIGHWAY, MAREEBA FOR SUTARIYA BROTHERS PTY LTD DWG	DWG No. 1532-PD-A-100	STAMP FOR APPROVAL	ISSUE P1

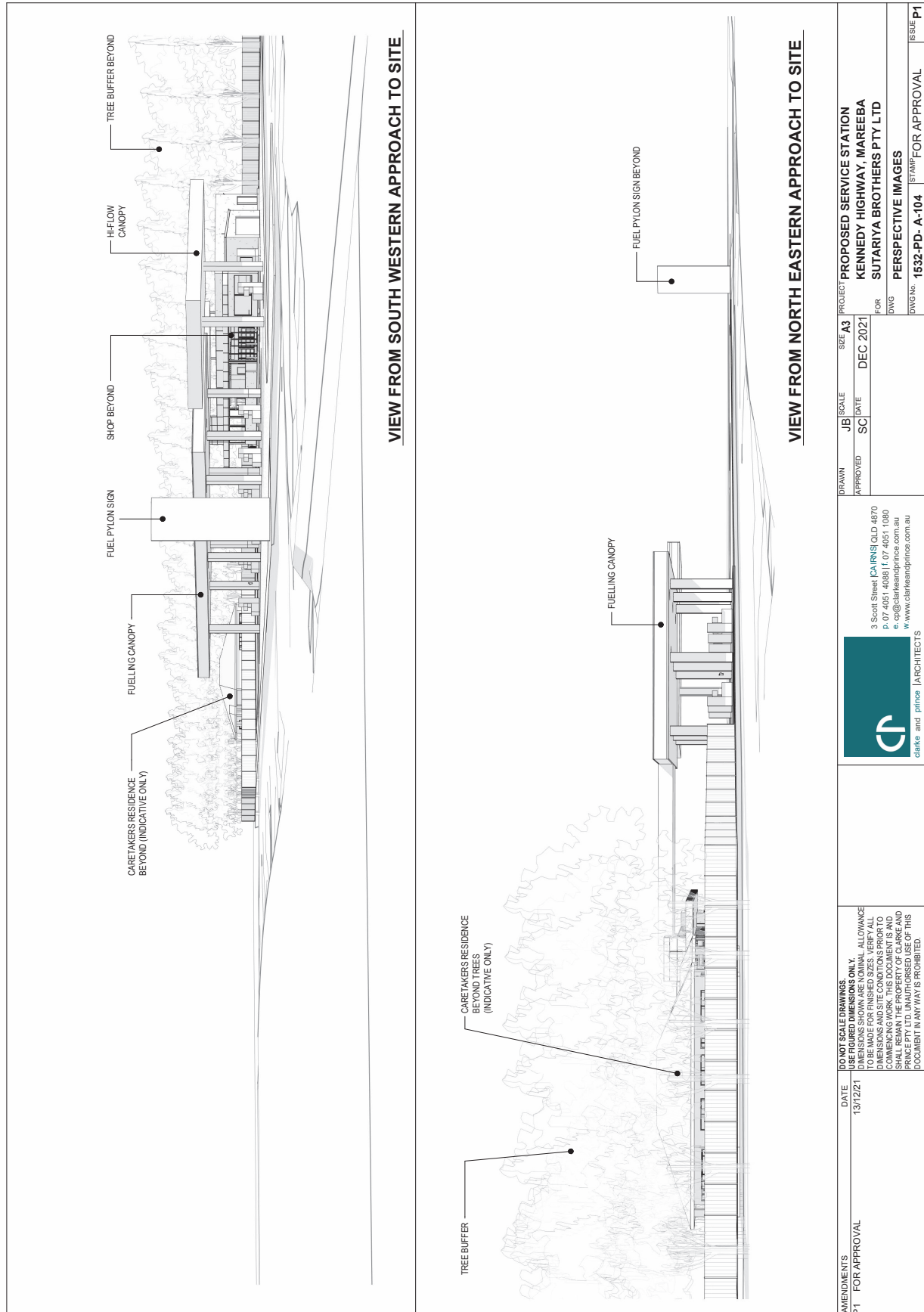




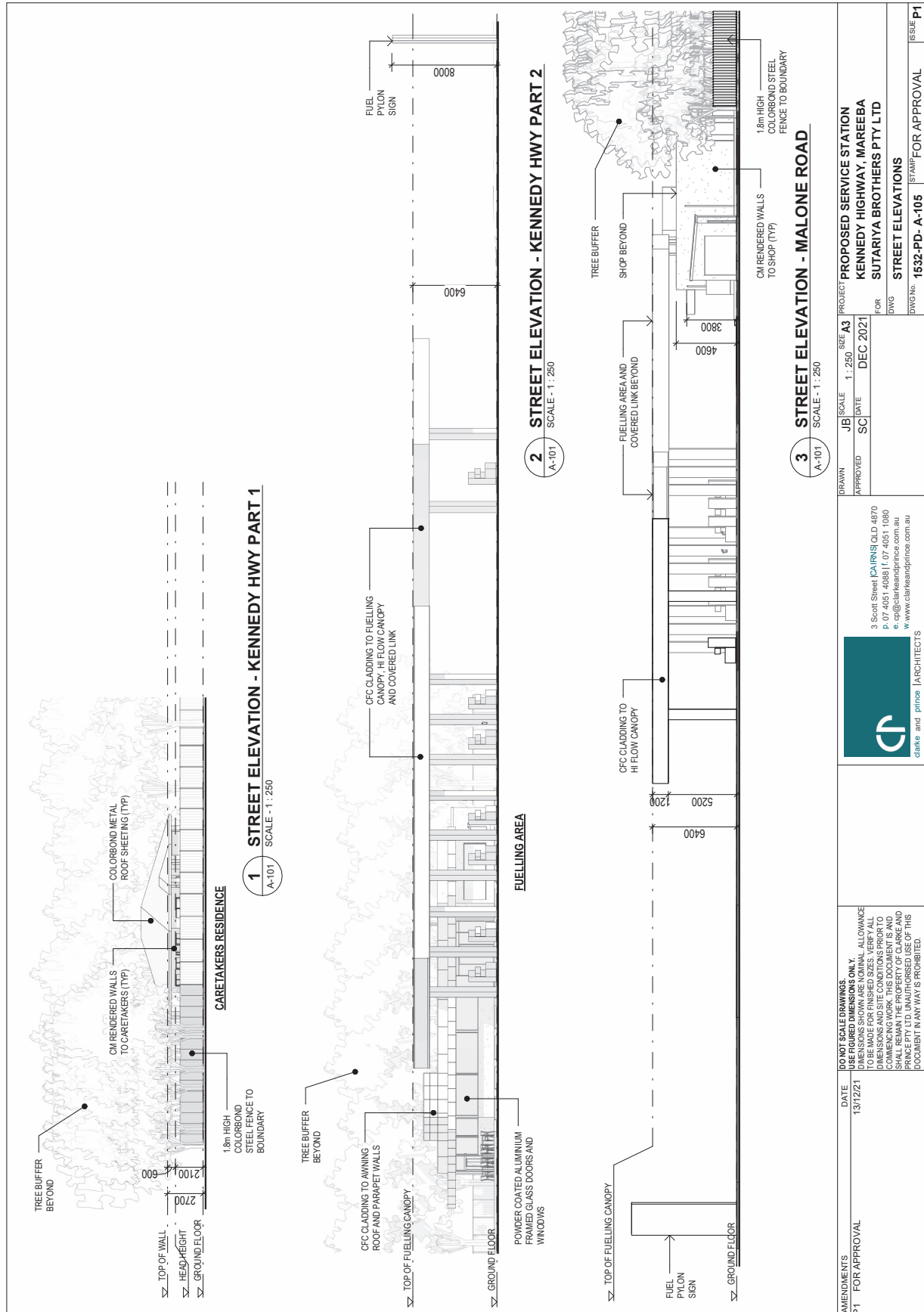
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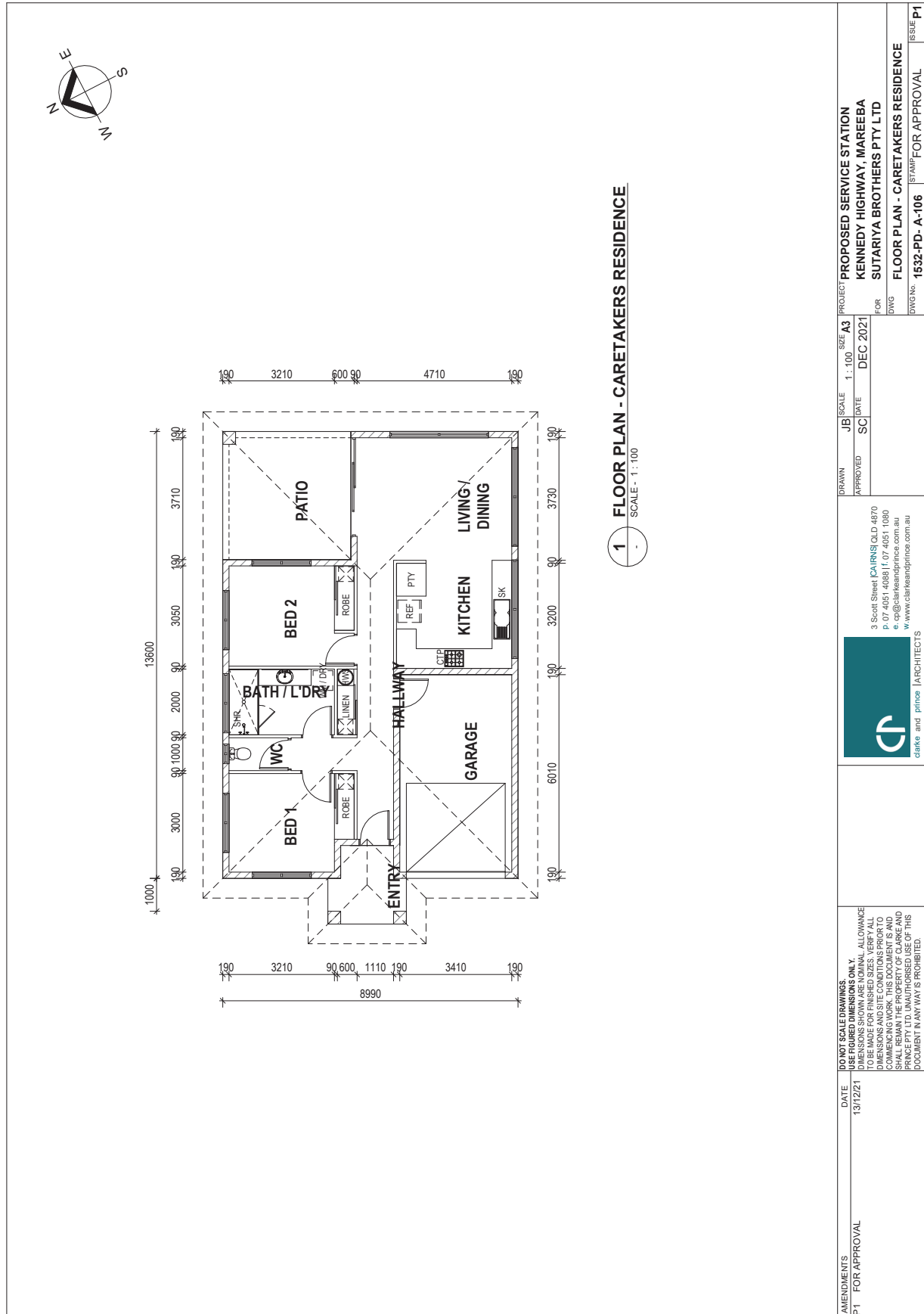


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8.2 CHANGE OF DEVELOPMENT APPROVAL - REEVER AND OCEAN PTY LTD - MATERIAL CHANGE OF USE - NATURE-BASED TOURISM, INCLUDING TOURIST AND VISITOR SHORT-TERM ACCOMMODATION PROVIDED IN TWO (2) STAGES - LOT 17 ON SP296830 & LOT 22 ON SP304952 - 112 BARNWELL ROAD, KURANDA - MCU/19/0018

Date Prepared: 4 March 2022

Author: Planning Officer

Attachments: 1. Decision Notice dated 20 February 2020 [↓](#)
2. Applicants Request for Minor Change dated 20 January 2022 [↓](#)

APPLICATION		PREMISES	
APPLICANT	Reever and Ocean Pty Ltd	ADDRESS	112 Barnwell Road, Kuranda
DATE REQUEST FOR CHANGE TO DEVELOPMENT APPROVAL LODGED	27 January 2022	RPD	Lot 17 on SP296830 & Lot 22 on SP304952
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use - Nature-based tourism, including tourist and visitor short-term accommodation provided in two (2) stages		
FILE NO	MCU/19/0018	AREA	Lot 17 - 63.12 ha Lot 22 - 107.7 ha
LODGED BY	wildPLAN Pty Ltd	OWNER	Reever and Ocean Pty Ltd
PLANNING SCHEME	Mareeba Shire Council Planning Scheme 2016		
ZONE	Rural		
LEVEL OF ASSESSMENT	Impact Assessment		
SUBMISSIONS	30 Properly made submissions		

EXECUTIVE SUMMARY

Council approved a development application described in the above application details at its Ordinary Meeting held on 19 February 2020, subject to conditions. The application was impact assessable and 30 properly made submissions were received during the public notification period.

In its current form, the approval authorises the establishment of accommodation on-site in semi-permanent tents for up to 54 persons over 2 Stages as follows:

Stage 1 - 14 x 1 bedroom tents accommodating up to 28 persons; and

Stage 2 - 5 x 2 bedroom tents and 3 x 1 bedroom tents accommodating up to 26 persons.

It is important to note that a workers accommodation facility is constructed on-site (Development Permit MCU/18/0017 approved by Council on 15 August 2018).

WildPLAN Pty Ltd on behalf of Reeve and Ocean Pty Ltd (the applicant) has subsequently lodged an application to change the development approval. The requested changes are sought to allow the development to occur in three (3) stages (instead of 2) and to utilise the existing workers accommodation facility for Stage 1 as follows:

Stage 1 - Utilise the existing workers accommodation facility for use as tourist accommodation for up to 12 persons (no building works required);

Stage 2 - 11 x 1 bedroom tents to accommodate up to 22 persons; and

Stage 3 - 5 x 2 bedroom tents accommodating up to 20 persons.

The maximum number of tourists accommodated on site will **remain at 54**.

To accommodate the intended change, a number of conditions are required to be amended as well as the approved plans. The proposed change is considered a "Minor Change" and will actually decrease the total amount of built form on-site (reduction in tent numbers) as well as decrease the overall number of people (workers plus visitors) accommodated on-site.

It is recommended that the request to change the development approval be approved in full.

OFFICER'S RECOMMENDATION

It is recommended that:

1. In relation to the application to change the following development approval:

APPLICATION		PREMISES	
APPLICANT	Reeve and Ocean Pty Ltd	ADDRESS	112 Barnwell Road, Kuranda
DATE REQUEST FOR CHANGE TO DEVELOPMENT APPROVAL LODGED	27 January 2022	RPD	Lot 17 on SP296830 & Lot 22 on SP304952
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use - Nature-based tourism, including tourist and visitor short-term accommodation provided in two (2) stages		

and in accordance with the Planning Act 2016, the following

- (a) The Type of Approval included in Council's Decision Notice issued on 20 February 2020 be amended as follows:

*Development Permit for Material Change of Use - Nature-based Tourism, including tourist and visitor short-term accommodation provided in **three (3)** ~~two (2)~~ stages*

- (b) The approved plan/s of Council's Decision Notice issued on 20 February 2020 be amended as follows:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
AA-GL00	<i>Cover Sheet</i>	<i>Develop North</i>	<i>11/11/19</i>
<u>AA-GL00</u>	<u>Cover Sheet</u>	<u>Develop North</u>	<u>20/01/2022</u>
AA-GL01	<i>Tourism Accommodation Site Plan</i>	<i>Develop North</i>	<i>11/11/19</i>
<u>AA-GL01</u>	<u>Tourist Accommodation Site Plan</u>	<u>Develop North</u>	<u>20/01/2022</u>
<u>HRP16299-003-MP-28</u>	<u>Site Plan & Layout Plan - Stage 1 Nature-based Tourism (12 Pax)</u>	<u>Cardno</u>	<u>20/01/2022</u>
AA-GL02	<i>Tourism Accommodation Stage 1 & 2</i>	<i>Develop North</i>	<i>11/11/19</i>
<u>AA-GL02</u>	<u>Tourist Accommodation Stage 1, 2 & 3</u>	<u>Develop North</u>	<u>20/01/2022</u>
AA-GL03	<i>Typical 2 Bed Floor Plan & Elevation</i>	<i>Develop North</i>	<i>11/11/19</i>
AA-GL04	<i>Typical 1 Bed Floor Plan & Elevation</i>	<i>Develop North</i>	<i>11/11/19</i>
-	<u>Single Module Layout</u>	<u>Applicant</u>	-

- (c) Condition 3.5 of Council's Decision Notice issued on 20 February 2020 be amended as follows:

3.5 Guests residing in the **stage 1 accommodation buildings or stage 2 and 3 tents** are to be delivered to the site via bus only and are not permitted to access or be delivered to the approved use via a passenger-car of 5.2 metres length (or lesser length vehicle).

Note - Condition 3.5 does not apply to guests arriving on-site via a passenger-car of 5.2 metres length (or lesser vehicle) where otherwise approved, including but not limited to MCU/20/0003.

- (d) Condition 3.7 of Council's Decision Notice issued on 20 February 2020 be amended as follows:

3.7 No more than 54 persons are to be **accommodated** ~~accommodation~~ on-site ~~in the tents~~ at any time **and the stage 1 accommodation is limited to a maximum of 12 persons at any one time.**

- (e) Condition 3.8 of Council's Decision Notice issued on 20 February 2020 be amended as follows:

3.8 No more than 150 tourists/visitors are permitted on-site (combination of **accommodation building/tent** ~~accommodation~~ guests and MCU/18/0006 Tourist Attraction visitors) unless or until condition 4.2 (ii) of the Tourist Attraction approval MCU/18/0006, requiring the upgrade of Barnwell Road is undertaken.

- (f) Condition 3.9 of Council's Decision Notice issued on 20 February 2020 be amended as follows:

3.9 Tourist Attraction facilities authorised under development approval MCU/18/0006, namely those facilities being used for the provision of food and

drink for overnight guests (staying in accommodation buildings/tents) must not operate between the hours of 7pm and 7am to align with the operational conditions of development approval MCU/18/0006.

Convenience food (food hampers, mini-bar etc.) may be provided to guests at any time for their preparation and consumption within the accommodation buildings/tents.

Food preparation at the communal BBQ area must also not occur between the hours of 10pm and 7am.

2. A Notice of Decision on Request to Change a Development Approval be issued to the applicant advising of Council's decision.

THE SITE

The subject land comprises two (2) adjoining allotments situated at 112 Barnwell Road, Kuranda, which are more particularly described as Lot 17 on SP296830 and Lot 22 on SP304952. The subject land has a combined area of 170.82 hectares and is zoned Rural under the Mareeba Shire Council Planning Scheme 2016.

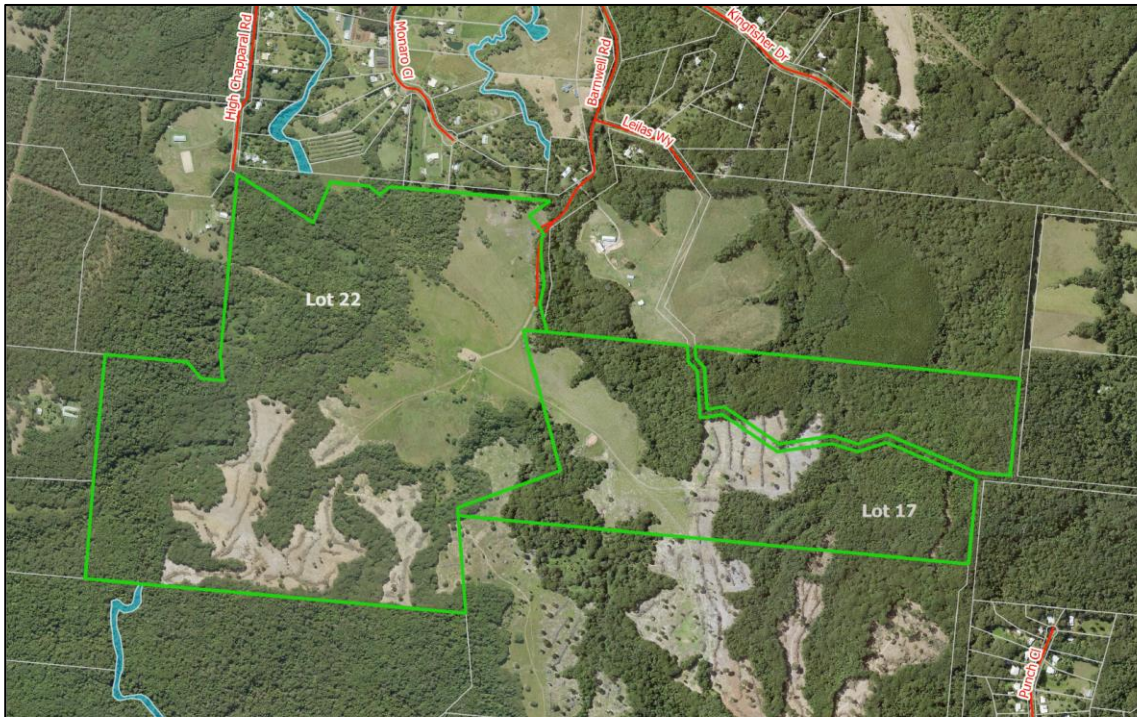
The land is accessed via Barnwell Road which is constructed to a bitumen sealed standard up until the point that the road terminates at the north-east corner of Lot 22.

The subject land is presently used for the following rural land uses:

- KUR-Cow: The land is used for the grazing and husbandry of beef cattle as part of the KUR-Cow business, that provides for the exporting of beef.
- KUR-Organics: Part of the site is used for the growing of organic produce.
- Animal Keeping: Part of the site is used for the keeping of animals including (but not limited to) donkeys, alpacas, goats and horses.
- Tourist Attraction: Part of the site has approval for up to 300 tourists per day for tourist activities associated with the rural and environmental features of the site. The proposed tented camping accommodation will operate ancillary to the approved tourist attraction use, provide an option for overnight accommodation on-site.
- A large water storage dam used for on-site water supply as well as a landscape feature in associated with the approved tourist attraction use.

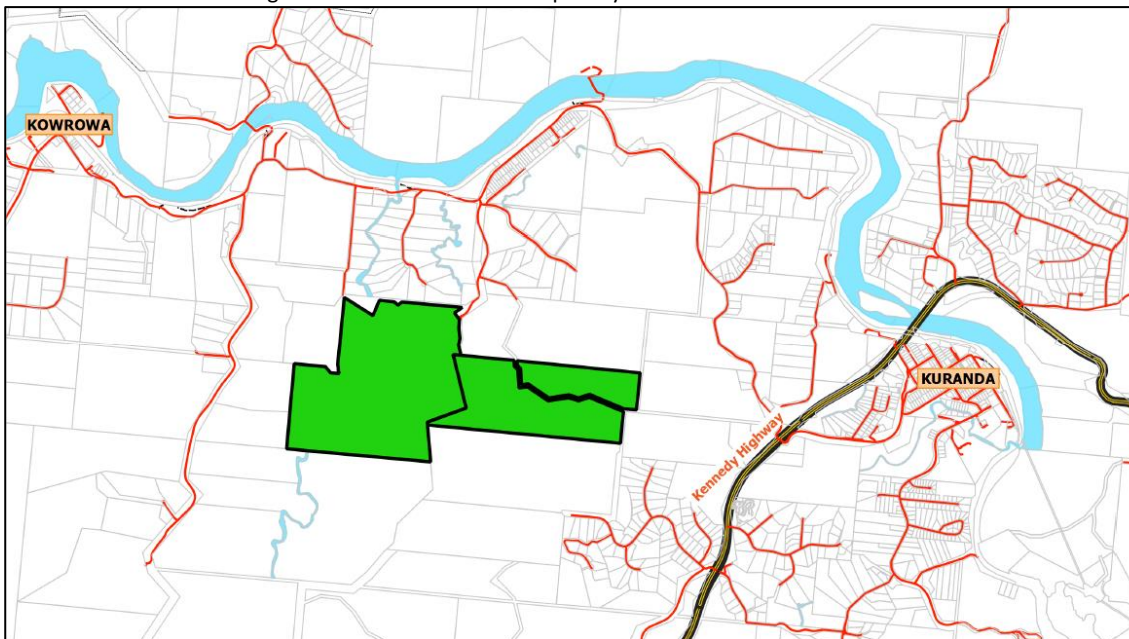
The remainder of the subject land is undeveloped and is best described as undulating acreage with a mix of large cleared grassed areas and a network of vegetated gullies and watercourses. The land is traversed by Owen Creek, Cain Creek and Haren Creek and also tributaries of Owen Creek, Cain Creek, Warril Creek and Haren Creek.

Remnant and regrowth vegetation is present on the site. Regrowth vegetation extends along the creek corridors that traverse the site. Land surrounding the site is zoned a mix of Rural Residential and Rural and comprises a mix of smaller rural residential allotments containing single detached dwellings and larger rural holdings that remain predominately vegetated and are predominately used as large lifestyle lots with some used for low intensity livestock grazing.



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.



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.

BACKGROUND AND CONTEXT

Council approved a development application described in the above application details at its Ordinary Meeting held on 19 February 2020, subject to conditions. The application was impact assessable and 30 properly made submissions were received during the public notification period.

In its current form, the approval authorises the establishment of accommodation on-site in semi-permanent tents for up to 54 persons over two (2) stages as follows:

Stage 1 - 14 x 1 bedroom tents accommodating up to 28 persons; and

Stage 2 - 5 x 2 bedroom tents and 3 x 1 bedroom tents accommodating up to 26 persons.

It is important to note that a workers accommodation facility is constructed on-site (Development Permit MCU/18/0017 approved by Council on 15 August 2018).

WildPLAN Pty Ltd on behalf of Reeve and Ocean Pty Ltd (the applicant) has subsequently lodged an application to change the development approval. The requested changes are sought to allow the development to occur in three (3) stages (instead of 2) and utilise the existing workers accommodation facility for Stage 1 as follows:

Stage 1 - Utilise the existing workers accommodation facility for use as tourist accommodation for up to 12 persons (no building works required);

Stage 2 - 11 x 1 bedroom tents to accommodate up to 22 persons; and

Stage 3 - 5 x 2 bedroom tents accommodating up to 20 persons.

The total number of persons to be accommodated remains 54 i.e. no change to the approved maximum number of persons is proposed. Moreover, in so much as Stage 1 proposes to use existing buildings, the change application results in an overall lesser impact on the site.

The proposed change allows the applicant to provide tourist accommodation to the market without delay and meet current demand, which will result in additional overnight visitor expenditure for the Mareeba Shire Council.

The applicant would like to contemporaneously maintain the Rural Workers Accommodation approval (MCU/18/0017), such that the respective land uses are interchangeable and provides the applicant the ability to meet the demands of both tourism and rural production peaks as may be required.

ASSESSMENT AND DECISION REQUIREMENTS

REQUEST TO CHANGE THE DEVELOPMENT APPROVAL

Minor change for a development approval - Planning Act 2016

Schedule 1: Substantially different development (Development Assessment Rules)

1. *An assessment manager or responsible entity may determine that the change is a minor change to a development application or development approval, where - amongst other criteria - a minor change is a change that would not result in 'substantially different' development.*

Schedule 2 - Dictionary of the Planning Act 2016 defines a minor change as follows:

Minor change means a change that—

- (a) for a development application (not applicable).*
 - (b) for a development approval—*
 - (i) Would not result in substantially different development; and*
 - (ii) If a development application for the development, including the change, were made when the change application is made would not cause—*
 - (A) the inclusion of prohibited development in the application; or*
 - (B) referral to a referral agency, other than to the chief executive, if there were no referral agencies for the development application; or*
 - (C) referral to extra referral agencies, other than the chief executive; or*
 - (D) a referral agency to assess the application against, or have regard to, matter prescribed by regulation under section 55(2), other than matters the referral agency must have assessed the application against, or have regard to, when the application was made; or*
 - (E) public notification if public notification was not required for the development application.*
2. *An assessment manager or responsible entity must determine if the proposed change would result in substantially different development for a change—*
- (a) made to a proposed development application the subject of a response given under section 57(3) of the Act and a properly made application;*
 - (b) made to a development application in accordance with part 6;*
 - (c) made to a development application after the appeal period.*
3. *In determining whether the proposed change would result in substantially differed development, the assessment manager or referral agency must consider the individual circumstances of the development, in the context of the change proposed.*
4. *A change may be considered to result in a substantially different development if any of the following apply to the proposed change:*
- (a) involves a new use; or*
 - (b) result in the application applying to a new parcel of land; or*
 - (c) dramatically changes the built form in terms of scale, bulk and appearance; or*
 - (d) change the ability of the proposed development to operate as intended; or*
 - (e) removes a component that is integral to the operation of the development; or*
 - (f) significantly impacts on traffic flow and the transport network, such as increasing traffic to the site; or*
 - (g) introduces new impacts or increase the severity of known impacts; or*
 - (h) removes and incentive or offset component that would have balanced a negative impact of the development; or*
 - (i) impacts on infrastructure provisions.*

Comment

The proposed change constitutes a *minor change* to the approval.

Assessing and deciding applications for minor changes

Section 81(2) of the Planning Act 2016 requires that Council must assess the proposed change having regard to:

- *The information the applicant included with the application*

Comment

The request for a minor change to the approval was provided by the applicant in a letter to Council dated 20 January 2022 (**Attachment 2**). The requested changes and Council officer response/s are addressed in the body of this report.

- *if submissions were made about the original application – the submissions*

Comment

The original development application was impact assessable and 30 properly made submissions were received during public notification of the application. The proposed change will only de-intensify accommodation activities on-site, resulting in lesser community impact.

- *Any pre-request response notice or response notice given in relation to the change application.*

Comment

No pre-request response notice or response notice was received.

- *All matters the responsible entity (Council) would or may assess against or have regard to, if the change application were a development application.*

Comment

The requested changes and responses are addressed in the body of this report.

- *Another matter that the responsible entity (Council) considers relevant.*

Comment

No other matter is considered relevant.

REQUEST TO CHANGE THE DEVELOPMENT APPROVAL**Type of Approval**

Development Permit for Material Change of Use - Nature-based Tourism, including tourist and visitor short-term accommodation provided in two (2) stages

Request by Applicant

Refer to **Attachment 2**.

Response

Council officers consider the requested change to be a minor change. No planning issues have been identified. It is recommended that the Type of Approval description in the Decision Notice be amended to:

*Development Permit for Material Change of Use - Nature-based Tourism, including tourist and visitor short-term accommodation provided in **three (3)** ~~two (2)~~ stages*

Approved Plan/s

<i>Plan/Document Number</i>	<i>Plan/Document Title</i>	<i>Prepared by</i>	<i>Dated</i>
AA-GL00	Cover Sheet	Develop North	11/11/19
AA-GL01	Tourism Accommodation Site Plan	Develop North	11/11/19
AA-GL02	Tourism Accommodation Stage 1 & 2	Develop North	11/11/19
AA-GL03	Typical 2 Bed Floor Plan & Elevation	Develop North	11/11/19
AA-GL04	Typical 1 Bed Floor Plan & Elevation	Develop North	11/11/19

Request by Applicant

Refer to **Attachment 2**.

Response

Council officers consider the requested change to be a minor change. No planning issues have been identified. It is recommended that the list of approved plans included in the Decision Notice be amended as follows:

<i>Plan/Document Number</i>	<i>Plan/Document Title</i>	<i>Prepared by</i>	<i>Dated</i>
AA-GL00	Cover Sheet	Develop North	11/11/19
<u>AA-GL00</u>	<u>Cover Sheet</u>	<u>Develop North</u>	<u>20/01/2022</u>
AA-GL01	Tourism Accommodation Site Plan	Develop North	11/11/19
<u>AA-GL01</u>	<u>Tourist Accommodation Site Plan</u>	<u>Develop North</u>	<u>20/01/2022</u>
<u>HRP16299-003-MP-28</u>	<u>Site Plan & Layout Plan - Stage 1 Nature-based Tourism (12 Pax)</u>	<u>Cardno</u>	<u>20/01/2022</u>
AA-GL02	Tourism Accommodation Stage 1 & 2	Develop North	11/11/19
<u>AA-GL02</u>	<u>Tourist Accommodation Stage 1, 2 & 3</u>	<u>Develop North</u>	<u>20/01/2022</u>
AA-GL03	Typical 2 Bed Floor Plan & Elevation	Develop North	11/11/19
AA-GL04	Typical 1 Bed Floor Plan & Elevation	Develop North	11/11/19
-	<u>Single Module Layout</u>	<u>Applicant</u>	-

Condition 3.5

3.5 *Guests residing in the tents are to be delivered to the site via bus only and are not permitted to access or be delivered to the approved use via a passenger-car of 5.2 metres length (or lesser length vehicle).*

Request by Applicant

Refer to **Attachment 2**.

Response

Council officers consider the requested change to be a minor change. No planning issues have been identified. It is recommended that Condition 3.5 be amended as follows:

- 3.5 *Guests residing in the **stage 1 accommodation buildings or stage 2 and 3** tents are to be delivered to the site via bus only and are not permitted to access or be delivered to the approved use via a passenger-car of 5.2 metres length (or lesser length vehicle).*

Note - Condition 3.5 does not apply to guests arriving on-site via a passenger-car of 5.2 metres length (or lesser vehicle) where otherwise approved, including but not limited to MCU/20/0003.

Condition 3.7

- 3.7 *No more than 54 persons are to be accommodation on-site in the tents at any time.*

Request by Applicant

Refer to **Attachment 2**.

Response

Council officers consider the requested change to be a minor change. No planning issues have been identified. It is recommended that Condition 3.7 be amended as follows:

- 3.7 *No more than 54 persons are to be **accommodated** ~~accommodation~~ on-site ~~in the tents~~ at any time **and the stage 1 accommodation is limited to a maximum of 12 persons at any one time.***

Condition 3.8

- 3.8 *No more than 150 tourists/visitors are permitted on-site (combination of tent accommodation guests and MCU/18/0006 Tourist Attraction visitors) unless or until condition 4.2 (ii) of the Tourist Attraction approval MCU/18/0006, requiring the upgrade of Barnwell Road is undertaken.*

Request by Applicant

Refer to **Attachment 2**.

Response

Council officers consider the requested change to be a minor change. No planning issues have been identified. It is recommended that Condition 3.8 be amended as follows:

- 3.8 *No more than 150 tourists/visitors are permitted on-site (combination of **accommodation building/tent** ~~accommodation~~ guests and MCU/18/0006 Tourist Attraction visitors) unless or until condition 4.2 (ii) of the Tourist Attraction approval MCU/18/0006, requiring the upgrade of Barnwell Road is undertaken.*

Condition 3.9

- 3.9 *Tourist Attraction facilities authorised under development approval MCU/18/0006, namely those facilities being used for the provision of food and drink for overnight guests*

(staying in tents) must not operate between the hours of 7pm and 7am to align with the operational conditions of development approval MCU/18/0006.

Convenience food (food hampers, mini-bar etc.) may be provided to guests at any time for their preparation and consumption within the accommodation tents.

Food preparation at the communal BBQ area must also not occur between the hours of 10pm and 7am.

Request by Applicant

Refer to **Attachment 2**.

Response

Council officers consider the requested change to be a minor change. No planning issues have been identified. It is recommended that Condition 3.9 be amended as follows:

3.9 *Tourist Attraction facilities authorised under development approval MCU/18/0006, namely those facilities being used for the provision of food and drink for overnight guests (staying in **accommodation buildings/tents**) must not operate between the hours of 7pm and 7am to align with the operational conditions of development approval MCU/18/0006.*

*Convenience food (food hampers, mini-bar etc.) may be provided to guests at any time for their preparation and consumption within the accommodation **buildings/tents**.*

Food preparation at the communal BBQ area must also not occur between the hours of 10pm and 7am.

65 Rankin Street
PO Box 154 MAREEBA QLD 4880

P: 1300 308 461
F: 07 4092 3323

W: www.msc.qld.gov.au
E: info@msc.qld.gov.au

20 February 2020

Senior Planner: Brian Millard
Direct Phone: 4086 4657
Our Reference: MCU/19/0018
Your Reference: WP19 024 R&O DA01

Reever and Ocean Pty Ltd
C/- wildPLAN Pty Ltd
PO Box 8028
CAIRNS QLD 4870

Dear Applicant/s

Decision Notice

Planning Act 2016

I refer to your application and advise that on 19 February 2020, Council decided to approve the application in full subject to conditions.

Details of the decision are as follows:

APPLICATION DETAILS

Application No: MCU/19/0018
Street Address: 112 Barnwell Road, Kuranda
Real Property Description: Lot 17 on SP296830 & Lot 22 on SP304952
Planning Scheme: Mareeba Shire Council Planning Scheme 2016

DECISION DETAILS

Type of Decision: Approval
Type of Approval: Development Permit for Material Change of Use - Nature-based Tourism, including tourist and visitor short-term accommodation provided in two (2) stages
Date of Decision: 19 February 2020

CURRENCY PERIOD OF APPROVAL

The currency period for this development approval is six (6) years starting the day that this development approval takes effect. (Refer to Section 85 "Lapsing of approval at end of currency period" of the *Planning Act 2016*.)

Public Office: 65 Rankin Street, Mareeba QLD 4880. Postal address: PO Box 154, Mareeba QLD 4880

Document Set ID: 3685765
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DECISION NOTICE

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Page 2**INFRASTRUCTURE**

Where conditions relate to the provision of infrastructure, these are non-trunk infrastructure conditions unless specifically nominated as a “**necessary infrastructure condition**” for the provision of trunk infrastructure as defined under Chapter 4 of the *Planning Act 2016*.

ASSESSMENT MANAGER CONDITIONS**(A) 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, including but not necessarily limited to the subject of 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 each Stage of the use except where specified otherwise in these conditions of approval.
 - 2.2 Prior to the commencement of each Stage of the 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 external 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.

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3.3 Waste Management

On site refuge storage area must be provided and be screened from view from adjoining properties and road reserve by one (1) metre wide landscaped screening buffer or 1.8m high solid fence or building.

3.4 Accommodation buildings/structures provided on-site are to be limited to glamping tents ("tents") only, as shown on the submitted plans.

3.5 Guests residing in the tents are to be delivered to the site via bus only and are not permitted to access or be delivered to the approved use via a passenger-car of 5.2 metres length (or lesser length vehicle).

3.6 Length of stay

The maximum length of stay for guests must not typically exceed three (3) consecutive months, unless otherwise approved by Council's delegated officer.

3.7 No more than 54 persons are to be accommodation on-site in the tents at any time.

3.8 No more than 150 tourists/visitors are permitted on-site (combination of tent accommodation guests and MCU/18/0006 Tourist Attraction visitors) unless or until condition 4.2 (ii) of the Tourist Attraction approval MCU/18/0006, requiring the upgrade of Barnwell Road is undertaken.

3.9 Tourist Attraction facilities authorised under development approval MCU/18/0006, namely those facilities being used for the provision of food and drink for overnight guests (staying in tents) must not operate between the hours of 7pm and 7am to align with the operational conditions of development approval MCU/18/0006.

Convenience food (food hampers, mini-bar etc.) may be provided to guests at any time for their preparation and consumption within the accommodation tents.

Food preparation at the communal BBQ area must also not occur between the hours of 10pm and 7am.

3.10 Amplified music or loudspeakers of any kind must not be used between the hours of 7pm and 7am unless in an emergency situation.

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4. Infrastructure Services and Standards

4.1 Access

An access crossover must be constructed (from the edge of Barnwell Road to the property boundary of the subject land) in accordance with the FNQROC Development Manual, to the satisfaction of Council's delegated officer.

4.2 Stormwater Drainage/Water Quality

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 concentrated by the development must be collected from site and discharged to an approved legal point of discharge.

4.3 Carparking/Internal Driveways

The designated car parking area and internal driveways servicing the development must be constructed with compacted gravel to a minimum depth of 100mm and be appropriately drained prior to the commencement of the use, and maintained for the life of the development, to the satisfaction of Council's delegated officer.

4.4 Non-Reticulated Water Supply

The development must be provided with a potable water supply that can satisfy the standards for drinking water set by the Australian Drinking Water Guidelines 6, 2011 (National Health and Medical Research Council and the National Resource Management Ministerial Council).

All non-potable sources of water must be sign posted "non-potable water supply" or similar in order to deter consumption.

4.5 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.

Note: Any on-site wastewater treatment system with a total daily peak design capacity of at least 21 equivalent persons (EP) is an Environmentally

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Relevant Activity (ERA 63 - Sewerage Treatment) and an Environmental Authority is required.

4.7 Landscaping

Prior to the commencement of the use, rehabilitation, in the form of the planting and maintenance of 50 plants (utilising locally occurring native flora), will be undertaken in the promotion of fauna dispersal on the site between areas of Matters of State Environmental Significance (MSES), to the satisfaction of Council's delegated officer.

REFERRAL AGENCIES

Not Applicable.

APPROVED PLANS

The following plans are Approved plans for the development:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
AA-GL00	Cover Sheet	Develop North	11/11/19
AA-GL01	Tourism Accommodation Site Plan	Develop North	11/11/19
AA-GL02	Tourism Accommodation Stage 1 & 2	Develop North	11/11/19
AA-GL03	Typical 2 Bed Floor Plan & Elevation	Develop North	11/11/19
AA-GL04	Typical 1 Bed Floor Plan & Elevation	Develop North	11/11/19

ADVISORY NOTES

The following notes are included for guidance and information purposes only and do not form part of the assessment manager conditions:

(A) 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

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approval. The applicable fee is set out in Council's Fees & Charges Schedule for each respective financial year.

(c) Food Premises (restaurants/bed & breakfasts etc.)

Premises proposed for the storage and preparation, handling, packing or service of food must comply with the requirements of the Food Act 2006.

(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.

(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.

PROPERTY NOTES

Not Applicable.

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DECISION NOTICE

MCU/19/0018
Page 7**FURTHER DEVELOPMENT PERMITS REQUIRED**

- Development Permit for Building Work
- Compliance Permit for Plumbing and Drainage Work
- Access approval arising from condition number 4.1 (Please contact Planning Section to obtain application form and applicable fee)

SUBMISSIONS

There were thirty (30) properly made submissions about the application. In accordance with the *Planning Act 2016*, the name, residential or business address, and electronic address of the principal submitter for each properly made submission is provided below:

Name of Principal submitter	Address
1. Nadine O'Brien	345 Fantin Road, Koah QLD 4881
2. Cheryl Tonkin	76 High Chapparal Road, Myola QLD 4881
3. Luciano Ceciliot	76 High Chapparal Road, Myola QLD 4881
4. Debra Isgar	19 High Chapparal Road, Myola QLD 4881
5. Allan Isgar	19 High Chapparal Road, Myola QLD 4881
6. Honey and Michael Bresnan	36 Monaro Close, Kuranda QLD 4881
7. Anne Warner	46 Masons Road, Kuranda QLD 4881
8. Steven Nowakowski on behalf of Kur-Alert	PO Box 560, Kuranda QLD 4881
9. Jax Bergersen Kuranda Conservation	1 Pademelon Lane, Kuranda QLD 4881
10. Sarah Isaacs	345 Fantin Road, Koah QLD 4881
11. Bob and Karen Jones	9636 Kennedy Highway, Upper Barron Atherton 4883
12. Ingrid Marker	1311 Tully/Mission Beach Road, Carmoo QLD 4852
13. Solar Moon	11 Butler Drive, Kuranda QLD 4881
14. Peter Reay	36 McCleod Street, Cairns QLD 4870
15. Stacey O'Brien	2/7 Mazlin Street, Edge Hill QLD 4870
16. Peter Cohen	2 Punch Close, Kuranda QLD 4881
17. Maureen Birgan	78 Barnwell Road, Kuranda QLD 4881
18. Deborah Crow and Lyle Grigor	54 Rosewood Drive, Russett Park Kuranda 4881
19. Kathryn Edwards	28 Monaro Close, Myola QLD 4881
20. John Edwards	28 Monaro Close, Myola QLD 4881
21. Robert Edwards	28 Monaro Close, Myola QLD 4881
22. Nicola Gibbon	28 Monaro Close, Myola QLD 4881
23. Raymond Ganley	77 Monaro Close, Kuranda QLD 4881
24. Sri Diah Widjajanti	77 Monaro Close, Kuranda QLD 4881
25. Jo Martin on behalf of Kuranda Region Planning Group	451 Oak Forest Road, Kuranda QLD 4881
26. Cathy Retter on behalf of Kuranda Enviro-care	19 Kullaroo Close, Kuranda QLD 4881
27. Alison Kempe	3 Punch Close, Kuranda QLD 4881
28. Catherine Harvey	9 Scrub Street, Kuranda QLD 4881

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Page 8**RIGHTS OF APPEAL**

You are entitled to appeal against this decision. A copy of the relevant appeal provisions from the *Planning Act 2016* is attached.

During the appeal period, you as the applicant may suspend your appeal period and make written representations to council about the conditions contained within the development approval. If council agrees or agrees in part with the representations, a “negotiated decision notice” will be issued. Only one “negotiated decision notice” may be given. Taking this step will defer your appeal period, which will commence again from the start the day after you receive a “negotiated decision notice”.

OTHER DETAILS

If you wish to obtain more information about Council’s decision, electronic copies are available on line at www.msc.qld.gov.au, or at Council Offices.

Yours faithfully

BRIAN MILLARD
SENIOR PLANNER

Enc: Approved Plans/Documents
Appeal Rights

Mareeba Shire Council

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DRAWING LIST DA	
Sheet	Title
AA-GL00	COVER SHEET
AA-GL01	TOURISM ACCOMMODATION SITE PLAN
AA-GL02	TOURISM ACCOMMODATION STAGE 1 & 2
AA-GL03	TYPICAL 2 BED FLOOR PLAN & ELEVATION
AA-GL04	TYPICAL 1 BED FLOOR PLAN & ELEVATION

Approved Plans/Documents

15/10/2014 10:00:00 AM

DEVELOP NORTH
Development Application

REF	DESCRIPTION	DATE
1	ACCREDITATION	15/10/14
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DEVELOP NORTH
Development Application

15/10/2014 10:00:00 AM

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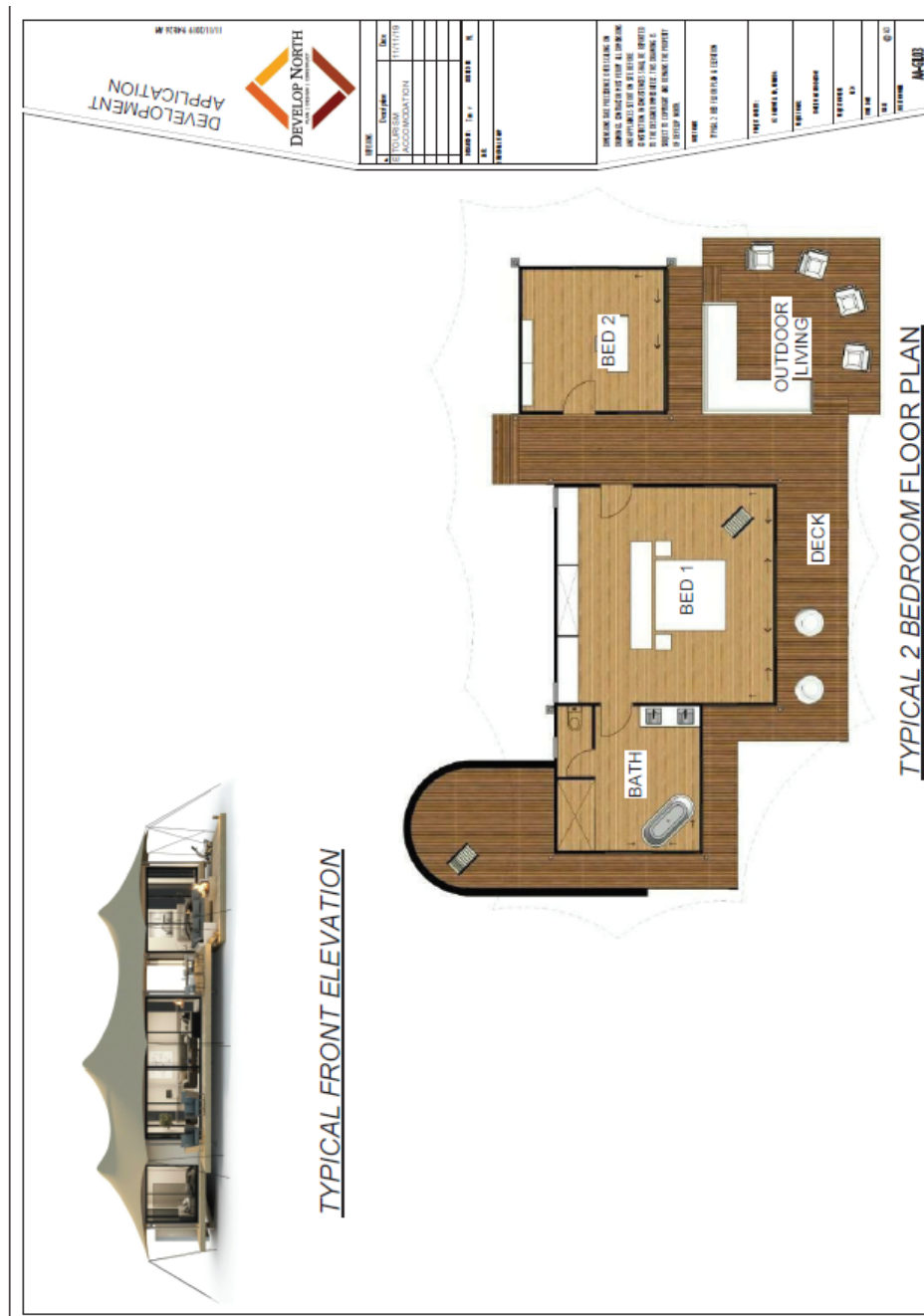


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Appeal Rights

PLANNING ACT 2016 & THE PLANNING REGULATION 2017

Chapter 6 Dispute resolution

Part 1 Appeal rights

229 Appeals to tribunal or P&E Court

- (1) Schedule 1 of the Planning Act 2016 states –
 - (a) Matters that may be appealed to –
 - (i) either a tribunal or the P&E Court; or
 - (ii) only a tribunal; or
 - (iii) only the P&E Court; and
 - (b) The person-
 - (i) who may appeal a matter (**the appellant**); and
 - (ii) who is a respondent in an appeal of the matter; and
 - (iii) who is a co-respondent in an appeal of the matter; and
 - (iv) who may elect to be a co-respondent in an appeal of the matter.

(Refer to Schedule 1 of the Planning Act 2016)

- (2) An appellant may start an appeal within the appeal period.
- (3) The **appeal period** is –
 - (a) for an appeal by a building advisory agency – 10 business days after a decision notice for the decision is given to the agency; or
 - (b) for an appeal against a deemed refusal – at any time after the deemed refusal happens; or
 - (c) for an appeal against a decision of the Minister, under chapter 7, part 4, to register premises or to renew the registration of premises – 20 business days after a notice is published under section 269(3)(a) or (4); or
 - (d) for an appeal against an infrastructure charges notice – 20 business days after the infrastructure charges notice is given to the person; or
 - (e) for an appeal about a deemed approval of a development application for which a decision notice has not been given – 30 business days after the applicant gives the deemed approval notice to the assessment manager; or
 - (f) for any other appeal – 20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person.

Note –

See the P&E Court Act for the court's power to extend the appeal period.

- (4) Each respondent and co-respondent for an appeal may be heard in the appeal.
- (5) If an appeal is only about a referral agency's response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.
- (6) To remove any doubt. It is declared that an appeal against an infrastructure charges notice must not be about-

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- (a) the adopted charge itself; or
- (b) for a decision about an offset or refund-
 - (i) the establishment cost of trunk infrastructure identified in a LGIP; or
 - (ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

230 Notice of appeal

- (1) An appellant starts an appeal by lodging, with the registrar of the tribunal or P&E Court, a notice of appeal that-
 - (a) is in the approved form; and
 - (b) succinctly states the grounds of the appeal.
- (2) The notice of appeal must be accompanied by the required fee.
- (3) The appellant or, for an appeal to a tribunal, the registrar must, within the service period, give a copy of the notice of appeal to –
 - (a) the respondent for the appeal ; and
 - (b) each co-respondent for the appeal; and
 - (c) for an appeal about a development application under schedule 1, table 1, item 1 – each principal submitter for the development application; and
 - (d) for and appeal about a change application under schedule 1, table 1, item 2 – each principal submitter for the change application; and
 - (e) each person who may elect to become a co-respondent for the appeal, other than an eligible submitter who is not a principal submitter in an appeal under paragraph (c) or (d); and
 - (f) for an appeal to the P&E Court – the chief executive; and
 - (g) for an appeal to a tribunal under another Act – any other person who the registrar considers appropriate.
- (4) The *service period* is –
 - (a) if a submitter or advice agency started the appeal in the P&E Court – 2 business days after the appeal has started; or
 - (b) otherwise – 10 business days after the appeal is started.
- (5) A notice of appeal given to a person who may elect to be a co-respondent must state the effect of subsection (6).
- (6) A person elects to be a co-respondent by filing a notice of election, in the approved form, within 10 business days after the notice of appeal is given to the person.

231 Other appeals

- (1) Subject to this chapter, schedule 1 and the P&E Court Act, unless the Supreme Court decides a decision or other matter under this Act is affected by jurisdictional error, the decision or matter is non-appealable.
- (2) The *Judicial Review Act 1991*, part 5 applies to the decision or matter to the extent it is affected by jurisdictional error.
- (3) A person who, but for subsection (1) could have made an application under the *Judicial Review Act 1991* in relation to the decision or matter, may apply under part 4 of that Act for a statement of reasons in relation to the decision or matter.
- (4) In this section –
 - decision* includes-
 - (a) conduct engaged in for the purpose of making a decision; and

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- (b) other conduct that relates to the making of a decision; and
 - (c) the making of a decision or failure to make a decision; and
 - (d) a purported decision ; and
 - (e) a deemed refusal.
- non-appealable*, for a decision or matter, means the decision or matter-
- (a) is final and conclusive; and
 - (b) may not be challenged, appealed against, reviewed, quashed, set aside or called into question in any other way under the Judicial Review Act 1991 or otherwise, whether by the Supreme Court, another court, a tribunal or another entity; and
 - (c) is not subject to any declaratory, injunctive or other order of the Supreme Court, another court, a tribunal or another entity on any ground.

232 Rules of the P&E Court

- (1) A person who is appealing to the P&E Court must comply with the rules of the court that apply to the appeal.
- (2) However, the P&E Court may hear and decide an appeal even if the person has not complied with the rules of the P&E Court.

Mareeba Shire Council

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Ref: WP19 024 R&O CA 002 Change Application

20 January 2022

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

Attention: Brian Millard
Via email: BrianM@msc.qld.gov.au

To Brian,

**CHANGE APPLICATION ('MINOR CHANGE') – NATURE-BASED TOURISM (INCLUDING
TOURIST AND VISITOR SHORT-TERM ACCOMMODATION) 112 BARNWELL ROAD,
KURANDA (COUNCIL REF: MCU/19/0018)**

On behalf of Reeve and Ocean Pty Ltd ('the Applicant'), please accept this correspondence as a change application (section 78 of the *Planning Act 2016*) in respect to a change to the configuration of accommodation associated with Nature-based Tourism approval MCU/19/0018, regarding land at 112 Barnwell Road, Kuranda ('the site'). The site is more accurately described as Lot 17 on SP296830 and Lot 22 on SP304952.

Background

On 19 February 2020 Mareeba Shire Council ('Council') decided to approve Nature-based Tourism development on the site, which included visitor accommodation in two (2) stages.

The Applicant seeks to change the development to incorporate a total of three (3) stages as follows:

1. **Stage 1** – is a new stage to comprise accommodation approved and constructed for Rural Worker's accommodation (refer MCU180017) and is intended to accommodate up to 12 persons (refer **Schedule 1 – Stage 1 Proposal Plans**). No Building Work will be required to realise Stage 1.
2. **Stage 2** – to comprise 11 one-bedroom tents and accommodating up to 22 persons (refer **Schedule 2 – Stage 2-3 Proposal Plans**).

Note - Previously approved as Stage 1 and comprising 14 one-bedroom tents i.e. three (3) one bedroom tents are proposed to be deleted in lieu of accommodation assumed by the new Stage 1.

wildplan.com.au

1

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3. **Stage 3** – to comprise five (5) two-bedroom tents, accommodating up to 20 persons (refer **Schedule 2 – Stage 2-3 Proposal Plans**).

Note - Previously approved as Stage 2 and comprising (five) 5 two-bedroom tents plus three (3) one-bedroom tents i.e. three (3) one bedroom tents are proposed to be deleted in lieu of accommodation assumed by the new Stage 1.

The total number of persons to be accommodated remains 54 i.e. no change to the approved maximum number of persons is proposed. Moreover, in so much as Stage 1 proposes to use existing buildings, the change application results in an overall lesser impact on the site.

The proposed change allows the Applicant to provide tourist accommodation to the market without delay and meet current demand, which will result in additional overnight visitor expenditure for Mareeba Shire Council.

The Applicant would like to contemporaneously maintain the Rural Workers Accommodation approval (MCU180017), such that the respective land uses are interchangeable and provides the Applicant the ability to meet the demands of both tourism and rural production peaks as may be required.

Nature of Change

The Minor Change seeks amendments to the following conditions:

- Condition 1 – changes to the list of 'Approved Plans' to reference new drawings that identify Stage 1 (and correspondingly reduce the number of accommodation units in Stage 2 and 3 (formerly Stage 1 and 2), as well as modified approved drawings as follows:

Plan / Document Number	Plan / Document Title	Prepared by	Dated	Modified Date
AA-GL00	Cover Sheet	Develop North	11/11/19	20/01/22
AA-GL01	Tourism Accommodation Site Plan	Develop North	11/11/19	20/01/22
AA-GL02	Tourism Accommodation Stage 1 – 3	Develop North	11/11/19	20/01/22
AA-GL03	Typical 2 Bed Floor Plan & Elevation	Develop North	11/11/19	N/A
AA-GL04	Typical 2 Bed Floor Plan & Elevation	Develop North	11/11/19	N/A
HRP16299-003-MP-28	Proposed Stage 1 – Nature-Based Tourism (12 PAX) Accommodation	Cardno	03/07/18	20/01/22
N/A	Single Module Layout	N/A	N/A	N/A

- Condition 3.4 – to be amended as follows:
 - 'Accommodation buildings/structures provided on-site **for Stage 2 and Stage 3** are to be limited to glamping tents ("tents") only, as shown on the submitted plans.'

- Condition 3.5 – to be amended as follows:
 - ‘Guests **residing in tents** are to be delivered to the site via bus only and are not permitted to access or be delivered to the approved use via a passenger-car of 5.2 metres length (or lesser vehicle)’.

Note – Condition 3.5 does not apply to guests arriving on-site via a passenger-car of 5.2 metres length (or lesser vehicle) where otherwise approved, including but not limited to MCU/20/0003.
- Condition 3.7 – to be amended as follows:
 - No more than 54 persons are to be **accommodated accommodation** on-site **in the tents** at any time **and the Stage 1 accommodation is limited to a maximum of 12 persons at any one time.**
- Condition 3.8 and 3.9 – to be amended to remove references to ‘tents’ due to Stage 1 comprising existing buildings.

Minor Change Tests

Schedule 2 of the Planning Act provides a definition for a “minor change” relevant to a development application (repeated below).

A ‘Minor’ Change, as defined by the Planning Act, is a change that:

- (b) *for a development approval—*
 - (i) *would not result in substantially different development; and*
 - (ii) *if a development application for the development, **including the change** were made when the change application is made would not cause—*
 - (A) *the inclusion of prohibited development in the application; or*
 - (B) *referral to a referral agency, other than to the chief executive, if there were no referral agencies for the development application; or*
 - (C) *referral to extra referral agencies, other than to the chief executive; or*
 - (D) *a referral agency, in assessing the application under section 55(2), to assess the application against, or have regard to, a matter, other than a matter the referral agency must have assessed the application against, or had regard to, when the application was made; or*
 - (E) *public notification if public notification was not required for the development application.*

Changes to the development application (as detailed herein) are deemed to constitute a “minor change”, as follows (response provided beneath relevant part):

With respect to items (b)(i) and whether the change application would constitute substantially different development:

- (a) **involves a new use;** the change application remains for Nature Based Tourism.
- (b) **results in the application applying to a new parcel of land;** the change application does not apply to a new parcel of land
- (c) **dramatically changes the built form in terms of scale, bulk and appearance;** the change application results in the conversion of approximately 20% (person capacity) of the approved accommodation to existing buildings on site and whilst the development represents a change to what is approved, it does not represent a **dramatic** change in built form in terms of scale, bulk or appearance. Relevantly, development proposed remains single storey, small-scale development that results

in an overall lesser impact on the site, in so much as the ultimate development will be less intensive through the re-use of existing buildings on site.

- (d) **changes the ability of the proposed development to operate as intended;** the proposed changes do not change the ability of the proposed development to operate as intended.
- (e) **removes a component that is integral to the operation of the development;** the proposed change does not remove a component that is integral to the development.
- (f) **significantly impacts on traffic flow and the transport network, such as increasing traffic to the site;** the proposed changes do not significantly impact on traffic flow as the overall number of persons remains restricted to 54 persons.
- (g) **introduces new impacts or increase the severity of known impacts;** the proposed changes will not introduce new impacts or increase the severity of impacts as the overall number of persons remains restricted to 54 persons, and moreover represents a reduction in the overall impacts by utilizing existing built infrastructure.
- (h) **removes an incentive or offset component that would have balanced a negative impact of the development;** the proposed changes do not seek to remove an incentive or offset component, that balanced a negative aspect of development
- (i) **impacts on infrastructure provision;** the proposed changes will not result in an increased scale or intensity of development and therefore will not impact upon infrastructure provision beyond that originally contemplated.

Accordingly, we maintain that the proposed change would not result in substantially different development.

With respect to items (b)(ii)(A) – (E) above, it is noted that the proposed changes would:

- A. not cause **the inclusion of prohibited development in the application;** prohibited development is not proposed to be included as part of the Change Application – the development remains for Nature-Based Tourism;
- B. not cause **referral to a referral agency, other than to the chief executive, if there were no referral agencies for the development application;** the original development application did not require referral and the change application does not require referral.
- C. cause **referral to extra referral agencies, other than to the chief executive;** the original development application did not require referral and the change application does not require referral.
- D. not cause **a referral agency, in assessing the application under section 55(2), to assess the application against, or have regard to, a matter, other than a matter the referral agency must have assessed the application against, or had regard to, when the application was made;** the original development application did not require referral and the change application does not require referral.
- E. not cause **public notification if public notification was not required for the development application;** as public notification was required for the original development application.

With respect to Planning Act Form 5 (refer **Schedule 3**) we note that the relevant plans "attached to the development application" are the proposal plans provided at **Schedule 1** and **Schedule 2**.

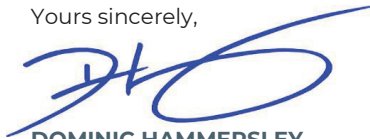
The proposed development, including as changed, complies with the applicable assessment benchmarks of the Mareeba Shire Planning Scheme.

The proposed development is therefore considered to advance the purpose of the *Planning Act 2016*.

Accordingly, we respectfully recommend approval of the Change Application, subject to reasonable and relevant conditions.

Please don't hesitate to contact me directly on 0487 967 533 should you wish to discuss this application.

Yours sincerely,



DOMINIC HAMMERSLEY

DIRECTOR | PRINCIPAL PLANNER

wildPLAN Pty Ltd | ABN 26 629 367 933

PO Box 8028, Cairns QLD 4870

E dominic@wildplan.com.au | M 0487 967 533

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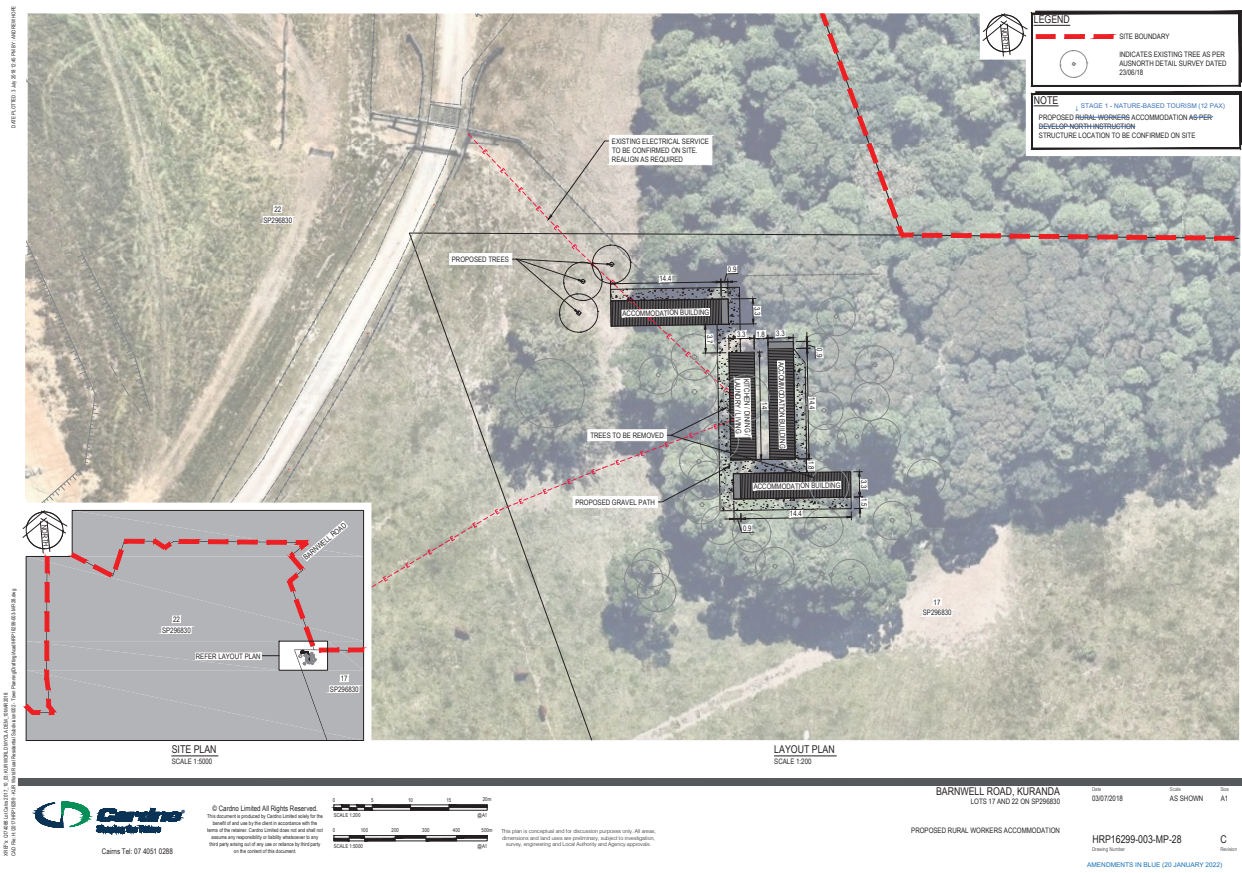
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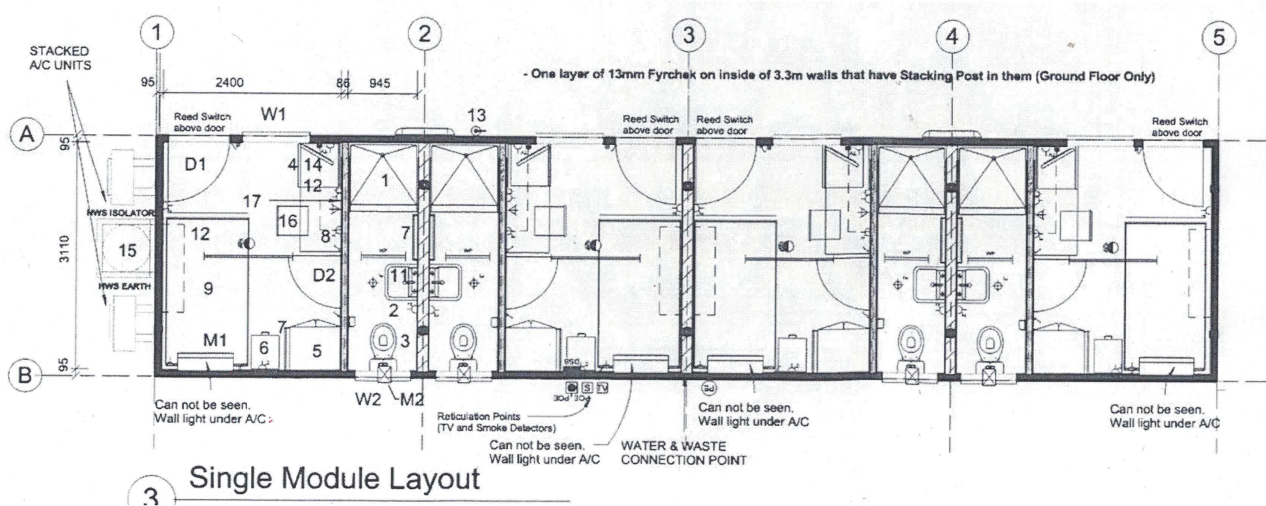
SCHEDULE 1 – STAGE 1 PROPOSAL PLANS



PLAN SCHEDULE 1

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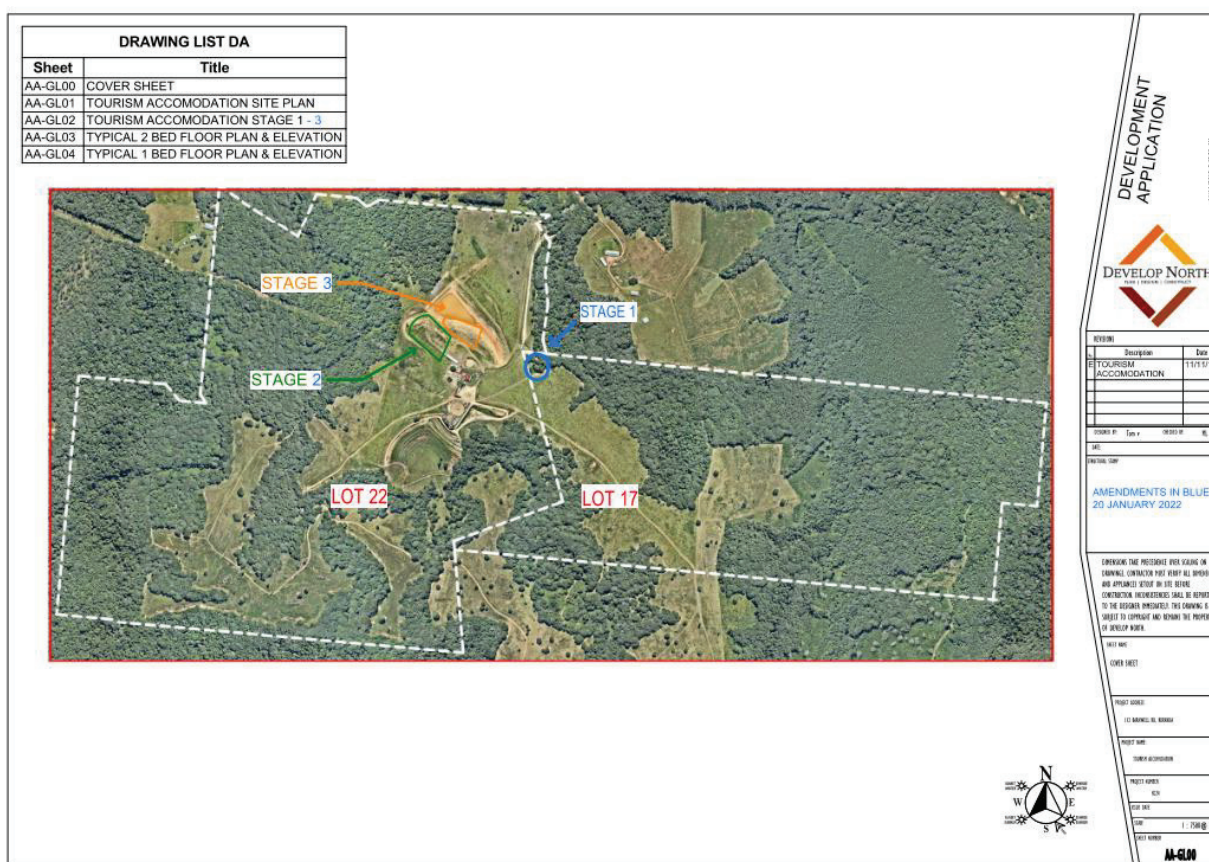
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SCHEDULE 2 – STAGE 2-3 PROPOSAL PLANS



PLAN SCHEDULE 2

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TYPICAL FRONT ELEVATION



TYPICAL 2 BEDROOM FLOOR PLAN

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DEVELOPMENT
APPLICATION

11/11/2019 14:30:00



REVISIONS	Description	Date
1	ETOURISM ACCOMMODATION	11/11/19

DESIGNED BY:	DATE:	REVIEWED BY:	DATE:

PROJECT NAME: TYPICAL 2 BED ROOM FLOOR PLAN & ELEVATION

PROJECT ADDRESS: 112 MARVELL AV, WINDRA

PROJECT NUMBER: NCH

DATE: 25/01/2022

SCALE: 1:100

PROJECT NUMBER: NCH

DATE: 25/01/2022

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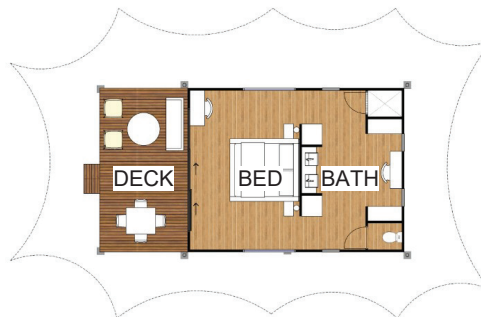
DATE: 25/01/2022

SCALE: 1:100

PROJECT NUMBER: NCH



TYPICAL FRONT ELEVATION



TYPICAL 1 BEDROOM FLOOR PLAN

DEVELOPMENT
APPLICATION

10/1/2019 9:42:34 AM



REVISIONS

No.	Description	Date
1	TOURISM ACCOMMODATION	11/11/19

DESIGNED BY: TSM & CHECKED BY: RL

DWG

CONTRACTOR: CHMP

OPERATIONS TAKE PRECEDENCE OVER SEALING ON DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND APPLIANCES STATED ON SITE BEFORE CONSTRUCTION. INCONVENIENCES SHALL BE REPORTED TO THE RESIDENT IMMEDIATELY. THIS DRAWING IS SUBJECT TO COPYRIGHT AND REMAINS THE PROPERTY OF DEVELOP NORTH.

SHEET NAME

TYPICAL 1 BED ROOM PLAN & ELEVATION

PROJECT ADDRESS

112 MARVELLA AV. GUNDA

PROJECT NAME

TURISM ACCOMMODATION

PROJECT NUMBER

104

DWG DATE

11/11/19

SHEET NUMBER

01 OF 01

MSM

SCHEDULE 3 – PLANNING ACT FORM 5

 **SCHEDULE 3**

Document Set ID: 4048898
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Change application form

Planning Act Form 5 (version 1.2 effective 7 February 2020) made under Section 282 of the Planning Act 2016.

This form is to be used for a change application made under section 78 of the *Planning Act 2016*. It is important when making a change application to be aware of whether the application is for a minor change that will be assessed under section 81 of the *Planning Act 2016* or for an other change that will be assessed under section 82 of the *Planning Act 2016*.

An applicant must complete all parts of this form, and provide any supporting information that the form identifies as being required to accompany the change application, unless stated otherwise. Additional pages may be attached if there is insufficient space on the form to complete any part.

Note: All terms used in this form have the meaning given under the *Planning Act 2016*, the *Planning Regulation 2017*, or the *Development Assessment Rules (DA Rules)*.

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	Reever and Ocean Pty Ltd
Contact name (only applicable for companies)	C/- wildPLAN Pty Ltd
Postal address (P.O. Box or street address)	PO Box 8028
Suburb	CAIRNS
State	QLD
Postcode	4870
Country	Australia
Email address (non-mandatory)	dominic@wildplan.com.au
Mobile number (non-mandatory)	0487 967 533
Applicant's reference number(s) (if applicable)	WP19 024 R&O 001 Change Application

2) Owner's consent - Is written consent of the owner required for this change application?

Note: Section 79(1A) of the *Planning Act 2016* states the requirements in relation to owner's consent.

- ☐ Yes – the written consent of the owner(s) is attached to this change application
☒ No

PART 2 – LOCATION DETAILS

3) Location of the premises (complete 3.1) or 3.2), and 3.3) as applicable)				
3.1) Street address and lot on plan				
<input checked="" type="checkbox"/> Street address AND lot on plan (all lots must be listed), or <input type="checkbox"/> Street address AND lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).				
a)	Unit No.	Street No.	Street Name and Type	Suburb
		112	Barnwell Road	Kuranda
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
		17	SP296830	Mareeba Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
		112	Barnwell Road	Kuranda
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
		22	SP304952	Mareeba Shire Council



3.2) Coordinates of premises (appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land
e.g. channel dredging in Moreton Bay)

Note: Place each set of coordinates in a separate row.

☐ Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

☐ Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> 54 <input type="checkbox"/> 55 <input type="checkbox"/> 56	<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

3.3) Additional premises

- ☐ Additional premises are relevant to the original development approval and the details of these premises have been attached in a schedule to this application
- ☒ Not required

PART 3 – RESPONSIBLE ENTITY DETAILS
4) Identify the responsible entity that will be assessing this change application

Note: see section 78(3) of the Planning Act 2016

Mareeba Shire Council

PART 4 – CHANGE DETAILS
5) Provide details of the existing development approval subject to this change application

Approval type	Reference number	Date issued	Assessment manager/approval entity
<input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval	MCU/19/0018	20 February 2020	Mareeba Shire Council
<input type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval			

6) Type of change proposed

6.1) Provide a brief description of the changes proposed to the development approval (e.g. changing a development approval for a five unit apartment building to provide for a six unit apartment building):

Change to the staging and configuration of the proposed Nature-based Tourism accommodation.

6.2) What type of change does this application propose?

- ☒ Minor change application – proceed to Part 5
- ☐ Other change application – proceed to Part 6

PART 5 – MINOR CHANGE APPLICATION REQUIREMENTS

7) Are there any affected entities for this change application		
<input checked="" type="checkbox"/> No – proceed to Part 7 <input type="checkbox"/> Yes – list all affected entities below and proceed to Part 7 Note: section 80(1) of the Planning Act 2016 states that the person making the change application must give notice of the proposal and the details of the change to each affected entity as identified in section 80(2) of the Planning Act 2016.		
Affected entity	Pre-request response provided? (where a pre-request response notice for the application has been given, a copy of the notice must accompany this change application)	Date notice given (where no pre-request response provided)
	<input type="checkbox"/> No <input type="checkbox"/> Yes – pre-request response is attached to this change application	
	<input type="checkbox"/> No <input type="checkbox"/> Yes – pre-request response is attached to this change application	
	<input type="checkbox"/> No <input type="checkbox"/> Yes – pre-request response is attached to this change application	

PART 6 – OTHER CHANGE APPLICATION REQUIREMENTS

Note: To complete this part it will be necessary for you to complete parts of DA Form 1 – Development application details and in some instances parts of DA Form 2 – Building work details, as mentioned below. These forms are available at <https://planning.dsdmip.qld.gov.au>.

8) Location details - Are there any additional premises included in this change application that were not part of the original development approval?
<input type="checkbox"/> No <input type="checkbox"/> Yes
9) Development details
9.1) Is there any change to the type of development, approval type, or level of assessment in this change application? <input type="checkbox"/> No <input type="checkbox"/> Yes – the completed Sections 1 and 2 of Part 3 (Development details) of DA Form 1 – Development application details as these sections relate to the new or changed aspects of development are provided with this application.
9.2) Does the change application involve building work? <input type="checkbox"/> No <input type="checkbox"/> Yes – the completed Part 5 (Building work details) of DA Form 2 – Building work details as it relates to the change application is provided with this application.
10) Referral details – Does the change application require referral for any referral requirements?
Note: The application must be referred to each referral agency triggered by the change application as if the change application was the original development application including the proposed change. <input type="checkbox"/> No <input type="checkbox"/> Yes – the completed Part 5 (Referral details) of DA Form 1 – Development application details as it relates to the change application is provided with this application. Where referral is required for matters relating to building work the Referral checklist for building work is also completed.
11) Information request under Part 3 of the DA Rules
<input type="checkbox"/> I agree to receive an information request if determined necessary for this change application <input type="checkbox"/> I do not agree to accept an information request for this change application Note: By not agreeing to accept an information request I, the applicant, acknowledge:

- that this change application will be assessed and decided based on the information provided when making this change application and the assessment manager and any referral agencies relevant to the change application are not obligated under the DA Rules to accept any additional information provided by the applicant for the change application unless agreed to by the relevant parties
 - Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.
- Further advice about information requests is contained in the [DA Forms Guide: Forms 1 and 2](#).

12) Further details

- ☐ Part 7 of *DA Form 1 – Development application details* is completed as if the change application was a development application and is provided with this application.

PART 7 – CHECKLIST AND APPLICANT DECLARATION

13) Change application checklist

I have identified the:

- responsible entity in 4); and
- for a minor change, any affected entities; and ☒ Yes
- for an other change all relevant referral requirement(s) in 10)

Note: See the *Planning Regulation 2017* for referral requirements

- For an other change application, the relevant sections of [DA Form 1 – Development application details](#) have been completed and is attached to this application ☐ Yes ☒ Not applicable

- For an other change application, where building work is associated with the change application, the relevant sections of [DA Form 2 – Building work details](#) have been completed and is attached to this application ☐ Yes ☒ Not applicable

Supporting information addressing any applicable assessment benchmarks is attached to this application

- Note:** This includes any templates provided under 23.6 and 23.7 of *DA Form 1 – Development application details* that are relevant as a result of the change application, a planning report and any technical reports required by the relevant categorising instrument(s) (e.g. the local government planning scheme, State Planning Policy, State Development Assessment Provisions). For further information, see [DA Forms Guide: Planning report template](#). ☒ Yes

Relevant plans of the development are attached to this development application

- Note:** Relevant plans are required to be submitted for all relevant aspects of this change application. For further information, see [DA Forms Guide: Relevant plans](#). ☒ Yes

14) Applicant declaration

- ☒ By making this change application, I declare that all information in this change application is true and correct.
- ☒ Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the responsible entity and any relevant affected entity or referral agency for the change application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001*.

Note: It is unlawful to intentionally provide false or misleading information.

Privacy – Personal information collected in this form will be used by the responsible entity and/or chosen assessment manager, any relevant affected entity or referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the change application.

All information relating to this change application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.

Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, *Planning Regulation 2017* and the DA Rules except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the *Planning Regulation 2017*, and the access rules made under the *Planning Act 2016* and *Planning Regulation 2017*; or
- required by other legislation (including the *Right to Information Act 2009*); or
- otherwise required by law.

This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

PART 8 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLYDate received: Reference number(s): **QLeave notification and payment***Note: For completion by assessment manager if applicable*

Description of the work			
QLeave project number			
Amount paid (\$)		Date paid (dd/mm/yy)	
Date receipted form sighted by assessment manager			
Name of officer who sighted the form			

8.3 PROPOSED NAMING OF PEDESTRIAN WATER CROSSING BETWEEN AMAROO ESTATE STAGES 11 & 12 - LOT 500 ON SP325380 - DURAL CLOSE & WANDARA COURT, MAREEBA

Date Prepared: 4 March 2022

Author: Planning Officer

Attachments: 1. BTM & S Stankovich Pty Ltd Request to Name Water Crossing (Pedestrian Walkway) [↓](#)

EXECUTIVE SUMMARY

Stage 11 of Amaroo Estate (Ponto's Place & Dural Close) was completed in June 2021. Stage 12 of Amaroo Estate (Karobean Drive & Wandara Court) is currently under construction with completion expected in mid-2022. A pedestrian crossing over the seasonal watercourse between the two (2) stages has been approved as part of the operational works for Stage 12.

BTM & S Stankovich Pty Ltd, the developers of Amaroo Estate have written to Council requesting permission to name this pedestrian crossing after Lance Dodds of Benchmark Survey & Design who was an integral contributor to the design and development of Amaroo Estate, as well as numerous other developments throughout Mareeba. Lance passed away in May 2021. The walkway would be named either "Lance Dodds Crossing" or "Lance Dodds Way".

Council's Road and Water Crossing Naming Policy/Procedure allows for developers to nominate names for new roads and water crossings within their developments. The naming of the water crossing after Lance Dodds would be consistent with the policy due to Mr Dodds significant contribution to the development of the Mareeba district.

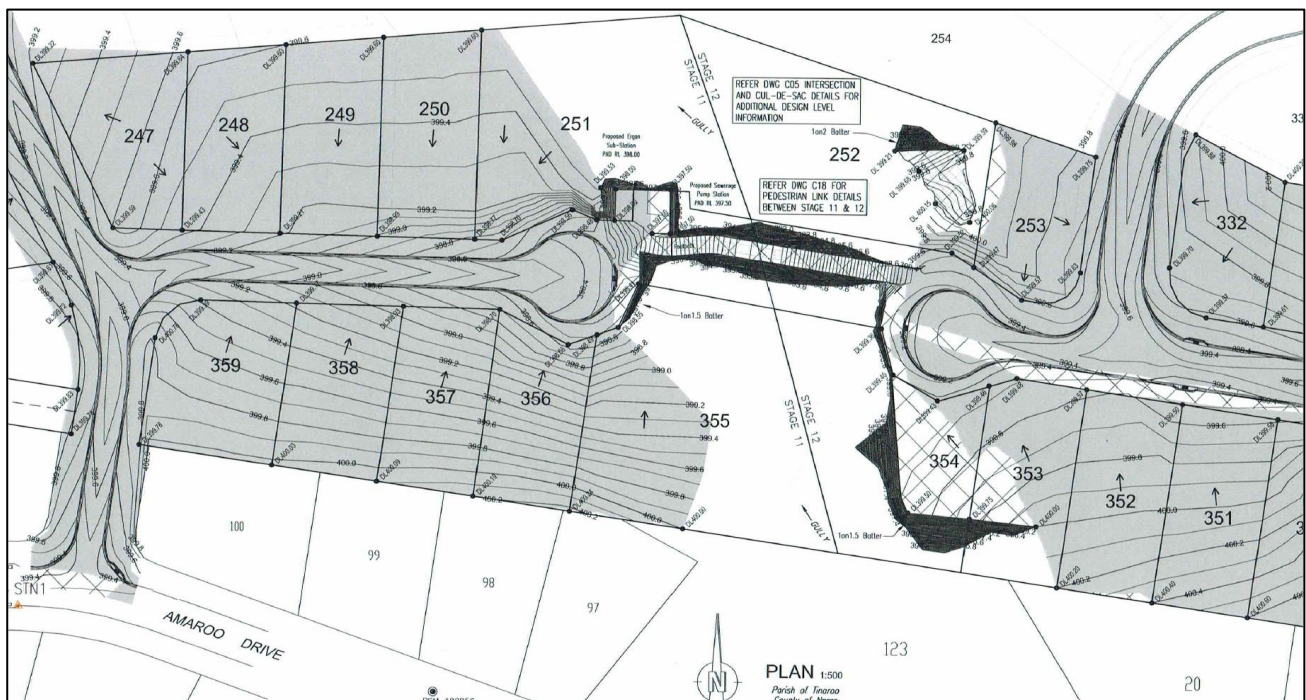
It is recommended that Council approve the use of either "Lance Dodds Crossing" or "Lance Dodds Way" as the name of the pedestrian water crossing.

RECOMMENDATION

That Council approve the use of either "Lance Dodds Crossing" or "Lance Dodds Way" as the name of the pedestrian water crossing between Stage 11 and 12 of Amaroo Estate and that all proposed signs be based on the standard street name signs to allow for ongoing ease of maintenance.

BACKGROUND

Stage 11 of Amaroo Estate (Ponto's Place & Dural Close) was completed in June 2021. Stage 12 of Amaroo Estate (Karobean Drive & Wandara Court) is currently under construction with completion expected in mid-2022. A pedestrian water crossing over the seasonal watercourse between the two (2) stages has been approved as part of the operational works for Stage 12. The pedestrian water crossing will include a culvert crossing and a two (2) metre wide concrete footpath that will link the cul-de-sac heads of Dural Close and Wandara Court as shown on the below plan:



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.

RISK IMPLICATIONS

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

Council's Road and Water Crossing Naming Policy and Road and Water Crossing Naming Procedure establishes the process for the naming of new roads and water crossings.

Although pedestrian crossings over watercourses are not always named, the policy encourages developers to select a proposed name from a pre-approved list of available names, though it also provides for developers to nominate a name which is not on the pre-approved list.

Where a developer proposes a water crossing name which is not on the pre-approved list, the request must be forwarded to Council for approval in accordance with Clause 3.2.3 of the procedure:

3.2.3 Where a proposed name is not from an approved list, the proposal will be referred to Council for approval.

Any submission involving a request for a name which is not on an approved list for the relevant district will be referred to Council for approval. Such submissions must describe the origin of the name and demonstrate that it is consistent with the source themes outlined below:

- *The names of fallen soldiers from a relevant district;*
- *Indigenous place names and language words within a relevant defined district;*
- *The names of historical or significant places, themes, families and individuals within the relevant district.*

The developers preferred name for the water crossing is either "**Lance Dodds Crossing**" or "**Lance Dodds Way**". "Lance Dodds" is not on the approved names list for Mareeba. Lance Dodds who was part owner of Benchmark Survey and Design and was a significant contributor to the design and development of Amaroo Estate and many other developments within the Mareeba district. The proposed name would pay tribute to Lance and serve as an ongoing reminder of his contribution to Amaroo Estate. The proposed name is considered to be consistent with the abovementioned source theme/s.

Lance Dodds Family was consulted and have consented to the naming of the crossing after Lance.

There is no similarly named water crossing or road in the locality.

It is recommended that the developer's request to name the proposed water crossing either "Lance Dodds Crossing" or "Lance Dodds Way" be approved.

FINANCIAL AND RESOURCE IMPLICATIONS

Nil

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

Subject to approval of the water crossing name, the developer will be notified of Council's decision and will be required to erect appropriate signage. The developer will also be advised that the signage should look dissimilar to normal street signage.

Carl Ewin

From: Josh - CQB Services <josh@cqbsservices.com.au>
Sent: Thursday, 27 January 2022 2:13 PM
To: Carl Ewin
Cc: Brian Millard
Subject: Approval to Name Walkway Crossing between Stage 11 & Stage 12
Attachments: The crossing "Lance"

Hey Carl,

As discussed the other day, BTM&S Stankovich are looking to name the crossing connecting Amaroo stage 11 & 12 after Mr Lance Dodds, who passed away around 1-2 years ago. Lance was an integral part of the development of Amaroo as he, along side his business partner, designed the majority the Estate. Over the years, we developed a strong relationship with Lance and are wanting to honour his dedication he displayed to our project the best way possible. I hereby ask for your approval to name the footpath crossing connecting Amaroo stage 11 & 12 after Lance.

See attached approval from Lance's wife & family.

Kind Regards,

Josh Musumeci
M | 0423 063 140



This email and any files transmitted with it are privileged and confidential and intended solely for the use of the individual or entity to whom they are addressed. If you are not the intended recipient and have received this email in error please notify us immediately. You must not, directly or indirectly, use, disclose, distribute, print, or copy any part of this message if you are not the intended recipient.

8.4 DISPOSAL VIA LEASE INTEREST OF A PORTION OF LOT 20 NR7137

Date Prepared: 17 February 2022

Author: Manager Development and Governance

Attachments: 1. Plan of the Subject Land [↓](#)

EXECUTIVE SUMMARY

This report seeks Council approval for disposal via lease interest of the northern triangular portion (1128m²) of Lot 20 NR7137 (see plan attached) via lease interest ("the Subject Land"). Council is the Trustee of the Subject Land and must manage the land on behalf of the State in accordance with requirements under the *Land Act 1994* (Qld). Interest in the underlying tenure of the Subject Land vests with the State.

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 the Subject Land; and
2. Approves the disposal via lease interest of the Subject Land to Mareeba 232 Pty Ltd ACN 654 478 760; and
3. Authorises the CEO to finalise the disposal via lease interest of the Subject Land via contract arrangement to include any requirements for deed instrument for land exchange 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 last considered this matter via Ordinary Meeting of 21 July 2021 (Resolution 2021/129) however resolution was made only in the context of negotiations with a specific entity (Kilcor Properties Pty Ltd) for *relinquishment* of Council trusteeship over the Subject Land to facilitate the making of an application by Kilcor directly to the State for purchase in freehold title directly from the State. Importantly, the 21 July 2021 Council resolution did not consider the matter of *disposal* by Council of the Subject Land.

The Subject Land is considered to be inaccessible by any party other than Council and the adjoining landowner and cannot be usefully developed in isolation. Therefore, the only interested party other than Council is identified as the adjoining landowner of Lot 78 SP298287.

Kilcor no longer represents the developer with new representative Wilson Projects engaged in October of 2021 to take carriage of the matter.

In order to progress intentions for the Subject Land, the developer must lodge a Development Application and secure development approval for their project. In order to secure landowner (the State) consent, the developer must hold a secure form of tenure over the Subject Land.

Proposal for a lease interest

Following discussions with the Department of Resources (DoR), Wilcon Projects have advised Council on 3 February 2022 that DoR have indicated a willingness to provide consent on in-principle approval for lodgement of a Development Application. The in-principle approval was subject to if Wilcon Projects can secure an agreement with Council to proceed with a Trustee Lease over the Subject Land.

If Council agrees to the recommendation, the proposal is for the lease to include a sunset clause to terminate the lease where a development approval or physical development does not proceed.

To advance intentions, a 30 year lease is proposed as an interim arrangement to enable development of the subject land whilst the matter of purchase of the subject land by the developer is being considered. Council has confirmed the veracity of this information via telephone discussions with the State on 28 February 2022. The lease instrument thus serves to provide an interim transactional purpose summarily intended as follows:

1. the terms of a Trustee Lease over the subject land is negotiated and agreed to by the parties (Council as Lessor and the developer as Lessee) for submission to the State for approval;
2. upon in-principle approval by the State of the terms of the Lease, DoR provide landowner consent to lodgement by the developer of a Development Application;
3. The developer lodges a concurrent application with the State for purchase of the subject land;
4. The State assess the application and provide a formal offer to the developer for purchase of which one of the conditions is that the Trustee Lease is surrendered.
5. If the developer meets the conditional requirements of the offer for purchase of the subject land and surrenders the lease, the State issues developer a Deed of Grant in freehold interest over the subject land.

Authority for disposal via contract (lease) of a valuable non-current asset

Section 224(7) of the *Local Government Regulation 2012* (Qld) ("LGR") defines a valuable non-current asset to include land.

Section 224(6) of the LGR provides that *disposal* of a non-current asset (land) includes disposal of all or any part of an interest in the asset – for example the grant of a lease interest over land.

Section 227 of the LGR provides that Council cannot enter into a valuable non-current asset contract (a lease) unless it first invites written tenders for the contract.

Since Council as Trustee holds no interest in the underlying tenure of the Subject Land, it holds no authority to undertake a disposal action in the context of this case via any means other than issue of a Trustee Lease over the Subject Land.

The LGR provides that an exemption under section 236 from the requirements under section 227 to undertake disposal (via lease interest) via tender can only be applied if, before the disposal, Council has decided, by resolution, that the exception may apply.

Section 236 exemptions

Council can decide that an identified exception applies by operation of section 236(1)(c)(iv) of the LGR which provides that:

- (iv) the land is disposed of to a person who owns adjoining land 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.

The subject land is surrounded to the east, north and west by the intended Lessee entity with Council as the only other adjoining owner to the south.

Whilst public interest factors relevant to the requirement at (C) above cannot be specifically addressed due to lack of full feasibility data on the developers intended project (supermarket) on the adjoining Lot 78 SP298287, it can be determined that the shape of the subject land does not lend itself to development in isolation from the surrounding Lot 78 land. Further, the shape of the subject land does not lend itself to further useful Council development of aged housing units as aligned with the gazetted reserve purpose for which the subject land is set aside.

Section 236(3) further provides:

A local government may only dispose of land or an interest in land under this section (section 236) if the consideration for the disposal would be equal to, or more than, the market value of the land or the interest in land, including the market value of any improvements on the land.

It is intended that a lease rental consideration is imposed which exceeds the assessed current market lease rental valuation.

Further and in the alternative, Council may decide that an additional identified exception applies by operation of section 236(1)(c)(v) of the LGR –

*all or some of the consideration for the disposal is consideration other than money, for example, **other land given in exchange for the disposal**, if—*

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

(B) the disposal is otherwise in accordance with sound contracting principles.

Requirements at (A) having been earlier discussed, Council may address 236(1)(c)(v) via the effecting of a deed agreement for an exchange of land as further consideration upon the developer acquiring the land via Deed of Grant in freehold interest during the term of the lease tenure with the land exchange transaction requirement triggered via expiry or surrender of the lease.

Risk Implications

Legal and Compliance

Identified risk (low) – issuing of a Trustee Lease – legal matters may arise where the Lessee is unable to secure the purchase of the land from the State by the expiry of the lease term.

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.

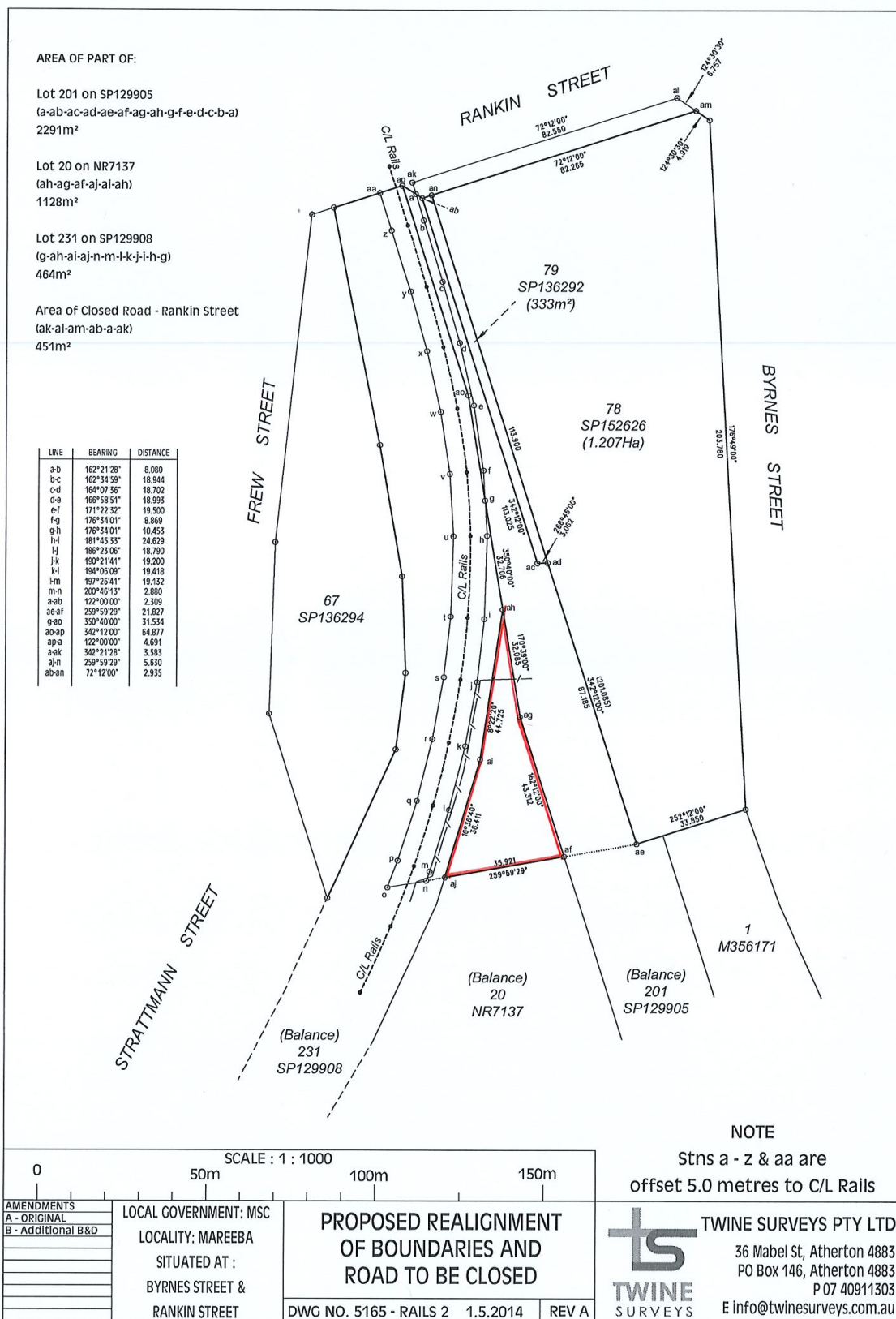
Transport and Council Infrastructure: The provision of quality services and infrastructure for our growing community that is planned and managed using sound asset management principles.

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

The applicant will be advised of Council's decision.



Document Set ID: 3660661
Version: 1, Version Date: 11/12/2019

8.5 SUB-LEASING OF COUNCIL CONTROLLED FACILITIES - 156 NR2175 - MAREEBA TURF CLUB

Date Prepared: 23 February 2022

Author: Manager Development and Governance

Attachments: 1. Correspondence from Mareeba Turf Club [↓](#)

EXECUTIVE SUMMARY

This report seeks Council approval for a proposal to sublease facilities located at Lot 156 NR2175 Hales Street Mareeba ("the Facility") under the terms of the current Trustee Lease held by the The Mareeba Turf Club inc. (MTC)

RECOMMENDATION

That Council as Trustee, provide approval for a proposal by the current Trustee Lessee, Mareeba Turf Club Inc. to sublease portions of the Facility located on Lot 156 NR2175 to the Top End Western Horse Club and the NQ Show Jumping Club conditional upon:

- I. securing by Mareeba Turf Club Inc. of Ministerial approval in accordance with section 11.1 of the Mandatory standard terms for a Trustee Lease; and
- II. the terms of each sublease instrument being wholly consistent with the terms of the Trustee Lease; and
- III. all costs associated with the bringing into effect of each sublease arrangement being borne by the parties to each sublease arrangement with no cost to Council; and
- IV. (d) provision to Council of copies of the final sublease instruments relevant to each of the Top End Western Horse Club and the NQ Show Jumping Club.

BACKGROUND

Council is in receipt of correspondence from the MTC dated 8 February 2022 (copy attached) seeking Council approval for a proposed sublease arrangement for use of a portion of the Facility by each of the Top End Western Horse Club and the NQ Show Jumping Club as a home base for each club on a 'permanent hire basis'.

The Trustee Lease

MTC currently hold tenure (Lease A) over the Facility located upon Lot 156 NR2175 Hales Street Mareeba under a Trustee Lease ("the Trustee Lease") expiring 30 June 2027. Council is the Trustee of the land under the *Land Act 1994* (Qld) and holds the role of Trustee Lessor under the terms of the Trustee Lease. The Permissible Use of the Facility is declared at Clause 3.1 as 'Racecourse and horse training facility and associated Club activities'. The proposed subleasing arrangement to other clubs undertaking equine activities is assessed as consistent with the Permissible Use.

Clause 7.1 of the Trustee Lease provides for the right of the MTC to hire the Facility for such lengths of time and upon such conditions as may be agreed between the parties. Whilst this Clause provides for temporary hiring of the Facility, it does not contemplate a permanent sublease tenure arrangement.

Section 11.1 of the Mandatory standard terms for a Trustee Lease (Sections 318, 318A *Land Act 1994* (Qld)) provides that the Trustee Lessee **may not sublease** the Trustee Lease without the prior approval of the **Trustee and the Minister** [emphasis added].

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

To ensure that any sublease arrangement is lawful, it will be further necessary for the MTC to secure the approval of the Minister prior to entering into sublease arrangements with each of the Top End Western Horse Club and the NQ Show Jumping Club.

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

Nil



Mareeba Turf Club Inc. ABN 65 284 064 471

PO BOX 55, MAREEBA. QLD. 4880

SECRETARY – PHONE 07 [REDACTED] mareebaturfclub@bigpond.com (email)

RACEDAYS CONTACT: PHONE /FAX (07) 4092 1167

PRESIDENT [REDACTED]

SECRETARY [REDACTED]

8/2/2022

CEO
Mareeba Shire Council
Rankine Street
Mareeba 4880

Dear Peter

Mareeba Turf Club has been approached by the Top end Western Horse Club and the NQ Show Jumping Club to use the Club as their home base on a permanent hire basis.

I understand that our Lease Agreement allows us to hire the facility when and to whom we deem fit, however before we agree and as a matter of courtesy, we would like Council's approval to allow us to have both clubs use our facility on a permanent basis should approval from the Council not be necessary then just a reply to advise same.

The MTC will have a signed agreement in place between us and both clubs detailing terms and conditions.

There will be some infrastructure requirements that will be approved through the normal Council procedures prior to work being carried out.

Each club would have their own public Liability to \$20m

MTC see this arrangement as beneficial to all parties. It utilises ground that is currently not being used and the facilities more regularly, it allows more horse sporting events to be held in the area (as each of the clubs go outside our shire to stage their events) therefore bringing more people to our community more regularly and economic boost to the town.

I look forward to your early reply.

Kind Regards

[REDACTED]
Secretary/Treasurer

8.6 CONTINUATION OF COMMERCIAL USE OF ROADS APPROVAL - SIGNATURE PIES SMOKO VAN - MAREEBA CENTENARY CAR PARK

Date Prepared: 23 February 2022

Author: Manager Development and Governance

Attachments: Nil

EXECUTIVE SUMMARY

This report is presented to Council to determine if the approval for Commercial Use of Roads be continued for the Signature Pies Smoko van located at the Mareeba Centenary Park, adjacent to the Café Crema Coffee van.

The current owner is selling the smoko van to a prospective new owner. Council has received enquiries from the prospective new owner who wants to ensure the Commercial use of Roads approval will be approved before the smoko van is purchased.

The potential new owner would like to continue operating the smoko van at the same location and under the same conditions as Signature Pies.

RECOMMENDATION

That Council approves the Commercial Use of Roads permit under Council's Local Law for the applicant to continue to operate at the same location at Centenary Park upon receipt of an application from the new owner of the Signature Pies smoko van.

BACKGROUND

On 20 January 2020, Mareeba Shire Council Approved Signature Pies to continue to sell baked products and other general food items (wraps, sandwiches, etc.) from a licenced Mobile Food Vehicle at the northern end of Centenary Park, subject to a range of conditions.

Previously, the same mobile food vehicle was operating in the same location by two previous owners since 2010. The original operator (Stewart's pies) applied for the original standing vendor approval in 2010.

The current conditions in which the current approval operates under *Council's Local Law No. 1 (Administration) 2018* is:

STANDARD CONDITIONS

The approval holder must comply with the Guidelines for Commercial Use of Local Government Controlled Areas and Roads.

For the duration of the term of the approval, maintain in full force and effect a public liability insurance policy-

- (i) listing the local government as an interested party;

- (ii) covering their respective rights, interests and liabilities to third parties in respect of accidental death of, or accidental bodily injury to, persons or accidental damage to property; and
- (iii) for an amount of no less than the amount listed in the local governments Requirements for Public Liability Insurance for Approval Holders published on the local government's website;

Prior to the commencement of the prescribed activity, provide the local government with a certificate of currency for the public liability insurance policy.

Indemnify the local government against all actions, proceedings, claims, demands, costs, losses, damages and expenses which may be brought against or made upon the local government as a result of the activity.

NON STANDARD CONDITIONS

- a) Any other applicable approvals are obtained from the relevant authorities (such as the Department of Transport and Main Roads).
- b) The van must be licensed under the Food Act 2006 as a Mobile Food Vehicle and must comply with all conditions stated on the Food License
- c) The van must only sell food from the licensed food van from 5:30 am to 3:00 pm from a suitable location listed in the application.
- d) The van is to be removed from the site daily at the end of approved trading hours.
- e) The holder of the approval is to display the approval in a specified position or to produce the approval for inspection on demand by an authorised person.
- f) The holder of the approval to take specified measures to ensure that the activities authorised by the approval do not cause a nuisance.
- g) The safe and unimpeded movement of pedestrians and traffic is to be guaranteed.
- h) The area to be approved is to be kept clean and free from rubbish before and after use.
- i) The stall must only be positioned as detailed on the site plan submitted with the application. Any changes to the location will require further approval.
- j) The amount payable for the first year will be the sum of \$1,918.91 comprising:
 - i. Application/renewal fee under Local Law No 1 (Administration)
 - ii. Annual rental fee for use of carpark

The above amounts are subject to review on an annual basis and are generally increased in line with increases in the CPI.

As the Mobile Food Van is being sold, the potential new owner would like to ensure they can continue to operate the van in the same location and under the same conditions as the previous owner. This smoko van has been operating at the same location for the past eleven years.

The potential new owner owns multiple mobile food vehicles that operate at various markets and festivals for over 25 years and has had an established smoko run since 2015.

Council deems that when a vendor is using public land for commercial sales, the vendor should be liable for a cost above the minimum rate for a commercial property.

RISK IMPLICATIONS

Legal and Compliance

The Food Van will hold a current certificate of currency for public liability insurance while operating in the location.

FINANCIAL AND RESOURCE IMPLICATIONS

Capital

N/A

Operating

N/A

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

8.7 MANAGEMENT AGREEMENT - GERAGHTY PARK HALL

Date Prepared: 24 February 2022

Author: Manager Development and Governance

Attachments:

1. 27 August 2021 Request from CfAT [↓](#)
2. 23 February 2022 Notice of Acceptance from CfAT [↓](#)

EXECUTIVE SUMMARY

This report seeks approval for the bringing into effect of a Management Agreement for the Geraghty Park Hall facility located at Julatten.

RECOMMENDATION

That Council approve the allocation of a Management Agreement to the Centre for Australasian Theatre for management of the Geraghty Park Hall facility on behalf of Council.

BACKGROUND

On 27 August 2021 Council received correspondence from a regular user group of the Geraghty Park Hall Julatten, Centre for Australasian Theatre (CfAT), seeking a formalised arrangement under which the group could continue to lawfully utilise the facility (copy attached).

On 23 February 2022, Council received notice from CfAT (copy attached) declaring acceptance by the CfAT Board of the terms of the final draft Management Agreement.

Engagement and negotiation processes now having been completed in accordance with Council policy, bringing into effect the Management Agreement will assist in ensuring that the use of the facility is maximised on behalf of the greater community.

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

Nil

FINANCIAL AND RESOURCE IMPLICATIONS

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.

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.

From: "Jane Hollins" <JaneH@msc.qld.gov.au>
Sent: Fri, 27 Aug 2021 15:15:35 +1000
To: "Shellie Buckle" <ShellieB@msc.qld.gov.au>
Subject: FW: ongoing correspondence Julatten Hall
Attachments: Letter to Mayor Angela Toppin_MSC .pdf, Untitled attachment 00010.htm, image002.gif, Untitled attachment 00013.htm

Hi Shellie

Here is another letter from CfAT. Perhaps this provides more clarity. It seems what they are really wanting is a "home base" space at no charge and to store all their equipment. I will provide an acknowledgement.

Cheers
ajne

Jane Hollins
Coordinator Community Services



Mareeba
SHIRE COUNCIL

Phone: 1300 308 461 | **Direct:** 07 4086 4695 | **Fax:** 07 4092 3323
Email: janeh@msc.qld.gov.au | **Website:** www.msc.qld.gov.au
65 Rankin St, Mareeba | PO Box 154, Mareeba, Queensland, Australia, 4880

From: [REDACTED]
Sent: Friday, 27 August 2021 3:10 PM
To: Jane Hollins <janeh@msc.qld.gov.au>
Subject: Re: ongoing correspondence Julatten Hall

Hello Jane,

For your information I attach CfAT letter to the Mayor/MSc I send this afternoon (Fri. Aug 27 2021).

Can you please correlate our previous request for a meeting with this letter?

I hope combined it clarifies CfAT queries re: residence at Julatten Hall...(-)

Kindly wish you well,



centre for
australasian
theatre



Date 27/08/2021
To Mayor Angela Toppin/Mareeba Shire Council
From CfAT Board
Re **CfAT Residency at Geraghty Park Hall**

Centre for Australasian Theatre Inc./CfAT - inter-cultural theatre for a new earth, established as incorporated, charitable, not-for-profit art and cultural organisation in FNQ ((since 2012), would like to be granted a partnership with Council

to be in residence at the Julatten Park Hall 2022-25.

CfAT was in residence at the former Centre of Contemporary Arts Cairns/CoCA (2012-17,) when the board and members decided to re-locate to Mareeba Shire, Julatten/Molloy.

The choice of its relocation, part of a longer term strategic business plan (2020-25), was informed by several considerations such as:

- CfAT members are mostly located in Mareeba, Koah, Kuranda, Cairns, Port Douglas, Mossman, Cow Bay, Rossville and Julatten/Molloy.
- CfAT is developing touring programs (2022-25) for Cape York, Mareeba Shire and wider Tablelands Region.
- Julatten Theatre Group/JTG invited CfAT to make use of their theatre, conduct workshops, develop new work and present performances.
(*Cargo Club 2017, #SUP? (2018-19), Creative Arts-Theatre-Wellbeing workshops (2021), the Gathering – Everything Standing Up Alive (2021).*)
- JTG has invited CfAT to partner (memorandum of understanding), assist and support JTG in its program of activities (*eg. Variety Shows 2019-20 (virtual)-21.*), especially with regard the upcoming Julatten Centennial and 30 years reunion celebrations.
- Julatten Park Community Hall, a location and infra-structure begging to be/come re-vitalised as a vibrant community precinct. (*Tablelands Community Plan 2021*)
- CfAT's founders and artistic directors had moved with their family to Mount Molloy (2015) and facilitated office, archive, library, costumes and props storage space.
- CfAT needed to have experiences, proof of concept, that the location at Geraghty Park Hall was/is functional for members and their practice, welcomed and supported by the community and embraced by existing and new audiences. (*2017-ongoing*)
- CfAT is one of the stakeholders (JTG and JAMARR the others) in conversation with Council about the Hall's management. (*Correspondence Jane Hollins, Coordinator Community Services*)

In short CfAT urgently needs a home.

Currently JTG has made a bit of room for some of CfAT's equipment storage. CfAT would like to ask Council whether it is amenable to:

- Allow CfAT residence at the Hall (2022-25)
- Create office and storage space by providing a shipping container or donga
- Developing a program of creative arts and cultural activities aligned with Council, stakeholders, the (wider) community and CfAT strategic business plan

CfAT would like to thank Council for its support during the transit from Cairns to Mareeba Shire. (RADF 2018/19 and 2021, CPP donation for hall hire 2021)

CfAT is due to submit operational funding applications. (RAF, AQ and Australia Council)

The board and production team volunteer their work and create employment opportunities for its regular regional, state, inter-state and -national artists on a project by project basis. Council underwriting CfAT's residence in the Shire at Geraghty Park, will greatly enhance our approaches to funding.

CfAT is participating in conversations about the Hall's management and would like to be able to take on its management pending application outcomes.

In conclusion:

CfAT has taken its time to embed itself within the community (Julatten/Molloy State Schools, Julatten Community Centre, Julatten Theatre Group, JAMARR, Growing Molloy e.a.) since 2015. Feedback from members and audiences show Geraghty Park Hall to be a suitable and promising location for CfAT, to be based, conduct its work and grow from there...and for this purpose asks Council for support in its endeavours and in turn commits its activities to the local, shires (Mareeba, Cooktown and Tablelands) and wider regional, state, national and international communities.

We would very much appreciate an opportunity to 'state our case', 'show and tell', clarify in person, the herewith proposed request.

Yours sincerely, on behalf of the members and through the board,

[Redacted] (Dir. CfAT)

[Redacted]

Industry sector referees and letters of support from RASN, Arts Nexus, Cook and Mareeba Shire, and JTG will be submitted when required.

www.australasiantheatre.org

Mike Schuck

From: [REDACTED]
Sent: Wednesday, 23 February 2022 12:01 PM
To: Shellie Buckle
Subject: Re: Reply - CfAT response - Management of Geraghty Park Hall

Good day to you Shellie.

CfAT Board approved the draft management proposal last night.
The Chair will sign (page 18) and send on to me t'morrow...(he lives in Kuranda).
I'll send the signed agreement on to you within a day or two.

I noticed some 'action' regarding the(former) tennis 'club' premise...(signage and a notice board, which was 'blocking the view through the window no longer there).
Chairs, fridge and other 'materials' still inside...The door looked it had been opened...
Does Council have that key...?

As per usual, to be continued...
W.

On 17 Feb 2022, at 11:35 am, [REDACTED] wrote:

Thanks for time line update.
To be continued (as per usual...)
I understand the process.
W.

On 16 Feb 2022, at 8:38 am, Shellie Buckle <ShellieB@msc.qld.gov.au> wrote:

Good morning [REDACTED]

Before the management agreement can be signed it needs final approval from Council. It is my goal to gain this approval at the 16 March 2022 Council meeting. All going well handover will be at the end of March.

My impression was that CfAt's final decision to enter into an management agreement was waiting on Council's answers to CfAT's conditions which have now been provided. It is this decision needed before 1 March 2022 to keep the process moving.

Please don't hesitate to give me a call [REDACTED] to talk through this process.

Have a good Wednesday. Shellie

Shellie Buckle
Coordinator Customer & Community Services



Phone: 1300 308 461 | Direct: 4086 4673 | Mobile: 0438 956 810 | Fax: 07 4092 3323
Email: shellieb@msc.qld.gov.au | Website: www.msc.qld.gov.au
65 Rankin St, Mareeba | PO Box 154, Mareeba, Queensland, Australia, 4880

From: [REDACTED]
Sent: Tuesday, 15 February 2022 7:59 PM
To: Shellie Buckle <ShellieB@msc.qld.gov.au>
Cc: [REDACTED]
Subject: Re: Reply - CfAT response - Management of Geraghty Park Hall

Thank you Shellie,

Very comprehensive.
 CfAT Board meets on Feb 22.
 We'll get the signed agreement to you before March 1.
 Regards,
 W.

On 14 Feb 2022, at 11:06 am, Shellie Buckle
 <ShellieB@msc.qld.gov.au> wrote:

Good afternoon [REDACTED]

Thank you for your patience as Council carried out the building inspection and inventory updating.
 Council provides these responses to your conditional items:

- Complete inspection and inventory of the GPH

A building Inspection has been carried out and indicates that minor, non-urgent, maintenance is required at the Hall. This work will be programmed to complete during 2022:

- Back stage shed - Clean gutters of vegetation and purge downpipes
- Tennis Club shed - Roofing, apron flash adjoining kitchen rust affected.
- Covered area - Roof, screw holes in centre of roof, silicone seal

An inventory listing has been included in draft agreement. Please find an updated draft agreement attached.

- Equipment and fixtures (including fans, stove, fridges, hot water, roof and guttering, gas lines) to be tested/tagged, free of leaks and in good working order.

As noted above some minor maintenance is planned for the roof and guttering to ensure the roof is free of leaks.
 The electrical equipment at the Hall is due for testing and tagging in April. Council commits to carrying out this work before management of the Hall is transitioned to CfAT.

- Electrical wiring in the hall is certified for use as a community hall

To the best of Council's knowledge the electrical wiring in the hall is safe and meets protocols. If CfAT has identified any issues please discuss these with Council.

- Locks and security screens are installed

Council does not believe this work is warranted.
Council can offer to change all the locks at the facility and provide CfAT with five keys, to ensure no unauthorised access moving forward.

- Suitable cleaning gear (e.g. mops, buckets, brooms)

Council offers to support the purchase of cleaning equipment through the Community Partnership Program. Please provide a list detailing cost.

- Suitable tables and chairs and 2 new urns for use by hirers

The inventory listing indicates the Hall has:
17 x White Poly fold up tables
67 x Black Poly chairs, and
52 x Multi coloured Poly chairs.
Councils feels this is adequate.
Council offers to support the purchase of two new urns through Community Partnership Program. Please provide quotes and details.

- We note the interests of Julatten Theatre Group and the undertakings they have sought with MSC regarding their use of the GPH, including rent-free space and exclusive use of some areas. CfAT seeks MSC's advice on whether any such undertakings have been agreed to by MSC, and whether MSC agrees this is matter best settled by an MOU between CfAT and JTG or has another view. We are seeking a meeting with JTG in the near future.

I can confirm that Council does not have a formal arrangement with Julatten Theatre Group in regards use/storage in the Hall. I draw your attention to Schedule Two of the draft agreement, *Usage Plan – Facility*, which states the Management group is to ensure fair, equitable usage of the Hall, manage community usage via user agreements and provide secure storage to users.

Summary of Community Use

The Facility will be utilised by community-based organisations and the general public via User Agreements. Such use will be managed in accordance with this Agreement, the User Agreement and any direction of the Council and prevailing Council local laws as appropriate.

Storage

The Management Group must provide regular user groups and casual hirers appropriate secure storage for items they are permitted to store on site.

Other

In support of the proposed uses, Council, the Management Group and approved users will be permitted to use such Furniture and Equipment and fit-out in the Facility (temporarily unless otherwise approved) as normally associated with such uses.

Council encourages CfAT to discuss any arrangements for usage of, and storage in, the hall with Julatten Theatre Company.

- Public Liability Insurance

Thank you for providing two Quotes.

Marsh Insurance	\$1,470.88	80% = \$1,176.70
JVIB	\$1,576.17	80% = \$1,260.95

Council confirms its support, contributing 80% of cost of public liability insurance from Community Partnership Program.

If CfAT is satisfied with the above responses, and indicate they remain resolved to enter into a Management Agreement for Geraghty Park Hall, a report can be prepared for the Council meeting 16 March 2022 to gain the required approvals for agreement execution.

To ensure a report can be prepared in time to for the matter to be discussed at the March Council meeting please can CfAT provide their response before 1 March 2022.

Regards, Shellie

Shellie Buckle

Coordinator Customer & Community Services



Phone: 1300 308 461 | Direct: 4086 4673 | Mobile: 0438 956 810 | Fax: 07 4092 3323

Email: shellieb@msc.qld.gov.au | Website: www.msc.qld.gov.au
65 Rankin St, Mareeba | PO Box 154, Mareeba, Queensland, Australia, 4880

From: [REDACTED] >
Sent: Friday, 14 January 2022 1:19 PM
To: Shellie Buckle <ShellieB@msc.qld.gov.au>
Cc: [REDACTED]
Subject: CfAT response - Management of Geraghty Park Hall

Dear Shellie

I am happy to advise that the Board of the Centre for Australasian Theatre Inc has resolved to enter into a Management Agreement for the Geraghty Park Hall with the Mareeba Shire Council, under the terms of the draft agreement of 23 December 2021.

However the Board requires assurance that the hall is safe and secure to operate and so the Board's agreement is conditional on the following being provided by MSC:

- Complete inspection and inventory of the GPH
- Equipment and fixtures (including fans, stove, fridges, hot water, roof and guttering, gas lines) to be tested/tagged, free of leaks and in good working order.
- Electrical wiring in the hall is certified for use as a community hall
- Locks and security screens are installed
- Suitable cleaning gear (e.g. mops, buckets, brooms)
- Suitable tables and chairs and 2 new urns for use by hirers




We note the interests of Julatten Theatre Group and the undertakings they have sought with MSC regarding their use of the GPH, including rent-free space and exclusive use of some areas. CfAT seeks MSC's advice on whether any such undertakings have been agreed to by MSC, and whether MSC agrees this is matter best settled by an MOU between CfAT and JTG or has another view. We are seeking a meeting with JTG in the near future.

We are happy to meet any discuss of you have any concerns about the above in relation to Council sign off.

Regards


Production Manager
Centre for Australasian Theatre


Begin forwarded message:

From:  
Subject: Fwd: Draft Final Management Agreement - Geraghty Park Hall
Date: 23 December 2021 at 2:50:00 pm AEST
To: 

Begin forwarded message:

From: Shellie Buckle <ShellieB@msc.qld.gov.au>
Subject: Draft Final Management Agreement - Geraghty Park Hall
Date: 23 December 2021 at 2:47:14 pm AEST
To: [REDACTED]
[REDACTED]

Good afternoon [REDACTED]

Please find attached a draft agreement for community management of Geraghty Park Hall.

Once the CfAT Board indicates they are prepared to move forward to executing this agreement, we will commence the required steps to gain Council approval.

Thank you for providing two public liability insurance quotes. As previously stated the Community Partnership Program Council can provide a on-off contribution of up to 80% towards the initial public liability insurance 12 month cover CfAT is required to have. The final details for this payment can be arranged as the part of the agreement execution.

Anything else you need from me Willem?

Kind regards, Shellie

Shellie Buckle
Coordinator Customer & Community Services

Phone: 1300 308 461 | **Direct:** 4086 4673 | **Mobile:** 0438 956 810 | **Fax:** 07 4092 3323
Email: shellieb@msc.qld.gov.au | **Website:** www.msc.qld.gov.au
65 Rankin St, Mareeba | PO Box 154, Mareeba, Queensland, Australia, 4880



8.8 TEMPORARY ENTERTAINMENT EVENT APPLICATION - KURANDA ROOTS FESTIVAL 15-17 JULY 2022

Date Prepared: 3 March 2022

Author: Manager Development and Governance

Attachments:

1. Event Management Plan Kuranda Roots 2022 and Medical Plan 2022 [↓](#)
2. Application Form - Temporary Entertainment Event Kuranda Roots 2022 [↓](#)

EXECUTIVE SUMMARY

The purpose of this report is to advise Council that Rudekat Records, has applied for a Temporary Entertainment Event approval to hold a Music and Art Culture Festival known as Kuranda Roots Festival from 15 July 2022 to 17 July 2022 at 545 Kay Road Mareeba, known as Kanjini Co-Op Campground.

In 2021, Rudekat Records applied for an identical Temporary Entertainment Event Permit as required under Council's Local Law 1 (Administration) 2018 and was approved subject to conditions.

Typically Temporary Events are permitted to only occur once in the same location; any subsequent events require a development application and planning approval. Council officers have conditioned the proposed approval on the basis that a development application is lodged prior to the event. However, importantly it should be noted Council is not predetermining the outcome of the development approval process.

Council has permitted the organiser of Kuranda Roots Festival to submit a Temporary Entertainment Event Approval for the 2022 event to be assessed under Council's Local Law as per last year at the same location.

RECOMMENDATION

That Council approves the Temporary Entertainment Event Application for Rudekat Records for the Kuranda Roots Festival on 545 Kay Road Mareeba, from 15 to 17 July 2022, subject to the following conditions:

1. the permissible noise level measured at the nearest occupied building must not exceed the following limits—
 - (i) before 7 am, if the use causes audible noise; or
 - (ii) from 7 am to 10 pm, if the use causes noise of more than 70dB(A); or
 - (iii) from 10 pm to midnight, if the use causes noise of more than the lesser of the following
 - i. 50dB(A);
 - ii. 10dB(A) above the background level;
2. if the sound level at the event exceeds the levels outlined above, or, if in the opinion of an authorised person the noise emitted is unreasonable, the approval holder must direct the persons controlling the volume of the sound to reduce the volume so as not to exceed these

- levels. The approval holder is responsible for ensuring that the person in control of sound production complies with directions on noise reduction;
3. amplification equipment used for the prescribed activity shall be set up so as to minimise the noise impact on residential premises;
 4. a letter drop must be conducted to residents within 200 metres of the boundaries of the site where the prescribed activity is being held. The letter must detail the dates and operating times of the prescribed activity;
 5. during the event, an authorised person must be able to contact the approval holder or a person acting on behalf of the approval holder by mobile phone. The approval holder, or any person acting on behalf of the approval holder, must be able to exercise control over the volume of the sound at the mixing console;
 6. the approval holder must maintain a defined access point for emergency vehicles at all times;
 7. the approval holder must provide a first aid station and qualified first aid officer/s;
 8. food shall be sold only from the temporary food stalls or mobile food vans approved by the local government. All food must be processed, prepared, and packed in accordance with the provisions of the Food Act 2006;
 9. an adequate number of toilets are to be provided to meet the needs of all attendants. All toilets are to be kept in a sanitary state at all times during the prescribed activity;
 10. for the duration of the term of the approval, the approval holder must maintain in full force and effect a public liability insurance policy -
 - (i) listing the local government as an interested party;
 - (ii) covering their respective rights, interests and liabilities to third parties in respect of accidental death of, or accidental bodily injury to, persons or accidental damage to property; and
 - (iii) for an amount of no less than the amount listed in the local governments Requirements for Public Liability Insurance for Approval Holders published on the local government's website;
 11. prior to the commencement of the prescribed activity, the approval holder must provide the local government with a certificate of currency for the standard public liability insurance policy;
 12. the approval holder must indemnify the local government against all actions, proceedings, claims, demands, costs, losses, damages and expenses which may be brought against or made upon the local government as a result of the prescribed activity;
 13. if the activity involves playing live or taped performances—the approval holder must obtain a casual licence from the Australasian Performing Rights Association;
 14. the approval holder must comply with relevant workplace health and safety requirements.

Non Standard Conditions:

15. The approval is valid from 15 July to 17 July 2022;
16. Any documentation provided to the emergency services departments, assessed and approved by those departments, must be adhered to at all times;
17. Covid19 requirements must be adhered to at all times as per Queensland Health's Chief Health Officer directions at the time of the event;

18. Queuing of Vehicles along Emerald Creek Falls is not permitted, all vehicles must drive into the property for processing;
19. The applicant is responsible to ensure that Traffic Management Services are adequate for the duration of the event;
20. Contact must be made with the Mareeba Fire and Rescue duty officer prior to the event to co-ordinate a pre event inspection for fire safety and access and any concerns addressed in the interest of safety;
21. A properly made development application must be submitted to Council prior to the event;
22. Hazard Mitigation Plans in regard to the fire risk be supplied prior to the event for consultation and assistance with arrangement for a Permit to Light Fire will be provided if burning of excess fuel is required. These plans should include resources on scene to combat fire and fire breaks around camp areas completed. Hazard Mitigation plans to be supplied to QPWS also for consultation and approval as adjoining landholder and key stakeholder in the area; and
23. Helicopter Landing area to be inspected by Queensland Fire and Rescue Services and any concerns addressed prior to the event.

BACKGROUND

Kuranda Roots Festival organiser Rudekat Records has applied to Mareeba Shire Council for a second Temporary Entertainment Event Approval to hold a Music and Art Culture Festival from 15 to 17 July 2022, at 545 Kay Road Mareeba, known as Kanjini Co-Op Campground.

The applicant has submitted the application for the Temporary Entertainment Event approval as required to do under Council's Local Law 1 (Administration) 2018.

The location for the festival is at 545 Kay Road Mareeba. Kanjini Co Op owns the property, and the property is 7500 acres, which was approved as a camping ground by the Mareeba Shire Council in 2017.

In June 2021, the event organiser, Rudekat Records Morgyn Quinn applied for a Temporary Entertainment Event Approval to hold the festival in the same location and under the same operational schedule. Extensive consultation was carried out with emergency services departments (Queensland Fire and Rescue, Queensland Police and Queensland Ambulance, along with Queensland Parks and Wildlife Services - QPWS) to ensure that any issues associated with the event could be addressed and covered.

The event was approved by Mareeba Shire Council in June 2021 and the event was held with no major concerns raised by any relevant stakeholder. A debrief with all emergency services and Queensland Parks and Wildlife was carried out after the event and the only major concern raised by QPWS was Illegal camping issues during the event and after the event at Emerald Creek Falls campground. Campers were found by rangers without appropriate permits.

In 2021, the event organisers and landowner of Kanjini Co Op were advised that any future festival on this property would require a Development Approval. Due to a number of delays and issues, the development application was not submitted with sufficient time for assessment and approval. Therefore, Council has agreed that this year's festival would be assessed under Local law No. 1 (Administration) 2018 - Temporary Entertainment Approval, provided that a forma Development Application was lodged at the same time.

Freshwater Planning, on behalf of Kanjini Co Op have formally submitted a Development Application on Monday 7 March 2022 for the property for a Material Change of Use for a function facility, educational establishment and outdoor sport and recreation facility.

The applicant has indicated a total of 700 patrons are anticipated to attend the event over the three days, including families and children. The tickets sales will be presold before the event, and day tickets will only be sold (at a lower cap) if presold tickets cannot be entirely sold. The event will cater for 900 patrons maximum (including 200 staff at any time and patrons).

There will be music played by various DJ's and artists throughout the three-day festival, with all music to stop at midnight on Friday and Saturday night and 7 pm on Sunday.

The festival also promotes other activities such as fire-stick making, weaving, spear throwing and traditional dance. The festival indicates they wish to promote cultural awareness with the traditional owners.

The applicant has adopted a zero alcohol and zero drug tolerance because the event is promoted to cater for both adults and families with young children. Kuranda Roots Festival was previously held at the Billabong in Kuranda since 2003. However, the applicant had indicated they wish to move away from the alcohol/bar environment the Billabong provided to a more family-friendly property where no alcohol will be provided or served.

The applicant has obtained the following approvals/documentation in order to support his application:

1. Queensland Fire and Rescue Department (Mareeba Station) – Have provided a letter of support for the event, as per the same conditions as 2021. The same conditions have been added to the Council's approval for a Temporary Entertainment Event permit. The applicant must address them to the satisfaction of the department prior to the event. The conditions raised by the department are as follows:
 - Contact made with the Mareeba Fire and Rescue duty officer prior to the event to co-ordinate a pre-event inspection for fire safety and access and any concerns addressed in the interest of safety. (This has been organised by the applicant as advised by the department); and
 - Hazard Mitigation Plans regarding the fire risk be supplied prior to the event for consultation and assistance with arranging for a Permit to Light Fire will be provided if burning off excess fuel is required. These plans should include resources on scene to combat fire and fire breaks around camp areas completed. Hazard Mitigation plans to be supplied to QPWS also for consultation and approval as adjoining landholder and key stakeholder in the area. (This has been organised by the applicant as advised by the department); and
 - Helicopter Landing area to be inspected and any concerns addressed prior to the event. (This has been organised by the applicant as advised by the department); and
2. Queensland Ambulance Services – Have provided an email supporting the event. The department has also assessed and approved a medical plan for this event. As per the 2021 event, the Officer in charge is satisfied that the measures proposed and implemented by the applicants and the medical staff on-site for the duration of the event will assist Queensland Ambulance Services if they are called out for an emergency.

3. Queensland Police Services – Have provided an email of no objection for the event, as there is no alcohol served at the event. Drug concerns were raised; however, cars will be searched upon arrival to remove any contraband.
4. Queensland Parks and Wildlife Services - Have provided an email advising they have no objection to the proposed 2022 event. As the proposed property is located adjacent to Emerald Creek Falls National Parkland, the department raised concerns over the 2021 event with illegal campers camping at the Emerald Creek Falls camp area. Concerns were also raised over traffic queuing on Emerald Creek Road again. However, the event organisers have advised that further areas have been designated on site to allow for cars to park when they are checking into the event. Increase security has been engaged to patrol the camp areas at Emerald Creek to advise any potential illegal campers.
5. 15 Unisex Port'a'loo toilets, one (1) disabled toilet and one (1) 3metre urinal will be hired and placed on-site for the event. There are currently four (4) to six (6) composting toilets already located on-site from the camping ground approval. The toilets will be cleaned each day and pumped out as required.
6. Fresh water will be supplied on-site via large 1000 litre water containers. These will be refilled regularly throughout the event when required.
7. CLOS Security is contracted to provide security services for the event, which will monitor the patron's behaviour at all times. There will be three security guards on-site during the festival at the entry and exit points doing ticket checks with roaming patrols throughout the event.
8. One (1) fully trained occupational First Aid Officer and a First Aid qualified assistant will be present for the duration of the event. The First Aid Officers have experience as a First Aid Officer at music festivals and has been working with the applicant for other festivals in the Queensland area for 20 years.
9. JJ Richards has been contracted to provide skip bins to collect any rubbish for the event and will be taken away at the end of the event. There will also be wheelie bins located around the site to collect any other rubbish.
10. Access to the property is off the highway (turning off at Tinaroo Creek Road), then proceeding down Cobra Road and continuing on Emerald Falls Road. Although Tinaroo Creek Road is a dual lane Road, sections of Cobra Road are single lane seal before it turns to dirt. Emerald Falls Road then becomes approximately 12km of unsealed dirt road from Cobra Road until the entrance to the Kanjini Co-Op Campground property. The applicant has advised that there is anticipated to be one (1) peak traffic movement on Friday when the event commences in the afternoon. The cars will be stopped inside the property and up to 150 cars can be parked in this area for processing. The patrons will be processed and given their armbands and then moved down to the designated camp area on the property where they will be searched if required. At the end of the event, it is anticipated that vehicles will slowly vacate over Sunday Evening and Monday morning

There will be no need for formal traffic management on Emerald Falls Road as it is anticipated that cars will not be banked up for long periods of time along the road. Discussions held with the Manager of Technical Services have indicated that he is satisfied that the cars banked on the property for processing is acceptable.

The sale of day tickets will be capped at a low number as the event is entirely capped at 750 people. Therefore, concerns raised by Queensland Parks and Wildlife regarding possible

illegal camping at Emerald Creek Falls is addressed by the applicant by security conducting patrols of the area routinely to ensure that campers are not camping in undesignated areas.

11. Public Liability Insurance must be obtained and supplied once the approval is granted (\$20 Million).

Noise Issues:

- The applicant has indicated that he will conduct a letterbox drop to the surrounding properties on Kay Road and Malone Road and advise them of the festival.
- The applicant had indicated that the speakers will be faced away from any neighbouring property and stage managers will continuously monitor sound levels and notify performers and the event manager if necessary.
- The nearest neighbours to the property are 1200 metres from the proposed event location.

The matters surrounding traffic management and noise of the music raised by the neighbouring residents are addressed in the Management plan submitted by the applicant. Traffic Issues along Kay Road should be non-existent as the access to the property is via Emerald Creek Falls Road and not Kay Road. With the assistance of security personnel and Queensland Police, issues related to anti-social behaviour can be managed.

RISK IMPLICATIONS**Infrastructure and Assets**

Due to the increased volume of traffic anticipated for the proposed event, the unsealed section of Emerald Creek Falls Road may need to be considered, as this road only receives one (1) annual grade under the Council's Road Maintained program.

Political and Reputational

Longer duration festivals can be associated with increased drug and alcohol use and anti-social behaviour. The applicant has indicated that strict measures will be put in place to ensure these issues are eliminated and controlled, as outlined in the submitted management plan.

Legal and Compliance

The festival will be required to hold Public Liability insurance (\$20 million) and comply with conditions stipulated in the resolution.

Temporary Events are permitted to only occur once in the same location; then subsequent events require a development application and planning approval. Council has conditioned this approval on the basis that a properly made development application is lodged prior to the event. However, importantly it should be noted Council is not predetermining the outcome of the development approval process.

Health and Safety

The safe movement of traffic in the area while the event is operating will need to be considered, and the traffic considerations given by the Manager of Technical Services should be considered. The safety of the general public and neighbouring residents must also be considered.

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

If a Temporary Entertainment Event approval is approved, the festival will be required to ensure all conditions are met on their approval.

FINANCIAL AND RESOURCE IMPLICATIONS***Capital***

Nil

Operating

Nil

LINK TO CORPORATE PLAN

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.

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 and affordable levels of service delivered to the community.

IMPLEMENTATION/COMMUNICATION

If approved, a Temporary Entertainment Approval will be sent to the applicant with the conditions listed in this report.

If not approved, the applicant will receive an information notice advising of the outcome of the decision under Mareeba Shire Council Local Law No. 1 (Administration) 2018.

Event Management Plan : Kuranda Roots

Event Details :

Kuranda Roots Festival 2022,
15 - 17 July 2022
Kanjini, Emerald Creek Road,
Mareeba, Far North Queensland.

Founded in 2003, Kuranda Roots Festival is a much-loved community event. With our re-location to Kanjini from the Billabong, we have a vision to move away from the alcohol/bar environment and facilitate a family-friendly event that is a welcoming environment for elders and children.

Amplifying First Nations voices, culture and connecting with country will be again at the forefront of this year's event.

Kuranda Roots is the longest-running outdoor roots and reggae festival in Australia. Since 2003 Kuranda Roots has been a mainstay of the North Qld Events calendar and has played host to scores of Australian and international acts, from UK dub pioneer Mad Professor, Dancehall legends Mungos Hifi and Soom T, raggamuffin king Tippa Irie, NZ's Dub Terminator, Kingfisha, Kooii, King Tide, The Bird and Cornerstone Roots.

Kuranda Roots is also a vital showcase of local FNQ talent where some of the regions greatest live acts and music producers are invited to bring their magic to the stage. We are proud to have presented local legends Zennith, The Pad Boys, R.E.B., Koalition, Water Streets, Manuka, Faux Mo, Diggis, Komorebi, Secret Tuesdays and many more.

Kuranda Roots Festival will take place at Kanjini, in Buluwai Country, Far North Queensland. Kanjini is a breathtaking site at the base of the Emerald Creek Falls, approximately 35km from Kuranda Village and 15 minutes from Mareeba. Emerald Creek tumbles out of the rainforest covered mountains of the Great Dividing Range and into the sclerophyll savannah landscape below. It is a biodiversity hot-spot and of extremely high cultural importance.

We urge everyone to respect the land and take all waste away with them. We will be running bush re-generation workshops around the festival site, so instead of leaving no trace, we hope to leave a positive impact on the land.

Kuranda Roots is a drug and alcohol free family friendly event.

Over the years, we have developed a strong connection with the Buluwai/Djabugay community and we feel this event is a perfect opportunity for them to practise, celebrate and share their culture.

It is also a great showcase for local young and emerging acts, as well as established performers.

It is our priority to uplift the community through artistic and cultural expression. The Event will be capped at approximately 700 patrons and activities will be finishing at 12pm.

We have been in communication with organisations including Djabugay Tribal Aboriginal Corporation, Buluwai Corporation, Kuranda Youth Link, Kuranda Neighbourhood Centre and Mareeba Police Service who have all previously expressed their support.

1. Event name – Kuranda Roots Festival 2022

2. Event dates – 15 July to 17 July 2022

3. Bump-in/out dates and times
(when event staff, but not attendees will be on-site) –
11 to 15 July, 18 to 20 July

4. Event commencement and completion times
(when event staff and attendees will be onsite) –
Friday 15 July 4pm to 12am
Saturday 16 July 12pm to 12am
Sunday 17 July 12 pm to 7pm

Timings of key activities/performances – Key performances tend to be during the early evenings from 5pm to 10pm

5. Venue/Site details: -

Venue/Site name and size – Kanjini Co-op

Total Site size – 40,000 m2 (approx)

Total Useable Area of the Site – 30,000 m2 (approx)

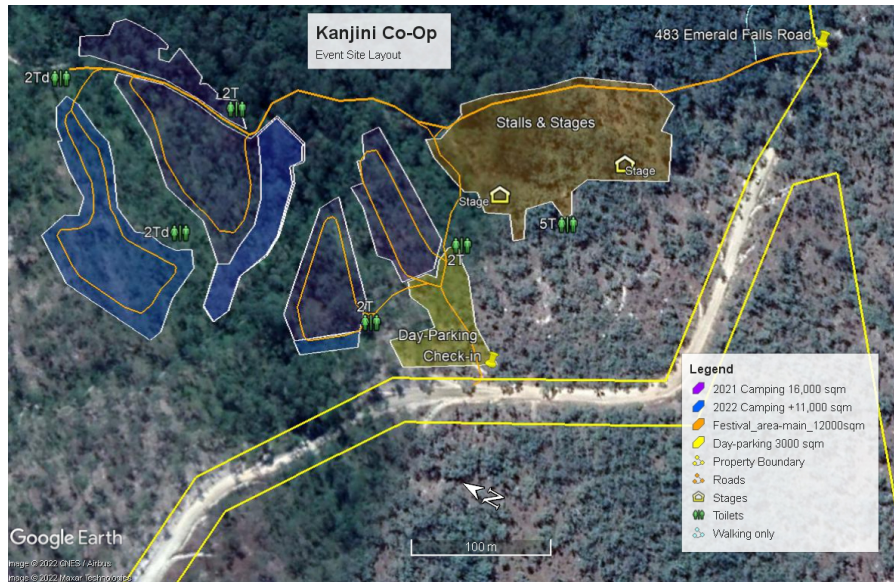
There will be 10000 m2 more camping areas than 2021

Public Liability (See Appendix 6)

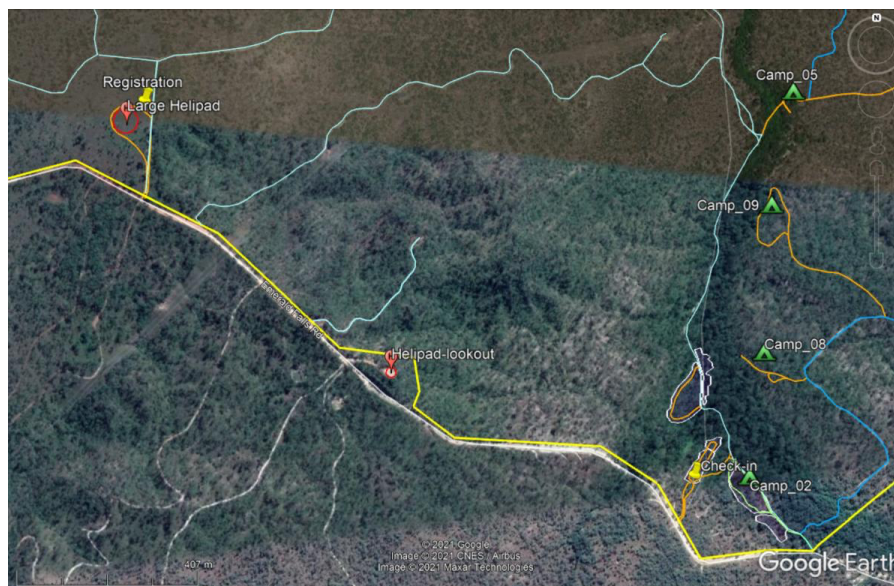
Kuranda Roots Festival has Public Liability with Aon/XL Insurance Company
Policy number : XLENT101866LIAB

As this policy is due to expire on 7th July 2022, we will be procuring the renewal of this annual policy shortly before that date to cover this Event.

Site Map 1 :



Site Map 2 :



Anticipated attendance details: -

Anticipated total patron attendance – 700 based on previous years

Maximum number of tickets available to be sold - 700

Number of staff/contractors/guests on site at any given time – 200

Expected crowd demographics –

Patron age details (estimate) :

0 - 12 years	10% of total attendance
13 - 18 years	10% of total attendance
19 - 24 years	20% of total attendance
25 - 40 years	35% of total attendance
41 - 54 years	20% of total attendance
55 + years	5% of total attendance

6. Contact details (telephone and email) of key Event Personnel

Prahlada Cave Event Manager	0431598831 prhlad@gmail.com
Morgyn Quinn Event Director	0432986748 rudekatrecords@gmail.com
Billy Johnson Event Director	0428844350 billydread@gmail.com
Arthemon Cios Cios Security	0447489851 arthemon@ciossecurity.cpom.au
Gavin Randal QLD Ambulance Service	0427026853 qasmareeba.oic@ambulance.qld.gov.au
Jeff Clarke Medical Officer	0437320046 clarkeyj327@gmail.com

7. Resident Notification (see Appendix 1)

Residents will be notified by a mail drop, plus posters in local shops and cafes. An email address and telephone number will be included to invite any community comments to be directly dealt with by Kuranda Roots Festival Management.

8. Market Stalls

A combination of arts and craft stalls will be invited to attend as well as a food stalls and vans and must be approved by local Council.

9. Noise Management

Speakers will be angled to face away from adjoining neighbours properties and Stage Managers will monitor sound levels and notify performers and the Event Manager if approved levels are exceeded.

Kuranda Roots Festival will ensure all noise levels will comply with Section 440X of the Environmental Protection Act 1994 (Reprint No. 9A on 1st July 2009)

10. Sanitation

Portaloos will be used to compliment existing composting toilets during the Event comprising of 3m urinal, 13 unisex and 2 disabled toilets. These will be weather protected, well lit, cleaned and restocked regularly.

11. First Aid (see Appendix 3)

Our fully trained Occupational First Aid Officer Jeff Clarke will be providing First Aid service from 5pm Friday 15 July until 7pm Sunday 17 July. Jeff has decades of experience as a First Aid Officer at music festivals and has been very confidently working with our team for many years. He will also have a qualified first aid assistant.

The swimming area of the adjacent creek will be monitored from 6am to 12am during the Event and closed to patrons when it is not being monitored.

The Mareeba Hospital is approximately 20 mins and 16 km from the Festival site.

12. Waste Management

The Festival has contracted JJ Richards to provide wheelie bins and large skips for the collection of land fill waste. The skips will be serviced during the Event and collected before Tuesday 19 July.

All compostable materials will be aerated on site, placed in a skip and removed by Tuesday 19 July. All food stalls will be provided with grey water collection tanks which will be serviced by JJ Richards and removed by Wednesday 20 July.

13. Power Supply

Power will be accessed for the Festival by generators. The Festival will comply with the provisions of the Electrical Safety Act 2002 and Electrical Safety Regulation 2002

14. Security

Cios Security has been contracted for the Festival and will supply 5 general Security personnel with a stationed guard at the entry and exit point providing ticket checks, roaming guards patrolling the perimeter and general crowd control.

At the end of each night there will be a patrol of the outer perimeters with Security staff and this will include making sure that unauthorised camping is not occurring in the Emerald Creek Falls day use area/Dinden West Forest Reserve. If vehicles are found to be attempting to illegally camp overnight they will be invited into our day parking area to stay the night to avoid illegal camping, associated fines and disturbance to the local community.

15. Traffic Management (see Site Map 2)

Kuranda Roots is a 3 day camping Event with no day tickets. Patrons will arrive from 10am to 8pm on Friday and leaving Sunday afternoon/Monday morning. As such there will be very little coming and going during the Event and thus minimal impact on local traffic.

To avoid any undue backing up of traffic along Emerald Falls Road a 'Welcoming Station' will be set up on the upper part of the Festival property to register, armband and security screen patrons and put a pass on vehicle windscreens. There is ample space for up to 100 vehicles in this area. From this point vehicles will be trickled back onto the Emerald Falls Road to the Main Gate and directly into the Festival Site and onto their camping sites.

In response to the QPWS concerns – all ticket holders will park their vehicles inside the Festival site. Our Event car parking and camping area has been increased by 10000 m2 to avoid any roadside parking issues that occurred last year. Total attendance numbers are projected to be similar to last year.

Kuranda Roots will provide signage to discourage illegal camping on the roadside, at the look-out and in the Emerald Falls day use area. Additionally our Security will monitor those areas during the Event to late Sunday night and either invite those people to come into the event site or request them to move on. Should illegal campers refuse and challenge the authority of our Security, they will record their number plates and report to the relevant authorities.

16. Emergency Management Plan

Types of Emergencies That May Occur

- Fire
- Gas Leak
- Medical Emergency
- Storm
- Armed Threat

Initial Response

In case of an emergency such as fire, gas leak, medical emergency, bomb threat, or natural disaster the following procedures will be implemented

Evacuation Procedure

- In case of an emergency that requires evacuation, the Site Manager and Event Manager will communicate with Security via radio to initiate the clearing of site as per the Emergency Evacuation Map. All key personnel will have the same radios and can communicate to each other at any time.
- All music stopped and announcements made on stage to follow instructions given by security and evacuate to assembly areas located on the Map.
- Appropriate Departments called to address hazard i.e. Fire, Ambulance, SES
- Evacuation Plans will be placed around the site for patrons and all Staff will be given a hard copy
- All Staff sign an OH&S document upon arrival and are briefed on Evacuation Procedures. This is signed and kept as a record.
- A walk through with all Emergency personal to identify any access issues which will be rectified. Extra fire fighting equipment has been placed at each stage to extinguish any small fires onsite.
- Security will check site to ensure safety and give approval for re-entry.
- Once the site is deemed safe the patrons will be allowed back onsite.

Incident Management / Medical Emergency

- First Aid is set up next to the vehicle access gate and close to the Stage.
- All First Aid incidences to be reported to them
- All incidents to be reported to the Event Manager and an incident report is to be completed by the Event Manager
- If an incident is a medical emergency the first people notified are to contact Security and the Event Manager immediately and Emergency Services called.
- Incident is to be isolated from patrons by Security
- Traffic management is put into place by Staff and Security to provide access for an Emergency vehicle.
- Victim is taken to the Mareeba Hospital
- Incident report is to be filled out by the Event Manager

Wet Weather Plan / Natural Disaster

- Vehicles to be strictly supervised onsite
- Production – Closure of stages during the Event in case of a storm is to be called by Event Manager only
- Markets – vehicles will be staggered onto site
- Main Stage and any large structures to be guided under strict instructions of the Site Manager
- In the event of a dangerous storm after set up, all stalls and structures packed down in a safe manner under supervision of the Site Manager and Security.
- In case of a storm that has potential to cause an electrical hazard, all generators will be switched off and no power will be switched back on until deemed safe.

Armed threats / Bomb Threats

- Police are to be notified immediately and situation handled by them
- If evacuation is required the above procedure is put into place
- Police and Security will inform Event Manager if site is safe

Gas Leak

- Once hazard is identified it is to be isolated by site and operations staff, once deemed safe by Site Manager area can be used again
- Event manager to be notified and incident report form filed out

Communication

Radios will be provided for all necessary Crew and Security. There is a briefing onsite on 15 July to cover all communication procedures with Security and Staff.

Training of Staff

All staff will be given a site induction and shown OH&S procedures by appropriate Heads of Department. Sign off sheet completed once done and collated into a folder for Event Manager.

Public Debrief

In the case if an emergency that creates Media attention the Event Manager will give full detailed debrief to Authorised Media. No other person on site will have the authority to address the Media. If the Event Manager is unavailable, then Head of Security will be contacted to give a debrief.

Co-operating with Statutory Authorities (see Appendix 2-5)

In the event of an emergency requiring the services of Statutory Authorities, ie Police, Ambulance, Fire Brigade, staff will co-operate with all instructions delivered by given Authority. Areas will be sectioned off to preserve any evidence if necessary and to isolate any hazards.

Post Event Incident Reporting

All incident reports that are written during the Event will be filed into an Incident Management Folder that is kept on file by the Event Manager.

COVID-19 Prevention and Management

Sanitiser hand wash stations will be placed around the site with signage to explain proper prevention measures to avoid the spread of the virus. All Staff, Crew Volunteers and Contractors will follow COVID Safe Practices as directed by QLD Health Department.

Bush Fire Safety

Due to the location of the site between Emerald Creek and Emerald Falls Road, a wild fire could only come from the north-west, against prevailing winds and downhill, resulting in minimal risk. That risk is further mitigated by the following actions and precautions:

- Kanjini conducts frequent culturally inspired mosaic burns in cooperation with Victor Steffenson, indigenous rangers and Parks & Wildlife on our land since every year, including in and around the Festival site
- Kanjini intends to do more winter burns on the north-western side of the site prior to the Festival
- All Festival and camp areas will be mowed prior to the event
- There is a 44,000l tank with camlock fitting on site and there is 4WD access to Emerald Creek on both sides of the site
- Kanjini's own 4WD 1000l slip-on unit will be available and crewed on site and on call 24 hours during the festival
- Additionally local RFS 4WD units will be invited to attend and offered to raise funds with a sausage sizzle if they wish
- There will be up to six designated camp fire pits dug out and surrounded by stones. No other camp fires will be allowed

Appendix 1 - Neighbour Notification Letter

Dear Neighbour,

My name is Prahlada Cave and my contact phone number is 0431 598 831, or email prhlad@gmail.com

I wanted to let you know that we will be holding Kuranda Roots Festival at Kanjini, Emerald Falls Road on 15-17 July 2022.

Kuranda Roots has been going since 2003 in Kuranda, but this year we are hoping to create a closer connection to country and hold the event at the Kanjini Campsite 2. The event will be smaller than usual, with an expected attendance of 800 patrons. It is a 3 day camping, all ages, family friendly drug and alcohol free event. We are aiming to park attendees on Friday 15th July and to bump out Sunday evening and Monday morning. It is our intention to discourage day visitors and keep traffic disruption to a minimum.

The event is starting at 4pm Friday July 15th and planned to finish at 12pm each night, when the music will wind down to campfire jams.

We want to apologise in advance for any inconvenience, and will do our very best to keep the music levels and noise to a respectable level and ensure that our guests leave quietly. We are working with Mareeba Council, Mareeba Police and the Emergency Services to make this event as safe as possible.

If you do have any concerns on the night that we are being too loud or regarding the conduct of any of our guests please give us a call.

Thank you in advance for your understanding,

Kindest regards,

Prahlada Cave & The Kuranda Roots Festival Team

Appendix 2 – Email from QPS Nicole Mitchell 10 Feb 2022

We will not provide a letter or email support direct to you; the Mareeba Council will ask for our support on the matter and I will reply directly to them.

However and FYI - Police will not be objecting to the event. Our stats from last year were very low and limited on the call for service; we have no grounds or reasons to object to the festival.

Regards

N. M. Mitchell | Sergeant 13917 | Mareeba Police Station
167 Walsh Street, Mareeba Qld 4880 | P.O.Box 1126, Mareeba Qld 4880
Queensland Police Service | Ph: (07) 40303 340 | Fax: (07) 40923875 | e: Mitchell.NicoleM@police.qld.gov.au

Appendix 3 – Email from QFES Darryl Chapman 28 Feb 2021

With the (Bush Fire Safety) amendment I have no objections to this event proceeding with this plan in place and Council Approval
Regards

Darryl Chaplain
Station Officer
Fire and Rescue Mareeba

Darryl Chaplain
Station Officer, Western Command,
Fire & Rescue,
QFES Far Northern Region
Mob 0427780505

Appendix 4 – Letter of support from QAS Gavin Miller

This is OFFICIAL information.

Hi Robert,

I am writing to you in relation to the Kuranda Roots Festival application to Mareeba Shire Council to hold their event at “Kanjini”, Emerald Creek Falls Road, Mareeba.

I have had multiple discussions with the Event Organisers/Manager Prahlada Cave and have discussed their risk plan for their event. One of the biggest risks is the response delay for the QAS Ambulance Units to the scene due to the remote location, distance and dirt roads. Mr Cave has assured me, his team have taken steps to mitigate the risks and has accepted the risks as outlined in his plan/s.

In addition, I have been provided with the following documentation:

- an Event Plan.
- a Medical plan.

Therefore, I have no objection to the event going ahead.

Regards,

Gav.

Gavin Rablin

Officer In Charge
Cairns and Hinterland LASN| Mareeba Station
Queensland Ambulance Service | Department of Health
PO Box 1307, Mareeba 4880

T: 07 40 863 801

E: QASMareeba.OIC@ambulance.qld.gov.au | www.ambulance.qld.gov.au

Appendix 5 – Letter of support from Kanjini Co-op



Kanjini Co-Op Ltd

Living Sustainable Solutions

ABN: 87442541016

10th February 2021

To:
Mareeba Shire Council
65 Rankine Street
Mareeba, 4880 QLD

RE: 2022 Kuranda Roots Festival @ Kanjini

Dear Councillors and Council Officers,

This letter is in reference to and in support of the letter by the Kuranda Roots Festival Director Morgyn Quinn to the Mareeba Shire Councillors dated February 8, 2022, asking for another temporary event permit for the 2022 Kuranda Roots Festival to be held on our land again.

Kanjini Co-Op Ltd is a Cooperative that envisions to provide socially, environmentally and economically sustainable solutions. Kanjini Co-Op Ltd is the owner of the property at 545 Kay Road and 483 Emerald Falls Road, Mareeba.

We provide only thirteen very private, isolated and nature-based Camp-Sites spread over about 3,000 acres. Its not a big money-maker, but it allows people to recharge and reconnect with the peace and serenity of country, meet some of our native animals (several of which are endangered) and witness the regenerative effect of indigenous land management practices.

Kanjini Co-Op has made and continues to make our property available for Scientific Research and Studies, various Community Groups and Charities, SES and RFB, Parks and Wildlife, local Traditional Owners, Indigenous Rangers and Firesticks Australia (National Indigenous Fire Group).

Kanjini Co-Op Ltd.
Post: P O Box 51 Kuranda QLD 4881 Phone: 07-40937755
Email: info@kanjini.org URL: www.kanjini.org

1

Last year the Kuranda Roots Festival was hosted at our camp 2 near the bottom of Emerald Falls. The festival was a resounding success with minimal teething issues. Everyone attending, and especially the Traditional Owners and local Aboriginal people showcasing their culture, had a great time at this alcohol and drug free venue.

Due to this success, the Kuranda Roots Festival have approached Kanjini Co-Op to host the Festival again this year and to look to make this the current home of the Kuranda Roots Festival.

Kanjini Co-Op Ltd has late last year instructed Freshwater Planning Ltd to act on our behalf to lodge a Development Application including for "Outdoor Sport and Recreation" to permit a limited number of events to be held on our land.

The Development Application will be lodged with the Mareeba Shire Council in the short-term as Freshwater Planning and Council's Planning Officers are working together to ensure that an appropriately defined Use is provided resulting in an acceptable Development Application.

We kindly ask that in the meantime Council please provide the organisers of the Kuranda Roots Festival with another temporary events licence to conduct the 2022 Kuranda Roots Festival on the same site as in 2021.

Please feel free to contact me with any questions you may have.

Kind Regards

Svargo K. Freitag
Managing Director
Kanjini Co-Op
Mobile: 0499620260

Kanjini Co-Op Ltd.
Post: P O Box 51 Kuranda QLD 4881 Phone: 07-40937755
Email: info@kanjini.org URL: www.kanjini.org

2

Appendix 6 - Public Liability Insurance**Certificate of Currency**

Date of Issue: 13 July 2021

Island Vibe Pty Ltd
44 Dauphin Tce, Highgate Hill
BRISBANE QLD 4101

Contact: James Schubach
t: +61 2 8623 4253
e: james.b.schubach@aon.com

We hereby certify that the under mentioned insurance policy is current as at the date of this certificate, please refer to the important notices below.

Policy Type	Entertainment and Events Public Liability	
Insured	Island Vibe Festival	
Insurer	XL Insurance Company SE, Australia Branch	
Business Description	Annual office risk plus organise, promote and stage the following specified events ; - Kuranda Roots Festival, 16 - 18 July 2021 - Island Vibe Festival, 28 - 31 October 2021	
Policy Number(s)	XLENT101866LIAB	
Period of Insurance	4:00 PM 07 July 2021 to 4:00 PM 07 July 2022	
Limit of Liability	Public Liability	\$20,000,000 any one Occurrence
	Products Liability	\$20,000,000 any one Occurrence and in the aggregate any one Period of Insurance
	Goods in Care, Custody and Control	\$250,000 any one Occurrence
	Errors & Omissions Liability	\$500,000 each and every claim and in the aggregate any one Period of Insurance
Geographical Limit	Australia and New Zealand	
Interested Parties	Kunjini Cooperative & Mareeba Shire Council	

Further Information

Should you have any queries, please contact us on the details set out at the top of the page.

Important notes

- Aon does not guarantee that the insurance outlined in this Certificate will continue to remain in force for the period referred to as the Policy may be cancelled or altered by either party to the contract, at any time, in accordance with the terms of the Policy and the Insurance Contracts Act 1984 (Cth).
- Aon accepts no responsibility or liability to advise any party who may be relying on this Certificate of such alteration to or cancellation of the Policy.
- Subject to full payment of premium
- This certificate does not:
 - represent an insurance contract or confer rights to the recipient; or
 - amend, extend or alter the Policy
 - contain the full policy terms and conditions

Aon Reference: PRM 20M9D D270288/000

Aon Risk Services Australia Limited ABN 17 000 434 720 AFSL 241141
PO Box 1331 Parramatta NSW 2124

Appendix 7 – Medical Emergency Plan

Kuranda Roots Festival – Medical Plan 2021

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Kuranda Roots Festival – Medical Plan 2021

1. Introduction:

Founded in 2003, Kuranda Roots Festival is a much loved community Event, promoting an alcohol and drug free space to facilitate a family friendly and welcoming environment for elders and children.

Amplifying First Nations voices, culture and connecting with Country will be at the forefront of this years Event, with fire stick making, traditional rainforest bayus (huts), weaving, spear throwing and traditional dance – there will be many opportunities to learn and culturally participate with Traditional Owners.

2. Event Medical Plan Scope:

This medical event plan is for the Kuranda Roots Festival from the 16 to 18 of July 2021.

It covers all participants including, and not limited to the attendees, volunteers, workers and organisers attending the Festival.

It includes all participants within the Kanjinji Grounds and water access near the grounds.

As there are attendees camping, Medical Coverage will be provided 24hrs a day from the set up of the Festival to the pack-up, clean up and will be the last persons to leave site.

3. Injury/Illness Prevention Strategies:

Event Organisers will remind all attendees to:

- the Event is an alcohol and drug free
- the Event is being held about 30 minutes from town in a rural/bush setting and as such it can be hot during the day, cold at night, wet or dry and dusty, so prepare/pack appropriately.
- ensure they have all of their prescribed medication with them, such as: Ventolin, Antihistamines, Anti-convulsions etc...
- if they are unwell with any COVID/Flu symptoms not to attend.
- keep hydrated
- look out for each other

in all advertising, FAQs, what to bring to make it a great Event and handouts.

4. Casualty Access for Emergency Vehicles

Kuranda Roots Festival – Medical Plan 2021

4.1 Emergency:

In the event of a Medical Emergency the following plan will be enacted:

- Event First Aid Team will initialise Emergency First Aid.
- Supervisors will ensure a wide path directly or as close as possible to the casualty and organise a guide to meet Paramedics.
- The guide will wait for Paramedics at the entrance to the Event, Emerald Creek Falls Road and lead them to the casualty.

4.2 Medical Case - Non-Emergency

In the event of a Medical Case - Non Emergency the following plan will be enacted:

- Event First Aid Team will initialise First Aid.
- The guide will wait for Paramedics at the entrance to the Event, Emerald Creek Falls Road and lead them to the First Aid Post/Casualty.

5. Details:		
5.1 First Aid Team	Team Leader Call Sign – Medic-1	Geoff Clarke Qualification and authorised for the following Procedures and Pharmacology: Occupational First Aid
	First Aid Assistant Call Sign - First Aid-1	William Johnson Qualification and authorised for the following Procedures and Pharmacology: Senior First Aid
	First Aid Assistant Call Sign - First Aid-2	Emma Ewing Qualification and authorised for the following Procedures and Pharmacology: Basic First Aid
5.2 First Aid Team Redundancy, and for Mass Casualty Event	Security Officer -1	Name Qualification and authorised for the following Procedures and Pharmacology: Basic First Aid
	Security Officer -2	Name Qualification and authorised for the following Procedures and Pharmacology: Basic First Aid

Kuranda Roots Festival – Medical Plan 2021

<p>5.3 First Aid Post/Station</p>		<ul style="list-style-type: none"> • Large Marquee, climate control – Heater, Fans/Air Con. • be located within easy access to a sink with hot and cold water (where this is not provided in the room) and toilet facilities • offer privacy via screening or a door • be easily accessible to Emergency Services (minimum door width of 1 metre for stretcher access) • be well lit and ventilated • have an entrance that is clearly marked with first aid signage. • hygienic hand cleanser and disposable paper towels • Emergency Response Kit • Minor Treatment Area • Observation/Recovery Area • Stretcher Bed/s • Contaminated waste bin • Sharps containers
<p>5.4 Incident Response at Site</p>	Foot	<ul style="list-style-type: none"> • First Aid Team • Emergency Response Kit
	Vehicle	<ul style="list-style-type: none"> • First Aid Team • Use of small vehicle/Quad Bike etc.. • Emergency Response Kit
<p>5.5 First Aid Equipment:</p>	Emergency Response Kit	<p>1 x Portable Comms - Portable Radio, Mobile</p> <p>1 x Airway Kit</p> <p>1 x Portable Oxygen Resuscitator/Oxygen Kit</p> <p>1 x Portable Medical Response Kit</p> <p>1 x Emergency Pharmacology Kit</p> <p>1 X Stretcher</p>
	First Aid Post	<p>Major injury or trauma:</p> <ul style="list-style-type: none"> • Splints • Scissors • Trauma Dressings • Large Dressings • Tourniquet <p>Minor injury (such as a cut or scrape):</p> <ul style="list-style-type: none"> • Dressing Packs • Band Aids/Dressings • Bandages • Tapes • Ointments • Adhesive bandages, • Antiseptic spray, • Ice Packs/cold compress <p>Eyecare:</p> <ul style="list-style-type: none"> • Eyewash stations,

Kuranda Roots Festival – Medical Plan 2021

		<ul style="list-style-type: none"> • Refill solution <p>Participant Comfort:</p> <ul style="list-style-type: none"> • Cold relief • Allergy relief • Headache relief • Antacids <p>Burn Care:</p> <ul style="list-style-type: none"> • Burn dressings • Burn spray/cream <p>Envenomation Kit</p> <ul style="list-style-type: none"> • Ice Pack for ant/spider bites etc... • Snake bite bandages
5.6 Pharmacology	First Aid Officer, Authorised to Use	<p>On-Site:</p> <ul style="list-style-type: none"> • EpiPen's/Epinephrine • Fluids i.e Saline • Glucagon Gel • Glucagon IMI • GTN • Panadol • Oxygen • Ventolin, puffer & spacer/nebuliser
5.7 Communications	On-Site	<p>Linked Portable Radios Through Out Site. Buddy System/Runner. Mobile Phone PA System</p>
	Off-Site	<p>Mobile Phone Redundancy Sat-Phone Back-Up</p>
	In an Emergency	<p>See Attached Flow Chart</p> <ol style="list-style-type: none"> 1. State over the Radio "Emergency" "Emergency" "Emergency" 2. Immediate Radio Silence by all others 3. Give exact location over Radio 4. Give details of incident, no. of people, ages, overview of injury/illness etc... 5. Delegated person notifies Emergency Services 000 6. First Aid Emergency Team Responds

Kuranda Roots Festival – Medical Plan 2021

6. Risks Analysis and Mitigation Strategies:

Risk Element	Likelihood	Consequence	Rating	Control Measures (including existing & planned mitigation)
COVID				
Mass Gathering	3	3	Medium	Organisers Monitoring and working with Public Health. COVID-19 restrictions still apply, current guidelines for public spaces detail "a gathering of up to 500 people in your home or in a public space" is acceptable Event may be cancelled or postponed

Risk Element	Likelihood	Consequence	Rating	Control Measures (including existing & planned mitigation)
Natural Events General				
No natural weather events anticipated	3	4	Low	Event may be cancelled or postponed
Unnatural Events General				
Terrorist event (Public forum – media attention)	2	5	High	QPS intelligence and involvement, whilst the Australian Terrorist Threat level is rated as Probable local intelligence indicates the threat level for this event is Low

Risk Element	Likelihood	Consequence	Rating	Control Measures (including existing & planned mitigation)
Safe & Healthy Venue				
Performer injuries / death	3	5	High	Contracted First Aid Provider provide primary intervention, QAS will provide response upon request
Medical Emergencies (Spectator)– Collapse, Cardiac Arrest	3	5	High	Contracted First Aid Provider provide primary intervention, QAS will provide response upon request.

Kuranda Roots Festival – Medical Plan 2021

Safe & Healthy Venue - Medical Emergencies				
Life Threatening, Cardiac Arrest, Respiratory Arrest, Severe Asthma, Anaphylaxis	3	4	High	Contracted First Aid Provider provide primary intervention.
Serious Medical conditions:	3	3	Medium	Contracted First Aid Provider provide primary intervention.
Performer injuries / death	3	5	High	QAS will be activated by event first aid provider.
Minor Injuries or Illnesses:	3	2	Low	Contracted First Aid Provider provide primary intervention.
Safe & Healthy Venue – Environmental				
Envenomation Snake (Taipan, Brown),	3	3	Medium	Event is being held on a large rural property around a dam. It is probable that venomous snakes will be in this area.
Severe weather event on site.	3	1	Low	Event will proceed unless a safety risk is identified and the event will be cancelled.
Drowning/Immersion	2	4	Medium	The event is adjacent to a waterfall and creek. Creek levels will be lesser at this time of year. First Aid provider.
Fire:	3	2	Low	Complete Fire Ban on-site. Fire Fighting Equipment on-site. Security and Organisers will immediately respond in the first instance and attempt put out fire. QFES in emergency situations.

Risk Element	Likelihood	Consequence	Rating	Control Measures (including existing & planned mitigation)
Escalation and Disaster Management				
Incident involving multiple patients resulting in MCI	3	4	High	First Aid provider and Team.

Kuranda Roots Festival – Medical Plan 2021

Safe & Healthy Venue - Anti-Social Behaviour and/or Public Nuisance				
Illicit drug or alcohol use: Intoxication, Overdose, Adverse reaction	3	3	Medium	Security presence over the entire event. Advertised as a drug and alcohol free event.
Aggressive, abusive or threatening behaviour	2	3	Low	Security on-site, call QPS.
Violence: Assaults/fights, Coward Punch, Melee.	2	2	Low	Security on-site, call QPS.

65 Rankin Street
PO Box 154 MAREEBA QLD 4880
P:1300 308 461

F:07 4092 3323
W:www.msc.qld.gov.au
E:info@msc.qld.gov.au

Privacy Notice: Mareeba Shire Council is collecting applicant details in accordance with Council's Local Law in order to assess your application for approval. This information will only be accessed by Council employees and other persons authorised under the Local Government Act. Your information will not be given to any other person or agency unless you have given us permission, or we are required by law

Application for Hall Hire/Park Hire/Approval for Operation of a Temporary Entertainment Event

For all applications, you must complete Section A, B, C and G. **In addition** to these sections please

- complete: • Section D - for hall hire
- Section E - for park hire
- Section F - for temporary entertainment

Ensure you provide any mandatory supporting information identified on the forms as being required to accompany your application and submit the applicable fee.

A: Applicant details (required):

Note: the applicant is the person responsible for making the application and need not be the owner of the land. The applicant is responsible for ensuring the information provided on all Mareeba Shire Council application forms is correct. Any approval that may be issued as a consequence of this application will be issued to the applicant.

Organisational Name:	KURANDA ROOTS FESTIVAL		
ABN:	81648653567		
Applicant Name:	MORGYN QUINN		
Postal Address:	C/ PO BOX 247 KURANDA 4881		
Contact Phone Number:	[REDACTED]		
Email:	[REDACTED]		

B: Event Details (required):

Name of Event:	KURANDA ROOTS FESTIVAL			
Location of Event:	483 EMERALD FALLS RD, MAREEBA			
Name of Land Owner:	KANJINI COOP LTD			
Owner's Address:	[REDACTED]			
Date of Event:	From:	15/7/2022	To:	17/7/2022

Time of Event: <i>Including setup time if applicable</i>	From	8am - 15th July	To:	8pm - 17th July
Detailed statement of the nature of the entertainment:	3 day Music and Cultural on-site camping festival			

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C: Event Type

Is it a Private function,
Commercial function Yes
Community Not for Profit function.

If the event is a community, not-for-profit event:

- Will there be a cover/entry charge? Yes No
- Is your organisation a non-profit, incorporated group or association of persons with the primary aim of conducting activities and providing services for community benefit? Yes No
- Does your group rely predominantly on volunteer labour, community fundraising, membership fees and donations? Yes No
- Does your group receive state or federal government operational grants and / or rely on a fee for service business model? Yes No

D: Hall Hire details:

Name of Facility:	
Address:	
Room:	
Anticipated number of attendees:	
Will you be serving a meal?	Yes No
If yes, how will it be served?	
Any requests or instructions?	
Will alcohol be consumed?	Yes No
Liquor Licence provided?	Yes No

Will kitchen facilities be used?	Yes No
Is the Certificate of Currency or Casual Hirer form attached?	Yes No
Tables and Chairs:	Yes No No of tables _____ No of chairs _____

Waste management and clean up requirements - to be arranged by event organiser. Contact waste contractors

Is the event open to the public? Yes

Are more than 100 people attending the event? Yes

If you answered NO to either of the above questions you are not required to complete section F - Temporary Entertainment Event Approval.

If you answer YES to both of the above questions you are required to complete section F - Temporary Entertainment Event Approval.

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E: Park Hire details:

Name of Park:		
Do you require access to power? Not available in all areas	Yes No	
Do you require access to park lights? The use of park lighting will incur a fee	Yes No	
Lighting required from:		
Do you require access to water? Not available in all areas	Yes No	
Will there be BYO food at event?	Yes No	Please specify:
Will food or drink, or both, be sold or provided to members of the public? If yes, additional approval may be required, contact Council's Environmental Health Department	Yes No	Please specify:
Will there be inflatable entertainment/amusements	Yes No	Please specify provider:

rides e.g. jumping castles? If yes, additional permit may be required, contact Council's Environmental Health Department		
Live music /entertainment /amplification equipment:	Yes No	
Animal activity: Circus events will incur bond and fees - refer to fees and charges schedule	Yes No	
Marquees/Tents/Stalls: Only portable, self-supporting marquees/shelters are permitted Please specify size, how many and if they will be pegged or unpegged	Yes No	
Staging:	Yes No	Specify size:
Signage: All signage is to be free standing and not on road reserves		
Table and chairs:	Yes No No of tables ____ No of chairs ____	
Cross country or fun run: You must supply a map of the route:	Yes No	

Other (please specify):	
Is the Certificate of Currency or Casual hirer form attached?	Yes No

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Waste management and clean-up requirements - to be arranged by event organiser. Contact waste

contractors. Is the event open to the public? Yes No

Are more than 100 people attending the event? Yes No

If you answered NO to either of the above questions you are not required to complete section F - Temporary Entertainment Event Approval

If you answer YES to both of the above questions you are required to complete section F - Temporary Entertainment Event Approval

F: Temporary Entertainment Event Details:

Number of staff on site during the event:	20
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What is the estimated number of customers that will visit the event per performance?			600 - 750			
Number of toilets provided: Total 15 unisex toilets, 8 wash basins plus 3m urinal						
FEMALE:	No. hand wash basins		No. toilets			
MALE:	No. hand wash basins		No. toilets		Length of urinals (metres)	
Is access provided for emergency vehicles? If yes, detail on map			Yes			
Number of bins provided:			15			
Name of the contractor collecting waste:			JJ Richards			
Who is responsible for the site clean up?			Festival crew			
List all fire safety precautions: (i.e. Fire exits, evacuation plan, smoke alarms, fire hoses, fire extinguishers, etc)			Kanjini intends to do more winter burns on the north-western side of the site prior to the Festival. All areas will be mowed prior to the event. There is a 44,000l tank with camlock fitting on site and 4WD access to Emerald Ck on both sides of the site. Kanjini's own 4WD 1000l slip-on unit will be available and crewed on site and on call 24 hours during the festival			
Will a building and fire safety inspection be conducted?			Yes			
Name of security provider (if applicable):			Cios Security			
Number of security guards (if applicable):			5 General Security			
Will food be sold at the event (if yes provide further details – Registered kitchen / vehicle / food stalls / types of food, business licence numbers etc) NOTE: Any persons intending to sell food at this event must contact Council to discuss food hygiene requirements at least 14 days prior to the event.			There will be approximately 10 food and beverage stalls, each will have a food permit . No food vendors have been locked in at the time of this submission			

Will alcohol be served? If yes, provide a copy of liquor licence	No
Will there be fireworks display? If yes, provide a copy of notification	No

Public liability insurance for the event of 20 million dollars must be provided and a copy of the policy or a certificate of

currency must be submitted to Council.

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Event management Plan

Has an Event Management Plan been developed for the event?	Yes
<p>The following information should be addressed in the event management plan:</p> <ul style="list-style-type: none"> • Community consultation plan • Event operational plan • Security services plan • Emergency management plan • Alcohol management plan • Noise management plan • Traffic management plan • Waste management plan • Risk management strategy • Public safety plan • Details of the quality and condition of equipment to be used in the activity • Details of compliance with the requirements of the State and Commonwealth legislation and government agencies (if applicable) 	

Has the applicant notified surrounding properties of the proposed event? Please provide a copy of the notification to the surrounding properties	Yes
--	-----

<p>Has the applicant notified the following emergency services of the event?</p> <p>The following Emergency Services must be notified of the event and copies of their confirmation must be attached to this application:</p> <ul style="list-style-type: none"> • Queensland Police Service • Queensland Ambulance Service • Queensland Fire and Emergency Rescue Service 	Yes
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<p>Has the applicant submitted a site plan of the event?</p> <p>The Site Plan must include the following:</p> <ul style="list-style-type: none"> • Emergency access routes • Parking and disable parking • Fire suppression measures • Spectator areas • Security, crowd control and/or police locations • First aid posts/stations • Approved liquor consumption areas • Site entrance/exits • Emergency exits • Litter/refuse locations • Structure locations • Food vendor locations • Fireworks location • Camping areas (if approved) 	Yes
--	-----

Complete this section only if the Public Entertainment Venue to be established or operated is a circus:

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Are you a member of the Circus Federation of Australia If yes, provide a copy of membership	No
Does your Circus involve performances by animals? Provide details of the number and types of animals to be used and/or housed on the premises.	No

Please provide a site plan of the proposed layout of the event including details, buildings and other structures. Other details should include direction of speakers/PA system, location of food stalls, bars, toilets, fencing, entry/exits.

G: Applicant Declaration

I declare that the information provided by me in this application is true and correct.	Yes
I consent to the making of enquiries and exchange of information with the authorities of any State, Territory, Commonwealth or foreign country in regard to any matters relevant to this application	Yes

Supporting information required to be submitted with this application:

Application Fee. Copy of a current public liability insurance policy Plan of site layout – including location of existing structures.

Name:	Morgyn Quinn	Date:	28/02/2022
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Signature:	
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Office Use Only

	Hall Hire Fees	Park Hire Fees	TEE Fee
Fee for hiring/TEE			
Other fees			
Total fees payable			
Security Bond amount (refundable)			
TOTAL FEES RECEIPTED	Amount:	Receipt no:	CSO Initials:
TOTAL SECURITY BOND RECEIPTED	Amount:	Receipt no:	CSO Initials:

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8.9 DEVELOPMENT & GOVERNANCE FEES AND CHARGES 2022/23

Date Prepared: 9 March 2022

Author: Manager Development and Governance

Attachments: 1. D&G Individual Fee Proposal 2022/23 [↓](#)

EXECUTIVE SUMMARY

This report presents for Council's consideration and endorsement the recommended 2022/23 cost recovery fees for:

- Animal Management;
- Environmental Health;
- Local Laws Activities;
- Planning;
- Gates and Grids; and
- Building, Tradewaste and Plumbing Certification.

RECOMMENDATION

That Council adopt the attached proposed Development and Governance 2022/23 fees.

BACKGROUND

The basis for the cost recovery fees has been to calculate actual costs to provide the service.

Section 97 of Local Government Act 2009 prescribes the circumstances where a Local Government may set a cost-recovery fee. This section also prescribes that a cost-recovery fee must not be more than the cost to the local government of taking the action for which the fee is charged.

The 2022/23 fees for Development and Governance have generally increased by 2.5%, which is in line with Council's Long-term Financial Plan. It's worth noting that Desexed and Entire dog registrations have been proposed with no increase.

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

Nil

FINANCIAL AND RESOURCE IMPLICATIONS***Capital***

Nil

Operating

Nil - Will be factored into the 2022/23 Council Financial Budget.

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.

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

Category	Sub-Category	Title	Unit	Fee	GST	Cost Recovery Fee	Legislation
Environmental Health	Personal Appearance Services	Application to Transfer Licence	licence	\$ 160.00	FALSE	(a)	PH(IPAS)JA 2003
Environmental Health	Personal Appearance Services	Inspection non higher risk	licence	\$ 232.00	FALSE	(a)	PH(IPAS)JA 2003
Environmental Health	Personal Appearance Services	Replacement Licence	licence	\$ 78.00	FALSE	(a)	PH(IPAS)JA 2003
Environmental Health	Personal Appearance Services	Application for Amendment of Licence	licence	\$ 255.00	FALSE	(a)	PH(IPAS)JA 2003
Gates & Grids	Gates & Grids	Application for approval	application	\$ 350.00	FALSE	No	LL1
Gates & Grids	Gates & Grids	Application for renewal of approval	year	\$ 51.00	FALSE	No	LL1
Gates & Grids	Gates & Grids	Renewal of approval gates & grids - Minimum of 5	Per Porperty	\$ 255.00			
Gates & Grids	Gates & Grids	Fee for re-inspection	inspection	\$ 200.00	FALSE	No	LL1
Gates & Grids	Gates & Grids	Transfer of Gate/Grid (change of ownership)	application	\$ 50.00	FALSE	No	LL1
Local Laws	Accommodation Facilities	Caravan parks - initial	application	\$ 455.00	FALSE	(a)	LL1
Local Laws	Accommodation Facilities	Caravan parks - renewal	application	\$ 325.00	FALSE	(a)	LL1
Local Laws	Accommodation Facilities	Camping Grounds - initial	application	\$ 495.00	FALSE	(a)	LL1
Local Laws	Accommodation Facilities	Camping Grounds - renewal	application	\$ 310.00	FALSE	(a)	LL1
Local Laws	Accommodation Facilities	Transfer of ownership	application	\$ 310.00	FALSE	(a)	LL1
Local Laws	Operation of temporary entertainment events	Temporary Entertainment Application fee (expected attendees less than 500 people)	application	\$ 300.00	FALSE	(a)	LL1
Local Laws	Operation of temporary entertainment events	Temporary Entertainment Application fee (expected attendees more than 500 people)	application	\$ 300.00	FALSE	(a)	LL1
Local Laws	Operation of temporary entertainment events	Temporary Entertainment Assessment fee (expected attendees less than 500 people)	application	Cost (POA) + \$328.00	FALSE	(a)	LL1
		(POA) would be based on direct time spent on the assessment of the application by Council and in addition to application fee	application				
Local Laws	Operation of temporary entertainment events	Temporary Entertainment Assessment fee (expected attendees more than 500 people)	application	Cost (POA) + \$938.00	FALSE	(a)	LL1
		(POA) would be based on direct time spent on the assessment of the application by Council and in addition to application fee	application				
Local Laws	Operation of temporary entertainment events	Temporary Entertainment Assessment fee (expected attendees more than 500 people) [with live music]	application	POA	FALSE	(a)	LL1
		(POA) would be based on direct time spent on the assessment of the application by Council and in addition to application fee	application				
Local Laws	Remedial Notices	Overgrown Properties	notice	Cost + \$210.00	FALSE	(a)	LL1
Local Laws	Commercial Use of Local Government Controlled Areas and Roads (LGCARs) schedule 6	Outdoor dining application	application	\$ 300.00	FALSE	(a)	LL1
Local Laws	Commercial Use of Local Government Controlled Areas and Roads (LGCARs) schedule 6	Outdoor dining renewal	year	\$ 180.00	FALSE	(a)	LL1
Local Laws	Commercial Use of Local Government Controlled Areas and Roads (LGCARs) schedule 6	Goods on footpath application	application	\$ 300.00	FALSE	(a)	LL1
Local Laws	Commercial Use of Local Government Controlled Areas and Roads (LGCARs) schedule 6	Goods on footpath renewal	year	\$ 180.00	FALSE	(a)	LL1
Local Laws	Commercial Use of Local Government Controlled Areas and Roads (LGCARs) schedule 6	Approved Furniture application	Application	\$ -	FALSE	(a)	LL1
Local Laws	Commercial Use of Local Government Controlled Areas and Roads (LGCARs) schedule 6	Approved Furniture renewal	Year	\$ -	FALSE	(a)	LL1
Local Laws	Commercial Use of Local Government Controlled Areas and Roads (LGCARs) schedule 6	Application for Approval - Commercial use LGCARs	application	\$ 300.00	FALSE	(a)	LL1
Local Laws	Commercial Use of Local Government Controlled Areas and Roads (LGCARs) schedule 6	Application for Renewal of Approval - Commercial use LGCARs	year	\$ 180.00	FALSE	(a)	LL1
Local Laws	Commercial Use of Local Government Controlled Areas and Roads (LGCARs) schedule 6	Parks, roads & reserves application	application	POA	FALSE	(a)	LL1
Local Laws	Commercial Use of Local Government Controlled Areas and Roads (LGCARs) schedule 6	Parks, roads & reserves renewal	Year	POA	FALSE	(a)	LL1
Local Laws	Commercial Use of Local Government Controlled Areas and Roads (LGCARs) schedule 6	Amendment of Commercial Use of Roads Approval	application	\$ 115.00	FALSE	(a)	LL1
Local Laws	Installation of advertising device - Schedule 8	Advertising Device Application	application	\$ 300.00	FALSE	(a)	LL1
Local Laws	Installation of advertising device - Schedule 8	Advertising Device Renewal Application	year	\$ 162.00	FALSE	(a)	LL1
Local Laws	Bussing	Application (annual)	application	\$ 130.00	FALSE	(a)	LL1
Local Laws	Bussing	Application to renew	year	\$ 100.00	FALSE	(a)	LL1
Local Laws	Bussing	Application (3 monthly)	3 monthly	\$ 36.00	FALSE	(a)	LL1
Local Laws	Bussing	Public Liability Bussers Insurance	person	\$ 15.00	FALSE	(a)	LL1
Local Laws	Recovery of Abandoned Vehicles	Recovery of abandoned vehicles	vehicle	Cost + \$180	FALSE	(d)	LL1
Local Laws	Temporary Parking Permit	Temporary Parking Permit	application	\$ 197.00	FALSE	(a)	LL1
Local Laws	Release of Impounded Items	Release of impounded sign	sign	\$ 72.00	FALSE	(d)	LL1
Local Laws	Release of Impounded Items	Release of second and subsequent impounded signs	sign	\$ 30.00	FALSE	(d)	LL1
Local Laws	Release of Impounded Items	Release of miscellaneous impounded items	item	\$ 79.00	FALSE	(d)	LL1
Local Laws	Hoarding, Scaffolding or Gantry	Application for approval hoarding, scaffolding or gantry	application	\$ 500.00	FALSE	(a)	LL1
Local Laws	Hoarding, Scaffolding or Gantry	Bond (if applicable - refundable)	application	\$ 1,000.00	FALSE	(a)	LL1
MIP Entrance Sign	MIP Entrance Sign	Supply of Blank Sign Panel (one-off fee)	application	\$ 60.00	TRUE	No	
MIP Entrance Sign	MIP Entrance Sign	One(1) year rental on signage space	application	\$ 60.00	TRUE	No	
MIP Entrance Sign	MIP Entrance Sign	Removal of a sign panel by a Council-authorised contractor	occurence	\$ 220.00	TRUE	No	
MIP Entrance Sign	MIP Entrance Sign	Bond payable for new applications for sign panel	application	\$ 300.00	TRUE	No	
Planning - Urban and Regional	General	Town Planning Sign for public notification	sign	\$ 59.00	TRUE	No	
Planning - Urban and Regional	General - Planning Certificate s	Limited Planning & Development Certificate	certificate	\$ 175.00	FALSE	(a)	PA2016s265
Planning - Urban and Regional	General - Planning Certificate s	Standard Planning & Development Certificate	certificate	\$ 568.00	FALSE	(a)	PA2016s265
Planning - Urban and Regional	General - Planning Certificate s	Full Planning & Development Certificate - Vacant Site	certificate	\$ 1,666.00	FALSE	(a)	PA2016s265
Planning - Urban and Regional	General - Planning Certificate s	Full Planning & Development Certificate - Developed Site	certificate	\$ 2,296.00	FALSE	(a)	PA2016s265
Planning - Urban and Regional	General - Planning Schemes	Hard Copy - Mareeba Shire Planning Scheme 2004	copy	\$ 148.00	FALSE	(c)	PA2016s264
Planning - Urban and Regional	General - Planning Schemes	Hard Copy - Mareeba Shire Council Planning Scheme 2016	copy	POA	FALSE	(c)	PA2016s264
Planning - Urban and Regional	General - Planning Schemes	CD copy of Planning Scheme - Mareeba	copy	\$ 27.00	FALSE	(c)	PA2016s264

Category	Sub-Category	Title	Unit	Fee	GST	Cost Recovery Fee	Legislation
Animal Management	Registration	Pups under 6 months	animal	\$ -	FALSE	No	
Animal Management	Registration	Desexed male/Female	animal/annum	\$ 25.00	FALSE	(a)	AM(CD)JA 2008 44 & 46
Animal Management	Registration	Replacement Tag	tag	\$ 8.00	FALSE	(d)	AM(CD)JA 2008 44 & 46
Animal Management	Registration	Entire male/Female	animal/annum	\$ 125.00	FALSE	(a)	AM(CD)JA 2008 44 & 46
Animal Management	Registration	Entire Dog (owned member of a recognised kennel club)	animal/annum	\$ 52.00	FALSE	(a)	AM(CD)JA 2008 44 & 46
Animal Management	Registration	Assistance Dog	animal/annum	\$ -	FALSE	No	
Animal Management	Registration	Working Dogs	animal/annum	\$ -	FALSE	No	
Animal Management	Registration	2nd Qtr: 1 July to 30 September	animal	No fee reduction	FALSE	No	
Animal Management	Registration	3rd Qtr: 1 October to 31 December	animal	25% fee reduction	FALSE	No	
Animal Management	Registration	4th Qtr: 1 January to 31 March	animal	50% fee reduction	FALSE	No	
Animal Management	Registration	1st Qtr: 1 April to 30 June	animal	Pay full fee but maintain the 15 month registration	FALSE	No	
Animal Management	Desexed Animal Refund (Entire Dog desexed during the year)	1st Period: 1 April to 30 September	animal	\$ 110.00	FALSE	No	
Animal Management	Desexed Animal Refund (Entire Dog desexed during the year)	2nd Period: 1 October to 31 December	animal	\$ 75.00	FALSE	No	
Animal Management	Desexed Animal Refund (Entire Dog desexed during the year)	3rd period: 1 January to 31 March	animal	\$ 50.00	FALSE	No	
Animal Management	Registration for Regulated Dogs (Dangerous, Menacing)	Initial Fee	animal	\$ 455.00	FALSE	(a)	AM(CD)JA 2008 44 & 46
Animal Management	Registration for Regulated Dogs (Dangerous, Menacing)	Renewal fee	animal	\$ 225.00	FALSE	(a)	AM(CD)JA 2008 44 & 46
Animal Management	Registration for Regulated Dogs (Dangerous, Menacing)	Replacement Regulated Dog Tag	tag	\$ 15.00	FALSE	(d)	AM(CD)JA 2008 44 & 46
Animal Management	Registration for Regulated Dogs (Dangerous, Menacing)	Additional regulated sign (1 required at each entry point)	sign	\$ 46.00	FALSE	(a)	
Animal Management	Registration for Regulated Dogs (Dangerous, Menacing)	Small Replacement Regulated Dog Collar	collar	\$ 35.00			
Animal Management	Registration for Regulated Dogs (Dangerous, Menacing)	Medium Replacement Regulated Dog Collar	collar	\$ 39.00			
Animal Management	Registration for Regulated Dogs (Dangerous, Menacing)	Large Replacement Regulated Dog Collar	collar	\$ 43.00			
Animal Management	Registration for Regulated Dogs (Dangerous, Menacing)	Extra Large Replacement Regulated Dog Collar	collar	\$ 47.00			
Animal Management	Approvals Animal Keeping	Approval to Keep Excess Dogs - Initial Application	application	\$ 100.00	FALSE	(a)	LL2
Animal Management	Approvals Animal Keeping	Approval to Keep Excess Dogs - Renewal Application	application	\$ 26.00	FALSE	(a)	LL2
Animal Management	Approvals Animal Keeping	Approval to Keep Excess Stock - Initial Application	application	\$ 100.00	FALSE	(d)	LL2
Animal Management	Approvals Animal Keeping	Approval to Keep Excess Stock - Renewal Application	application	\$ 26.00	FALSE	(a)	LL2
Animal Management	Approvals Animal Keeping	Amendment of Approval	application	\$ 26.00	FALSE	(a)	LL2
Animal Management	Approvals Animal Keeping	Regulated Dog Permit (Restricted Breed) Initial Fee	application	\$ 455.00	FALSE	(a)	LL2
Animal Management	Approvals Animal Keeping	Regulated Dog Permit (Restricted Breed) Renewal Fee	application	\$ 225.00	FALSE	(a)	LL2
Animal Management	Impounding of Animals	Cats & Dogs - Sustainance fee for care of animal (after 24 hours)	animal	\$ 22.00	FALSE	(d)	LL2
Animal Management	Impounding of Animals	Cats & Dogs - Sustainance fee for seized dogs per day	animal	\$ 22.00	FALSE	(d)	LL2
Animal Management	Impounding of Animals	Dogs (Unregistered upon impounding) - First Impoundment	animal	\$ 100.00	FALSE	(d)	LL2
Animal Management	Impounding of Animals	Dogs (Registered upon impounding) - First Impoundment	animal	\$ 100.00	FALSE	(d)	LL2
Animal Management	Impounding of Animals	Cats - Cat or kitten with microchip 2nd release	animal	\$ 100.00	FALSE	(d)	LL2
Animal Management	Impounding of Animals	Stock - One animal	animal	\$ 394.00	FALSE	(d)	LL2
Animal Management	Impounding of Animals	Stock - Second and subsequent animals	animal	\$ 185.00	FALSE	(d)	LL2
Animal Management	Impounding of Animals	Stock - Sustainance fee for care of animal (after 24 hours)	animal	Cost	FALSE	(d)	LL2
Animal Management	Impounding of Animals	Stock - Contractors, Driving and Transport (per movement)	impoundment	Cost	FALSE	(d)	LL2
Animal Management	Impounding of Animals	Stock - Advertising	impoundment	Cost	FALSE	(d)	LL2
Animal Management	Impounding of Animals	Poultry and Small Stock - One bird	bird	\$ 77.00	FALSE	(d)	LL2
Animal Management	Impounding of Animals	Poultry and Small Stock - Second and subsequent bird	bird	\$ 15.00	FALSE	(d)	LL2
Animal Management	Impounding of Animals	Poultry and Small Stock - One small stock	animal	\$ 77.00	FALSE	(d)	LL2
Animal Management	Impounding of Animals	Poultry and Small Stock - Sustainance fee for care of animal	animal	Cost	FALSE	(d)	LL2
Animal Management	Impounding of Animals	Hire of stock yards - Up to 7 head	day	\$ 102.00	TRUE	(d)	LL2
Animal Management	Impounding of Animals	Hire of stock yards - More than 7 head	animal/day	\$ 16.00	TRUE	(d)	LL2
Animal Management	Impounding of Animals	Hire of stock yards - Sustainance	animal/day	Cost	TRUE	(d)	LL2
Animal Management	Impounding of Animals	Hire of stock yards - Labour hire	hour/person	\$ 72.00	TRUE	(d)	LL2
Animal Management	Impounding of Animals	Loan of Dog/Cat Traps		No charge	FALSE		
Environmental Health	Searches	Record Search	search	\$ 82.00	FALSE	(a)	FA2006/LL1
Environmental Health	Searches	Physical Inspection (Safe Search)	inspection	\$ 335.00	FALSE	(a)	FA2006/LL1
Environmental Health	Food Act	Design & Fit out (without plan assessment)	application	\$ 326.00	FALSE	(a)	FA2006
Environmental Health	Food Act	Design & Fit out (with plan assessment)	application	\$ 451.00	FALSE	(a)	FA2006
Environmental Health	Food Act	Temporary Food Business (1 event)	application	\$ 141.00	FALSE	(a)	FA2006
Environmental Health	Food Act	Application High Risk Food Business	application	\$ 798.00	FALSE	(a)	FA2006
Environmental Health	Food Act	Application Medium Risk Food Business	application	\$ 641.00	FALSE	(a)	FA2006
Environmental Health	Food Act	Application Low Risk Food Business	application	\$ 305.00	FALSE	(a)	FA2006
Environmental Health	Food Act	Application Renewal High Risk Food Business	application	\$ 657.00	FALSE	(a)	FA2006
Environmental Health	Food Act	Application Renewal Medium Risk Food Business	application	\$ 350.00	FALSE	(a)	FA2006
Environmental Health	Food Act	Application Renewal Low Risk Food Business	application	\$ 242.00	FALSE	(a)	FA2006
Environmental Health	Food Act	Application for Restoration of Food Licence	application	\$ 106.00	FALSE	(a)	FA2006
Environmental Health	Food Act	Application for Amendment of Food Licence	application	\$ 117.00	FALSE	(a)	FA2006
Environmental Health	Food Act	Application for Replacement of Food Licence	application	\$ 78.00	FALSE	(a)	FA2006
Environmental Health	Food Act	Inspections - for non-compliance, improvement	inspection	\$ 335.00	FALSE	(a)	FA2006
Environmental Health	Food Act	Inspections - by request	inspection	\$ 310.00	FALSE	(a)	FA2006
Environmental Health	Food Act	Food Safety Program Accreditation of Program by a Council Food Safety Auditor	premise	\$ 773.00	FALSE	(a)	FA2006
Environmental Health	Food Act	Non-Conformance Audit of a Food Safety Program by a Council Food Safety Auditor	premise	\$ 418.00	FALSE	(a)	FA2006
Environmental Health	Food Act	Amendment of Accredited Food Safety Program	premise	\$ 353.00	FALSE	(a)	FA2006
Environmental Health	Personal Appearance Services	Design & Fit out (with plan assessment)	application	\$ 474.00	FALSE	(a)	PH(CPAS)JA 2003
Environmental Health	Personal Appearance Services	Application for Licence	application	\$ 466.00	FALSE	(a)	PH(CPAS)JA 2003
Environmental Health	Personal Appearance Services	Application for Renewal of Licence	licence	\$ 280.00	FALSE	(a)	PH(CPAS)JA 2003
Environmental Health	Personal Appearance Services	Re-inspection non higher risk	licence	\$ 234.00	FALSE	(a)	PH(CPAS)JA 2003

Category	Sub-Category	Title	Unit	Fee	GST	Cost Recovery Fee	Legislation
Planning - Urban and Regional	Application Fees - Material Change of Use	Dual occupancy - Code	application	\$ 1,167.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Dual occupancy - Impact	application	\$ 1,886.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Dwelling house - Code	application	\$ 1,167.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Dwelling house - Impact	application	\$ 1,886.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Dwelling unit - Code	application	\$ 1,167.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Dwelling unit - Impact	application	\$ 1,886.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Educational establishment - Code	application	\$ 4,508.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Educational establishment - Impact	application	\$ 6,788.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Emergency services - Code	application	\$ 1,693.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Emergency services - Impact	application	\$ 2,890.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Environmental facility - Code	application	\$ 1,167.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Environmental facility - Impact	application	\$ 1,886.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Extractive industry - Code	application	\$ 4,508.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Food and drink outlet - Code	application	\$ 6,788.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Extractive industry - Impact	application	\$ 1,693.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Food and drink outlet - Impact	application	\$ 2,890.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Function facility - Code	application	\$ 1,693.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Function facility - Impact	application	\$ 2,890.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Funeral parlour - Code	application	\$ 1,693.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Funeral parlour - Impact	application	\$ 2,890.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Garden centre - Code	application	\$ 1,693.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Garden centre - Impact	application	\$ 2,890.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Hardware and trade supplies - Code Up to 1,000 sq m GFA	application	\$ 1,693.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Hardware and trade supplies - Code 1,001 sq m to 2,500 sq m GFA	application	\$ 4,508.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Hardware and trade supplies - Code greater than 2,500 sq m GFA	application	\$ 6,956.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Hardware and trade supplies - Impact Up to 1,000 sq m GFA	application	\$ 2,890.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Hardware and trade supplies - Impact 1,001 sq m to 2,500 sq m GFA	application	\$ 6,788.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Hardware and trade supplies - Impact greater than 2,500 sq m GFA	application	\$ 8,837.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Health care services - Code Up to 250 sq m GFA	application	\$ 1,693.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Health care services - Code 251 sq m or greater	application	\$ 4,508.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Health care services - Impact Up to 250 sq m GFA	application	\$ 2,890.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Health care services - Impact 251 sq m or greater	application	\$ 6,788.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	High impact industry - Code Up to 500 sq m GFA	application	\$ 1,693.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	High impact industry - Code 501 sq m to 5,000 sq m GFA	application	\$ 4,508.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	High impact industry - Code greater than 5,000 sq m GFA	application	\$ 6,956.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	High impact industry - Impact Up to 500 sq m GFA	application	\$ 2,890.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	High impact industry - Impact 501 sq m to 5,000 sq m GFA	application	\$ 6,788.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	High impact industry - Impact greater than 5,000 sq m GFA	application	\$ 8,837.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Home based business - Code	application	\$ 1,167.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Home based business - Impact	application	\$ 1,886.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Hospital - Code	application	\$ 6,956.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Hotel - Code	application	\$ 8,837.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Hospital - Impact	application	\$ 4,508.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Hotel - Impact	application	\$ 6,788.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Indoor sport and recreation - Code	application	\$ 1,693.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Indoor sport and recreation - Impact	application	\$ 2,890.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Intensive animal industry - Code	application	\$ 4,508.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Intensive animal industry - Impact	application	\$ 6,788.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Intensive horticulture - Code	application	\$ 1,693.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Intensive horticulture - Impact	application	\$ 2,890.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Landing - Code	application	\$ 1,693.00	FALSE	(a)	PA2016s51

Category	Sub-Category	Title	Unit	Fee	GST	Cost Recovery Fee	Legislation
Planning - Urban and Regional	General - Application - General	Pre-lodgement meeting and written pre-lodgement advice	application	\$ 605.00	FALSE	(a)	PA2016:s1
Planning - Urban and Regional	Application Fees - Application for Building Work assessable against the Planning Scheme	Application for Compliance Certificate	application	\$ 405.00	FALSE	No	
Planning - Urban and Regional	Application Fees - Application for Building Work assessable against the Planning Scheme	Boundary Dispensation Overlay Assessment Concurrence Agency Assessment Oversize Sheds	application	\$ 489.00	FALSE	(a)	PA2016:s4
Planning - Urban and Regional	Application Fees - Compliance Assessment	Application for Compliance Permit under Schedule 18 of SPA regulations	application	\$ 1,009.00	FALSE	No	
Planning - Urban and Regional	Application Fees - Material Change of Use	Adult Store - Code	application	\$ 1,693.00	FALSE	(a)	PA2016:s1
Planning - Urban and Regional	Application Fees - Material Change of Use	Adult Store - Impact	application	\$ 2,890.00	FALSE	(a)	PA2016:s1
Planning - Urban and Regional	Application Fees - Material Change of Use	Agricultural supplies store - Code	application	\$ 1,693.00	FALSE	(a)	PA2016:s1
Planning - Urban and Regional	Application Fees - Material Change of Use	Agricultural supplies store - Impact	application	\$ 2,890.00	FALSE	(a)	PA2016:s1
Planning - Urban and Regional	Application Fees - Material Change of Use	Air services - Code	application	\$ 6,956.00	FALSE	(a)	PA2016:s1
Planning - Urban and Regional	Application Fees - Material Change of Use	Air services - Impact	application	\$ 8,837.00	FALSE	(a)	PA2016:s1
Planning - Urban and Regional	Application Fees - Material Change of Use	Animal husbandry - Code	application	\$ 1,693.00	FALSE	(a)	PA2016:s1
Planning - Urban and Regional	Application Fees - Material Change of Use	Animal husbandry - Impact	application	\$ 2,890.00	FALSE	(a)	PA2016:s1
Planning - Urban and Regional	Application Fees - Material Change of Use	Animal keeping - Code	application	\$ 1,693.00	FALSE	(a)	PA2016:s1
Planning - Urban and Regional	Application Fees - Material Change of Use	Animal keeping Kennel - Code	application	\$ 2,890.00	FALSE	(a)	PA2016:s1
Planning - Urban and Regional	Application Fees - Material Change of Use	Animal keeping - Impact	application	\$ 4,508.00	FALSE	(a)	PA2016:s1
Planning - Urban and Regional	Application Fees - Material Change of Use	Animal keeping Kennel - Impact	application	\$ 6,788.00	FALSE	(a)	PA2016:s1
Planning - Urban and Regional	Application Fees - Material Change of Use	Aquaculture - Code Less than 5 hectares	application	\$ 1,693.00	FALSE	(a)	PA2016:s1
Planning - Urban and Regional	Application Fees - Material Change of Use	Aquaculture - Code 5 hectares or greater	application	\$ 4,508.00	FALSE	(a)	PA2016:s1
Planning - Urban and Regional	Application Fees - Material Change of Use	Aquaculture - Impact Less than 5 hectares	application	\$ 2,890.00	FALSE	(a)	PA2016:s1
Planning - Urban and Regional	Application Fees - Material Change of Use	Aquaculture - Impact 5 hectares or greater	application	\$ 6,788.00	FALSE	(a)	PA2016:s1
Planning - Urban and Regional	Application Fees - Material Change of Use	Bar - Code	application	\$ 1,693.00	FALSE	(a)	PA2016:s1
Planning - Urban and Regional	Application Fees - Material Change of Use	Bar - Impact	application	\$ 2,890.00	FALSE	(a)	PA2016:s1
Planning - Urban and Regional	Application Fees - Material Change of Use	Brothel - Code	application	\$ 1,693.00	FALSE	(a)	PA2016:s1
Planning - Urban and Regional	Application Fees - Material Change of Use	Brothel - Impact	application	\$ 2,890.00	FALSE	(a)	PA2016:s1
Planning - Urban and Regional	Application Fees - Material Change of Use	Bulk landscape supplies - Code	application	\$ 1,693.00	FALSE	(a)	PA2016:s1
Planning - Urban and Regional	Application Fees - Material Change of Use	Bulk landscape supplies - Impact	application	\$ 2,890.00	FALSE	(a)	PA2016:s1
Planning - Urban and Regional	Application Fees - Material Change of Use	Caretaker's accommodation - Code	application	\$ 1,167.00	FALSE	(a)	PA2016:s1
Planning - Urban and Regional	Application Fees - Material Change of Use	Caretaker's accommodation - Impact	application	\$ 1,886.00	FALSE	(a)	PA2016:s1
Planning - Urban and Regional	Application Fees - Material Change of Use	Car wash - Code Up to 250 sq.m GFA	application	\$ 1,693.00	FALSE	(a)	PA2016:s1
Planning - Urban and Regional	Application Fees - Material Change of Use	Car wash - Code 251 sq.m or greater	application	\$ 4,508.00	FALSE	(a)	PA2016:s1
Planning - Urban and Regional	Application Fees - Material Change of Use	Car wash - Impact Up to 250 sq.m GFA	application	\$ 2,890.00	FALSE	(a)	PA2016:s1
Planning - Urban and Regional	Application Fees - Material Change of Use	Car wash - Impact 251 sq.m or greater	application	\$ 6,788.00	FALSE	(a)	PA2016:s1
Planning - Urban and Regional	Application Fees - Material Change of Use	Cemetery - Impact	application	\$ 1,693.00	FALSE	(a)	PA2016:s1
Planning - Urban and Regional	Application Fees - Material Change of Use	Child care centre - Code	application	\$ 2,890.00	FALSE	(a)	PA2016:s1
Planning - Urban and Regional	Application Fees - Material Change of Use	Cemetery - Code	application	\$ 1,693.00	FALSE	(a)	PA2016:s1
Planning - Urban and Regional	Application Fees - Material Change of Use	Child care centre - Impact	application	\$ 2,890.00	FALSE	(a)	PA2016:s1
Planning - Urban and Regional	Application Fees - Material Change of Use	Club - Code	application	\$ 1,693.00	FALSE	(a)	PA2016:s1
Planning - Urban and Regional	Application Fees - Material Change of Use	Club - Impact	application	\$ 2,890.00	FALSE	(a)	PA2016:s1
Planning - Urban and Regional	Application Fees - Material Change of Use	Community care centre - Code	application	\$ 1,693.00	FALSE	(a)	PA2016:s1
Planning - Urban and Regional	Application Fees - Material Change of Use	Community care centre - Impact	application	\$ 2,890.00	FALSE	(a)	PA2016:s1
Planning - Urban and Regional	Application Fees - Material Change of Use	Community residence - Code	application	\$ 1,167.00	FALSE	(a)	PA2016:s1
Planning - Urban and Regional	Application Fees - Material Change of Use	Community residence - Impact	application	\$ 1,886.00	FALSE	(a)	PA2016:s1
Planning - Urban and Regional	Application Fees - Material Change of Use	Community use - Code	application	\$ 1,693.00	FALSE	(a)	PA2016:s1
Planning - Urban and Regional	Application Fees - Material Change of Use	Community use - Impact	application	\$ 2,890.00	FALSE	(a)	PA2016:s1
Planning - Urban and Regional	Application Fees - Material Change of Use	Crematorium - Code	application	\$ 1,693.00	FALSE	(a)	PA2016:s1
Planning - Urban and Regional	Application Fees - Material Change of Use	Crematorium - Impact	application	\$ 2,890.00	FALSE	(a)	PA2016:s1
Planning - Urban and Regional	Application Fees - Material Change of Use	Cropping - Code	application	\$ 1,693.00	FALSE	(a)	PA2016:s1
Planning - Urban and Regional	Application Fees - Material Change of Use	Cropping - Impact	application	\$ 2,890.00	FALSE	(a)	PA2016:s1
Planning - Urban and Regional	Application Fees - Material Change of Use	Detention facility - Code	application	\$ 4,508.00	FALSE	(a)	PA2016:s1
Planning - Urban and Regional	Application Fees - Material Change of Use	Detention facility - Impact	application	\$ 6,977.00	FALSE	(a)	PA2016:s1

Category	Sub-Category	Title	Unit	Fee	GAT	Cost Recovery Fee	Legislation
Planning - Urban and Regional	Application Fees - Material Change of Use	Landing - Impact	application	\$ 2,890.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Low impact industry - Code Up to 500 sq m GFA	application	\$ 1,693.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Low impact industry - Code 501 sq m to 5,000 sq m GFA	application	\$ 4,508.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Low impact industry - Code greater than 5,000 sq m GFA	application	\$ 6,956.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Low impact industry - Impact Up to 500 sq m GFA	application	\$ 2,890.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Low impact industry - Impact 501 sq m to 5,000 sq m GFA	application	\$ 6,788.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Low impact industry - Impact greater than 5,000 sq m GFA	application	\$ 8,837.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Major electricity infrastructure - Code	application	\$ 1,693.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Major electricity infrastructure - Impact	application	\$ 2,890.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Major sport, recreation and entertainment facility - Code	application	POA	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Major sport, recreation and entertainment facility - Impact	application	POA	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Marine industry - Code	application	\$ 1,693.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Marine industry - Impact	application	\$ 2,890.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Market - Code	application	\$ 1,167.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Market - Impact	application	\$ 1,886.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Medium impact industry - Code Up to 500 sq m GFA	application	\$ 1,693.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Medium impact industry - Code 501 sq m to 5,000 sq m GFA	application	\$ 4,508.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Medium impact industry - Code greater than 5,000 sq m GFA	application	\$ 6,956.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Medium impact industry - Impact Up to 500 sq m GFA	application	\$ 2,890.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Medium impact industry - Impact 501 sq m to 5,000 sq m GFA	application	\$ 6,788.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Medium impact industry - Impact greater than 5,000 sq m GFA	application	\$ 8,837.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Motor sport facility - Code	application	POA	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Motor sport facility - Impact	application	POA	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Multiple dwelling - Code 3 to 10 units	application	\$ 1,693.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Multiple dwelling - Code 11 to 25 units	application	\$ 4,508.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Multiple dwelling - Code More than 25 units	application	\$ 6,956.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Multiple dwelling - Impact 3 to 10 units	application	\$ 2,890.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Multiple dwelling - Impact 11 to 25 units	application	\$ 6,788.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Nature-based tourism - Code	application	\$ 8,837.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Multiple dwelling - Impact More than 25 units	application	POA	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Nature-based tourism - Impact	application	POA	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Nightclub entertainment facility - Code	application	\$ 1,693.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Nightclub entertainment facility - Impact	application	\$ 2,890.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Non-resident workforce accommodation - Code	application	\$ 1,693.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Non-resident workforce accommodation - Impact	application	\$ 2,890.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Office - Code Up to 250 sq m GFA	application	\$ 1,693.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Office - Code 251 sq m or greater	application	\$ 4,508.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Office - Impact 251 sq m or greater	application	\$ 2,890.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Office - Impact Up to 250 sq m GFA	application	\$ 6,788.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Outdoor sales - Code	application	\$ 1,693.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Outdoor sales - Impact	application	\$ 2,890.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Outdoor sport and recreation - Code	application	\$ 1,693.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Outdoor sport and recreation - Impact	application	\$ 2,890.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Outstation - Code	application	\$ 1,167.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Outstation - Impact	application	\$ 1,886.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Park - Code	application	\$ 1,167.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Park - Impact	application	\$ 1,886.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Parking station - Code	application	\$ 1,167.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Parking station - Impact	application	\$ 1,886.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Permanent plantation - Code	application	\$ 1,693.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Permanent plantation - Impact	application	\$ 2,890.00	FALSE	(a)	PA2016s51

Category	Sub-Category	Title	Unit	Fee	GST	Cost Recovery Fee	Legislation
Planning - Urban and Regional	Application Fees - Material Change of Use	Place of worship - Code	application	\$ 1,693.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Place of worship - Impact	application	\$ 2,890.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Port services - Code	application	\$ 1,693.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Port services - Impact	application	\$ 2,890.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Relocatable home park - Code Up to 10 dwellings	application	\$ 1,693.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Relocatable home park - Code 11 to 25 dwellings	application	\$ 4,508.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Relocatable home park - Code More than 25 dwellings	application	\$ 6,956.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Relocatable home park - Impact Up to 10 dwellings	application	\$ 2,890.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Relocatable home park - Impact 11 to 25 dwellings	application	\$ 6,788.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Relocatable home park - Impact More than 25 dwellings	application	\$ 8,837.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Renewable energy facility - Code	application	\$ 6,956.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Renewable energy facility - Impact	application	\$ 8,837.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Research and technology industry - Code	application	\$ 1,693.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Research and technology industry - Impact	application	\$ 2,890.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Residential care facility - Code Up to 20 rooms/beds	application	\$ 1,693.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Residential care facility - Code 21 to 100 rooms/beds	application	\$ 4,508.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Residential care facility - Code greater than 100 rooms/beds	application	\$ 6,956.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Residential care facility - Impact Up to 20 rooms/beds	application	\$ 2,890.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Residential care facility - Impact 21 to 100 rooms/beds	application	\$ 6,788.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Residential care facility - Impact greater than 100 rooms/beds	application	\$ 8,837.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Resort complex - Code	application	POA	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Resort complex - Impact	application	POA	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Retirement facility - Code	application	\$ 6,956.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Retirement facility - Impact	application	\$ 8,837.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Roadside stall - Code	application	\$ 1,167.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Roadside stall - Impact	application	\$ 1,886.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Rooming accommodation - Code Up to 20 rooms/beds	application	\$ 1,693.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Rooming accommodation - Code 21 to 100 rooms/beds	application	\$ 4,508.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Rooming accommodation - Code greater than 100 rooms/beds	application	\$ 6,956.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Rooming accommodation - Impact Up to 20 rooms/beds	application	\$ 2,890.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Rooming accommodation - Impact 21 to 100 rooms/beds	application	\$ 6,977.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Rooming accommodation - Impact greater than 100 rooms/beds	application	\$ 8,837.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Rural industry - Code	application	\$ 1,693.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Rural industry - Impact	application	\$ 2,890.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Rural workers' accommodation - Code	application	\$ 1,693.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Rural workers' accommodation - Impact	application	\$ 2,890.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Sales office - Code	application	\$ 1,167.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Sales office - Impact	application	\$ 1,886.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Service industry - Code Up to 250 sq m GFA	application	\$ 1,693.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Service industry - Code 251 sq m or greater	application	\$ 4,508.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Service industry - Impact Up to 250 sq m GFA	application	\$ 2,890.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Service industry - Impact 251 sq m or greater	application	\$ 6,788.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Service station - Code	application	\$ 4,508.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Service station - Impact	application	\$ 6,788.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Shop - Code Up to 1,000 sq m GFA	application	\$ 1,693.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Shop - Code 1,001 sq m to 2,500 sq m GFA	application	\$ 4,508.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Shop - Code greater than 2,500 sq m GFA	application	\$ 6,956.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Shop - Impact Up to 1,000 sq m GFA	application	\$ 2,890.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Shop - Impact 1,001 sq m to 2,500 sq m GFA	application	\$ 6,788.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Shop - Impact greater than 2,500 sq m GFA	application	\$ 8,837.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Shopping centre - Code Up to 1,000 sq m GFA	application	\$ 1,693.00	FALSE	(a)	PA2016s51

Category	Sub-Category	Title	Unit	Fee	GST	Cost Recovery Fee	Legislation
Planning - Urban and Regional	Application Fees - Material Change of Use	Shopping centre - Code 1,001 sq m to 2,500 sq m GFA	application	\$ 4,508.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Shopping centre - Code greater than 2,500 sq m GFA	application	\$ 6,956.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Shopping centre - Impact Up to 1,000 sq m GFA	application	\$ 2,890.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Shopping centre - Impact 1,001 sq m to 2,500 sq m GFA	application	\$ 6,788.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Shopping centre - Impact greater than 2,500 sq m GFA	application	\$ 8,837.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Short-term accommodation - Code Up to 20 rooms/beds	application	\$ 1,693.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Short-term accommodation - Code 21 to 100 rooms/beds	application	\$ 4,508.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Short-term accommodation - Code greater than 100 rooms/beds	application	\$ 6,956.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Short-term accommodation - Impact Up to 20 rooms/beds	application	\$ 2,890.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Short-term accommodation - Impact 21 to 100 rooms/beds	application	\$ 6,788.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Short-term accommodation - Impact greater than 100 rooms/beds	application	\$ 8,837.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Showroom - Code	application	\$ 1,703.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Showroom - Impact	application	\$ 2,890.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Special industry - Code	application	POA	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Special industry - Impact	application	POA	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Substation - Code	application	\$ 1,693.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Substation - Impact	application	\$ 2,890.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Telecommunications facility - Code	application	\$ 1,693.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Theatre - Code	application	\$ 2,890.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Telecommunications facility - Impact	application	\$ 1,693.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Theatre - Impact	application	\$ 2,890.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Tourist attraction - Code	application	POA	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Tourist attraction - Impact	application	POA	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Tourist park - Code	application	\$ 1,693.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Tourist park - Impact	application	\$ 2,890.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Transport depot - Code	application	\$ 1,693.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Transport depot - Impact	application	\$ 2,890.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Utility installation - Code	application	\$ 1,693.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Utility installation - Impact	application	\$ 2,890.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Veterinary services - Code	application	\$ 1,693.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Veterinary services - Impact	application	\$ 2,890.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Warehouse - Code	application	\$ 1,693.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Warehouse - Impact	application	\$ 2,890.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Wholesale nursery - Code	application	\$ 1,693.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Wholesale nursery - Impact	application	\$ 2,890.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Winery - Code	application	\$ 1,693.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Material Change of Use	Winery - Impact	application	\$ 2,890.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Undefined Use	Undefined Use		POA	FALSE	No	
Planning - Urban and Regional	Application Fees - Inconsistent Use	Inconsistent Use		Normal Fee plus 50%	FALSE	No	
Planning - Urban and Regional	Application Fees - Reconfiguration	Reconfiguration up to 2 Lots, all boundary realignments and access easement	application	\$ 1,120.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Reconfiguration	Reconfiguration up to 3 - 10 Lots	application	\$ 1,913.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Reconfiguration	Reconfiguration up to 26 - 50 Lots	application	\$ 5,769.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Reconfiguration	Reconfiguration up to 11 - 25 Lots	application	\$ 8,321.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Reconfiguration	Reconfiguration up to >50 Lots	application	\$ 13,307.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Combined Applications	Application Fees - Combined Applications	application	POA	FALSE	(a)	PA2016s49,s51
Planning - Urban and Regional	Application Fees - Preliminary Approvals	Applications involving a s242 Preliminary Approval	application	Normal Fee plus \$8,683	FALSE	(a)	PA2016s49
Planning - Urban and Regional	Application Fees - Application Requiring Fee Determination	Application Fees - Application Requiring Fee Determination	application	POA	FALSE	(a)	PA2016s49,s51
Planning - Urban and Regional	Application Fees - Consultant Fees	Application Fees - Consultant Fees	application	POA	FALSE	(a)	PA2016s49,s51
Planning - Urban and Regional	Application Fees - Survey Plans	Application for Compliance Assessment for Endorsement of Survey Plan (Base Fee)	application	\$ 637.00	FALSE	(a)	PR2017 Schedule 18
Planning - Urban and Regional	Application Fees - Survey Plans	Endorsement of Survey Plan per lot fee (in addition to base fee) - based on DNRM valuation roll maintenance fee	lot	\$ 37.00	FALSE	(a)	PR2017 Schedule 18
Planning - Urban and Regional	Application Fees - Survey Plans	Re-endorsement of a survey plan	application	\$ 274.00	FALSE	(a)	PR2017 Schedule 18
Planning - Urban and Regional	Application Fees - Survey Plans	Endorsement of CMs/Easement/Covenant	document	\$ 368.00	FALSE	(a)	PR2017 Schedule 18

Category	Sub-Category	Title	Unit	Fee	GST	Cost Recovery Fee	Legislation
Planning - Urban and Regional	Application Fees - Superseded Applications	Application under a Superseded Planning Scheme for exempt or self assessable development	application	\$ 658.00	FALSE	(a)	PA2016s29
Planning - Urban and Regional	Application Fees - Superseded Applications	Application under a Superseded Planning Scheme for Code or Impact	application	\$ 1,015.00	FALSE	(a)	PA2016s29
Planning - Urban and Regional	Application Fees - Extension of Relevant Period	Extension of Relevant Period	application	\$ 526.00	FALSE	(a)	PA2016s86
Planning - Urban and Regional	Application Fees - Application to Change Development Approval	Application to change Development Approval after appeal period ends	application	Charge is 50% of current prescribed Fee. Minimum Fee \$526.00	FALSE	(a)	PA2016s52
Planning - Urban and Regional	Application Fees - Application to Change Development Approval	Application to change Development Approval after appeal period ends - Court Order	application	\$3,246.00 plus all legal costs including GST	TRUE	(a)	PA2016s52
Planning - Urban and Regional	Application Fees - Application to Change a Compliance Certificate/Permit	Application to change a Compliance Certificate	application	\$ 311.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Application to Change a Compliance Certificate/Permit	Application to change a Compliance Permit	application	\$ 810.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Application to Change Development Application	Additional fee to be paid based on % of current application fee - if prior to issue of Information Request - 25%	application	25%	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Application to Change Development Application	Additional fee to be paid based on % of current application fee - if prior to the Decision Making period - 50%	application	50%	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Application to Change Development Application	Additional fee to be paid based on % of current application fee - in Decision Making stage, but prior to report being completed - 75%	application	75%	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Application to Change Development Application	Additional fee to be paid based on % of current application fee - after report is completed - 100%	application	100%	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Application Fees - Refund of Development Application - withdrawn application	Refund based on % of application fee paid - if prior to issue of Information Request - 75%		75%	FALSE	(a)	PA2016s109
Planning - Urban and Regional	Application Fees - Refund of Development Application - withdrawn application	Refund based on % of application fee paid - if prior to the Decision Making period - 50%		50%	FALSE	(a)	PA2016s109
Planning - Urban and Regional	Application Fees - Refund of Development Application - withdrawn application	Refund of Development Application - lapsed application Application lapsed as not properly made application (s266 of SPA) - refund 80% of application fee paid		80% of application fee paid	FALSE	(a)	PA2016s109
Planning - Urban and Regional	Application Fees - Application to Cancel Development Approval	Application to Cancel Development Approval	application	\$ 101.00	FALSE	(a)	PA2016s84
Planning - Urban and Regional	Application Fees - Lapsed Application	Lapsed application or approval - no refund applies in any other circumstance		\$ -	FALSE	No	
Planning - Urban and Regional	Operational Works - Operational Works Application	Application for works on Council road reserve involving an access (where associated with a MCU or ROL approval)	application	\$ 279.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Operational Works - Operational Works Application	Application for Advertising Sign	application	\$ 1,130.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Operational Works - Operational Works Application	Application for Clearing of Vegetation	application	\$ 489.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Operational Works - Operational Works Application (Op Works associated with ROL for more than 5 lots)	Base Fee	application	\$ 1,619.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Operational Works - Operational Works Application (Op Works associated with ROL for more than 5 lots)	Plus amount per lot	lot	\$ 143.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Operational Works - Other Operational Works Application (incl associated with ROL up to 5 lots)	Other Operational Works Application (incl associated with ROL up to 5 lots)	application	1.5% o/g cost (min \$230 max \$10,000)	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Operational Works - Reassessment of Engineering Plans	Plus amount per lot	lot	\$ 74.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Operational Works - Reassessment of Engineering Plans	As a result of substantially amended plans Base Fee	application	\$ 889.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Operational Works - Checking of Landscape Plans (associated with Op Works)	(i) Landscape plans submitted by Landscape Architect or Landscape Designer and who will: (a) submit a conforming statement of compliance, and (b) undertake a final inspection, and (c) submit as constructed landscaping plans (where required)	application	\$ 573.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Operational Works - Checking of Landscape Plans (associated with Op Works)	(ii) Landscape plans submitted and not in accordance with (i) above	application	\$ 1,913.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Operational Works - Checking of Street Lighting Plans (associated with Op Works)	Base Fee	application	\$ 395.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Operational Works - Checking of Street Lighting Plans (associated with Op Works)	Plus amount per Lot	lot	\$ 17.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Operational Works - Construction Monitoring (Op Works associated with ROL for more than 5 lots)	Base Fee	application	\$ 1,619.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Operational Works - Construction Monitoring (Op Works associated with ROL for more than 5 lots)	Plus amount per Lot	lot	\$ 290.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Operational Works - Construction Monitoring of other Operational Works (incl. associated with ROL up to 5 lots)	Construction Monitoring of other Operational Works (incl. associated with ROL up to 5 lots)	application	1.5% of cost (min \$235 max \$10,000)	FALSE	(a)	PA2016s51

Category	Sub-Category	Title	Unit	Fee	GST	Cost Recovery Fee	Legislation
Planning - Urban and Regional	Operational Works - Re-inspection of Outstanding works and/or Early Plan Sealing Inspection	Re-inspection of Outstanding works and/or Early Plan Sealing Inspection	application	\$ 726.00	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Operational Works - Bonds for Construction Security and Defects Liability	Bonds for Construction Security and Defects Liability	application	5% of value of works (minimum \$1,000)	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Operational Works - Bonds for Outstanding Works and Early Plan Sealing	Bonds for Outstanding Works and Early Plan Sealing	application	150% of Value of Works Being Bonded	FALSE	(a)	PA2016s51
Planning - Urban and Regional	Developer Contributions - Parking	Kuranda town - Business and Village zone	space	\$ 10,701.00	FALSE	No	PA2016s13
Planning - Urban and Regional	Developer Contributions - Parking	Kuranda town - other areas	space	\$ 2,670.00	FALSE	No	PA2016s13
Planning - Urban and Regional	Developer Contributions - Parking	Mareeba town - Commercial, Business and Industry zone	space	\$ 6,788.00	FALSE	No	PA2016s13
Planning - Urban and Regional	Developer Contributions - Parking	Mareeba town - other areas	space	\$ 2,670.00	FALSE	No	PA2016s13
Planning - Urban and Regional	Developer Contributions - Parking	Other Towns	space	POA	FALSE	No	PA2016s13
Planning - Urban and Regional	Developer Contributions - Parks Contribution	Parks Contribution	charge	\$ 5,065.00	FALSE	No	PA2016s13
Planning - Urban and Regional	Developer Contributions - Drainage	Drainage	charge	\$ 5,065.00	FALSE	No	PA2016s13
Planning - Urban and Regional	Developer Contributions - Roads	Roads	charge	\$ 5,065.00	FALSE	No	PA2016s13
Planning - Urban and Regional	Developer Contributions - Water/Sewerage Contribution	Mareeba - Water contribution	charge	\$ 5,065.00	FALSE	No	PA2016s13
Planning - Urban and Regional	Developer Contributions - Water/Sewerage Contribution	Mareeba - Sewerage contribution	charge	\$ 5,065.00	FALSE	No	PA2016s13
Planning - Urban and Regional	Developer Contributions - Water/Sewerage Contribution	Water for Kuranda ULZ	charge	\$ 6,262.00	FALSE	No	PA2016s13
Planning - Urban and Regional	Developer Contributions - Water/Sewerage Contribution	Water for Warill HLZ	charge	\$ 10,098.00	FALSE	No	PA2016s13
Planning - Urban and Regional	Developer Contributions - Water/Sewerage Contribution	Water for Mason HLZ	charge	\$ 8,600.00	FALSE	No	PA2016s13
Planning - Urban and Regional	Developer Contributions - Water/Sewerage Contribution	Kuranda - Sewerage for Area 1	charge	\$ 5,065.00	FALSE	No	PA2016s13
Planning - Urban and Regional	Developer Contributions - Water/Sewerage Contribution	Kuranda - Sewerage for Area 2	charge	\$ 5,065.00	FALSE	No	PA2016s13
Planning - Urban and Regional	Developer Contributions - Water/Sewerage Contribution	Kuranda - Sewerage for Area 3	charge	\$ 8,469.00	FALSE	No	PA2016s13
Planning - Urban and Regional	Developer Contributions - Water/Sewerage Contribution	Kuranda - Sewerage for Area 4	charge	\$ 7,807.00	FALSE	No	PA2016s13
Planning - Urban and Regional	Developer Contributions - Water/Sewerage Contribution	Chillagoe - Water Contribution	charge	\$ 5,065.00	FALSE	No	PA2016s13
Planning - Urban and Regional	Developer Contributions - Water/Sewerage Contribution	Dimbulah - Water Contribution	charge	\$ 5,065.00	FALSE	No	PA2016s13
Planning - Urban and Regional	Developer Contributions - Water/Sewerage Contribution	Mt Molloy - Water Contribution	charge	\$ 5,065.00	FALSE	No	PA2016s13
Trade Waste	Initial Application Fee	One inspection cost for all locations	Inspection	\$ 210.00	FALSE	(e)	WS(SR)A 2008 s18(1)(a)
Trade Waste	Initial Application Fee	One Assessment	Assessment	\$ 148.00	FALSE	(e)	WS(SR)A 2008 s18(1)(a)
Building & Plumbing	Inspection Fees	Inspection Costs (Class 1 and 10 Buildings) - One inspection cost for all locations	Inspection	\$ 250.00	TRUE	(e)	BA1975s1(2)
Building & Plumbing	Inspection Fees	Inspection Costs (Class 2 - 9 Buildings) - One inspection cost of all locations	Inspection	\$ 275.00	TRUE	(e)	BA1975s1(2)
Building & Plumbing	Inspection Fees	Demolition All Classes (Excluding Plumbing) - BOND APPLICABLE - Clean Up Bond	bond	\$ 1,000.00	FALSE	No	LGA2009s262(3)(2)
Building & Plumbing	Inspection Fees	Extension of Time or Renewal of Building Approval (Lapsing) - Application	Application	\$ 84.00	FALSE	(a)	BA1975s1(2)
Building & Plumbing	Inspection Fees	Extension of Time or Renewal of Building Approval (Lapsing) - Assessment	Assessment	\$ 211.00	TRUE	(e)	BA1975s1(2)
Building & Plumbing	Inspection Fees	Extension of Time or Renewal of Building Approval (Lapsing) - Inspections x 1 minimum	Inspection	\$ 250.00	TRUE	(e)	BA1975s1(2)
Building & Plumbing	Inspection Fees	Extension of Time or Renewal of Building Approval - Submitted by a Private Certifier - Administration	Application	\$ 84.00	FALSE	(a)	BA1975s1(2)
Building & Plumbing	Concurrence Agency Advice	Siting Dispensation - Includes report - Assessment	Assessment	\$ 103.00	FALSE	(e)	BA1975s1(2)
Building & Plumbing	Concurrence Agency Advice	Siting Dispensation - Includes report - Inspections x 1 minimum	Inspection	\$ 250.00	TRUE	(e)	BA1975s1(2)
Building & Plumbing	Concurrence Agency Advice	Temporary Accommodation Permit - Assessment	Assessment	\$ 103.00	FALSE	(a)	LL1
Building & Plumbing	Concurrence Agency Advice	Temporary Accommodation Permit - Inspections x 1 minimum (if necessary)	Inspection	\$ 250.00	TRUE	(a)	LL1
Building & Plumbing	Concurrence Agency Advice	Temporary Accommodation Renewal - Assessment	Assessment	\$ 84.00	FALSE	(a)	LL1
Building & Plumbing	Building Records Search	Building Record Search - (Domestic and Commercial) - Building File Information Only	Application	\$ 56.00	FALSE	(c)	BA1975s1(2)
Building & Plumbing	Building Records Search	Building Record Search - (Domestic and Commercial) - Building File Summary and Plans	Application	\$ 144.00	FALSE	(c)	BA1975s1(2)
Building & Plumbing	Building Records Search	Building Record Search - (Domestic) - Building File Summary and Plans	Application	\$ 349.00	FALSE	(c)	BA1975s1(2)
Building & Plumbing	Building Records Search	Building Record Search - (Commercial) - Building File Summary, Plans and Inspection	Application	\$ 364.00	TRUE	(c)	BA1975s1(2)
Building & Plumbing	Building Records Search	Infrastructure Record Search	Application	\$ 144.00	TRUE		
Building & Plumbing	Certificate of Classification	Certificate of Classification (if not previously issued) - Application	Application	POA	FALSE	(a)	BA1975s1(2)
Building & Plumbing	Certificate of Classification	Certificate of Classification (if not previously issued) - Inspections (depending on location) x 1 minimum	Inspection	\$ 250.00	TRUE	(a)	BA1975s1(2)
Building & Plumbing	Application for House Relocation	Road Transport Bond - BOND APPLICATION (refundable)	bond	\$ 5,000.00	FALSE	No	LGA2009s262(3)(2)
Building & Plumbing	Lodgement Fee (Development Permit)	Private Certifier Lodgement Class 1 and 10 - Non Commercial - Application	Application	\$ 183.00	FALSE	(a)	BA1975s1(2)
Building & Plumbing	Lodgement Fee (Development Permit)	Private Certifier Lodgement - Class 2 to 9 - Commercial Developments - Application	Application	\$ 374.00	FALSE	(a)	BA1975s1(2)
Building & Plumbing	Compliance Permit - New Plumbing Works	Minor Plumbing works, modifications to Existing Plumbing and Drainage - Application	application	\$ 103.00	FALSE	(a)	PD A2018s164-167
Building & Plumbing	Compliance Permit - New Plumbing Works	Minor Plumbing works, modifications to Existing Plumbing and Drainage - Assessment	assessment	\$ 78.00	FALSE	(e)	PD A2018s164-167
Building & Plumbing	Compliance Permit - New Plumbing Works	Minor Plumbing works, modifications to Existing Plumbing and Drainage - Inspections x 1 minimum	inspection	\$ 200.00	FALSE	(e)	PD A2018s164-167

Category	Sub-Category	Title	Unit	Fee	GST	Cost Recovery Fee	Legislation
Building & Plumbing	Compliance Permit - New Plumbing Works	Minor Plumbing Connection (Class 10a Sheds) - Application	application	\$ 100.00	FALSE	(a)	PD A2018ss164-167
Building & Plumbing	Compliance Permit - New Plumbing Works	Minor Plumbing Connection (Class 10a Sheds) - Assessment	fixture - minimum charge \$104	\$21.00 Per Fixture	FALSE	(e)	PD A2018ss164-167
Building & Plumbing	Compliance Permit - New Plumbing Works	Minor Plumbing Connection (Class 10a Sheds) - Inspections x 2 minimum	inspection	\$ 400.00	FALSE	(e)	PD A2018ss164-167
Building & Plumbing	Compliance Permit - New Plumbing Works	Town Sewer Connection (Domestic and Commercial) - Application	application	\$ 100.00	FALSE	(a)	PD A2018ss164-167
Building & Plumbing	Compliance Permit - New Plumbing Works	Town Sewer Connection (Domestic and Commercial) - Assessment	fixture - minimum charge \$104	\$21.00 Per Fixture	FALSE	(e)	PD A2018ss164-167
Building & Plumbing	Compliance Permit - New Plumbing Works	Town Sewer Connection (Domestic and Commercial) - Inspections x 4 minimum	inspection	\$ 800.00	FALSE	(e)	PD A2018ss164-167
Building & Plumbing	Compliance Permit - New Plumbing Works	Minor Plumbing Connection (Domestic Sheds - Unsewered) - Application	application	\$ 100.00	FALSE	(a)	PD A2018ss164-167
Building & Plumbing	Compliance Permit - New Plumbing Works	Minor Plumbing Connection (Domestic Sheds - Unsewered) - Assessment	fixture - minimum charge \$104	\$21.00 Per Fixture	FALSE	(e)	PD A2018ss164-167
Building & Plumbing	Compliance Permit - New Plumbing Works	Minor Plumbing Connection (Domestic Sheds - Unsewered) - Assessment Site and Soil Report	assessment	\$ 100.00	FALSE	(e)	PD A2018ss164-167
Building & Plumbing	Compliance Permit - New Plumbing Works	Minor Plumbing Connection (Domestic Sheds - Unsewered) - Inspection x 2 minimum	inspection	\$ 400.00	FALSE	(e)	PD A2018ss164-167
Building & Plumbing	Compliance Permit - New Plumbing Works	Installation of on-site disposal system (in connection with building permit) - Application	application	\$ 100.00	FALSE	(a)	PD A2018ss164-167
Building & Plumbing	Compliance Permit - New Plumbing Works	Installation of on-site disposal system (in connection with building permit) - Assessment Site & Soil Report	assessment	\$21.00 Per Fixture	FALSE	(e)	PD A2018ss164-167
Building & Plumbing	Compliance Permit - New Plumbing Works	Installation of on-site disposal system (in connection with building permit) - Assessment	fixture - minimum charge \$104	\$ 100.00	FALSE	(e)	PD A2018ss164-167
Building & Plumbing	Compliance Permit - New Plumbing Works	Installation of on-site disposal system (in connection with building permit) - Inspections x 4 minimum	inspection	\$ 400.00	FALSE	(e)	PD A2018ss164-167
Building & Plumbing	Compliance Permit - New Plumbing Works	Installation of on-site disposal system (as standalone application) - Application	application	\$ 100.00	FALSE	(a)	PD A2018ss164-167
Building & Plumbing	Compliance Permit - New Plumbing Works	Installation of on-site disposal system (as standalone application) - Assessment Site & Soil Report	assessment	\$ 100.00	FALSE	(e)	PD A2018ss164-167
Building & Plumbing	Compliance Permit - New Plumbing Works	Installation of on-site disposal system (as standalone application) - Inspections x 2 minimum	inspection	\$ 400.00	FALSE	(e)	PD A2018ss164-167
Building & Plumbing	Compliance Permit - New Plumbing Works	Shop Fit-Out - Commercial - Application	application	\$ 100.00	FALSE	(a)	PD A2018ss164-167
Building & Plumbing	Compliance Permit - New Plumbing Works	Shop Fit-Out - Commercial - Assessment	fixture - minimum charge \$104	\$21.00 Per Fixture	FALSE	(e)	PD A2018ss164-167
Building & Plumbing	Compliance Permit - New Plumbing Works	Shop Fit-Out - Commercial - Inspections x 3 minimum	inspection	\$ 400.00	FALSE	(e)	PD A2018ss164-167
Building & Plumbing	Compliance Permit - New Plumbing Works	Additional/Alterations to plumbing fixtures - existing drainage connection - Application	application	\$ 100.00	FALSE	(a)	PD A2018ss164-167
Building & Plumbing	Compliance Permit - New Plumbing Works	Additional/Alterations to plumbing fixtures - existing drainage connection - Assessment	fixture - minimum charge \$104	\$21.00 Per Fixture	FALSE	(e)	PD A2018ss164-167
Building & Plumbing	Compliance Permit - New Plumbing Works	Additional/Alterations to plumbing fixtures - existing drainage connection - Inspections x 2 minimum	inspection	\$ 400.00	FALSE	(e)	PD A2018ss164-167
Building & Plumbing	Compliance Permit - New Plumbing Works	Replacement of land application area - Application	application	\$ 100.00	FALSE	(a)	PD A2018ss164-167
Building & Plumbing	Compliance Permit - New Plumbing Works	Replacement of land application area - Assessment Site & Soil Report	assessment	\$ 100.00	FALSE	(e)	PD A2018ss164-167
Building & Plumbing	Compliance Permit - New Plumbing Works	Replacement of land application area - Inspections x 1 minimum	inspection	\$ 200.00	FALSE	(e)	PD A2018ss164-167
Building & Plumbing	Compliance Permit - Existing Plumbing Works	Inspections - Inspections x 1 minimum	inspection	\$ 200.00	FALSE	(e)	PD A2018ss164-167
Building & Plumbing	Compliance Permit - Existing Plumbing Works	Disconnection from Council Sewer System - Application	application	\$ 100.00	FALSE	(a)	PD A2018ss164-167
Building & Plumbing	Compliance Permit - Existing Plumbing Works	Disconnection from Council Sewer System - Assessment	assessment	\$ 100.00	FALSE	(e)	PD A2018ss164-167
Building & Plumbing	Compliance Permit - Existing Plumbing Works	Disconnection from Council Sewer System - Inspections x 1 minimum	inspection	\$ 200.00	FALSE	(e)	PD A2018ss164-167
Building & Plumbing	Compliance Permit - Existing Plumbing Works	Connection to Council sewerage system - Application	application	\$ 100.00	FALSE	(a)	PD A2018ss164-167
Building & Plumbing	Compliance Permit - Existing Plumbing Works	Connection to Council sewerage system - Assessment	fixture - minimum charge \$104	\$21.00 Per Fixture	FALSE	(e)	PD A2018ss164-167
Building & Plumbing	Compliance Permit - Existing Plumbing Works	Connection to Council sewerage system - Inspections x 2 minimum	inspection	\$ 400.00	FALSE	(e)	PD A2018ss164-167
Building & Plumbing	Administrative	Provide copy of "as constructed" file - Administration	application	\$ 21.00	FALSE	(c)	PD A2018ss164-167
Building & Plumbing	Administrative	Amendment to Drainage Plan - Application	application	\$ 54.00	FALSE	(a)	PD A2018ss164-167
Building & Plumbing	Administrative	Amendment to Drainage Plan - Assessment	fixture - minimum charge \$104	\$21.00 Per Fixture	FALSE	(e)	PD A2018ss164-167
Building & Plumbing	Administrative	Change of Plumber - Notification	application	\$ 62.00	FALSE	(e)	PD A2018ss164-167
Building & Plumbing	Administrative	On Site Sewerage Facility - Annual Administration Fee	application	\$ -	FALSE	(e)	PD A2018ss164-167
Building & Plumbing	Administrative	On Site Sewerage Facility - Noncompliance Fee	application	\$ 104.00	FALSE	(e)	PD A2018ss164-167
Building & Plumbing	Administrative	On Site Sewerage Facility - Noncompliance Fee for water quality test failure and sample analysis fee cost + 0.5 admin	application	Cost + 0.5 admin	FALSE	(e)	PD A2018ss164-167
Building & Plumbing	Administrative	On Site Sewerage Facility - Inspections x 2 minimum	inspection	\$ 400.00	FALSE	(e)	PD A2018ss164-167
Building & Plumbing	Concurrence Agency Advice	On Site Concurrence Agency - Assessment	assessment	\$ 100.00	FALSE	(e)	PD A2018ss164-167
Building & Plumbing	Concurrence Agency Advice	Back flow prevention device - Annual Administration Fee	application	\$ 69.00	FALSE	(e)	PD A2018ss164-167
Building & Plumbing	Concurrence Agency Advice	Back flow prevention device - Non compliance Fee	application	\$ 104.00	FALSE	(e)	PD A2018ss164-167
Building & Plumbing	Concurrence Agency Advice	Back flow prevention device - Non compliance Fee for water quality test failure and sample analysis fee cost + 0.5 admin	application	Cost + 0.5 admin	FALSE	(e)	PD A2018ss164-167
Building & Plumbing	Concurrence Agency Advice	Back flow prevention device - Inspections x 2 minimum	inspection	\$ 400.00	FALSE	(e)	PD A2018ss164-167

Category	Sub-Category	Title	Unit	Fee	GST	Cost Recovery Fee	Legislation
Building & Plumbing	Administration	Plumbing Extension Application Fee	Application	\$ 104.00	FALSE	(a)	PD A2018ss164-167
Building & Plumbing	Inspection Fee	Plumbing Extension Inspection Fee	Inspection	\$ 200.00	FALSE	(e)	PD A2018ss164-167
Building & Plumbing	Administration	Temporary Plumbing Application Fee	Application	\$ 104.00	FALSE	(a)	PD A2018ss164-167
Building & Plumbing	Inspection Fee	Temporary Plumbing Inspection Fee	Inspection	\$ 200.00	FALSE	(e)	PD A2018ss164-167

8.10 FINANCIAL STATEMENTS PERIOD ENDING 28 FEBRUARY 2022**Date Prepared:** 28 February 2022**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 28 February 2022.

RECOMMENDATION

That Council:

1. Receives the Financial Report for the period ending 28 February 2022; and
2. Endorses the two (2) emergency purchase orders

BACKGROUND

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

For the month ending 28 February 2022, 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.

February 2022 - Snapshot

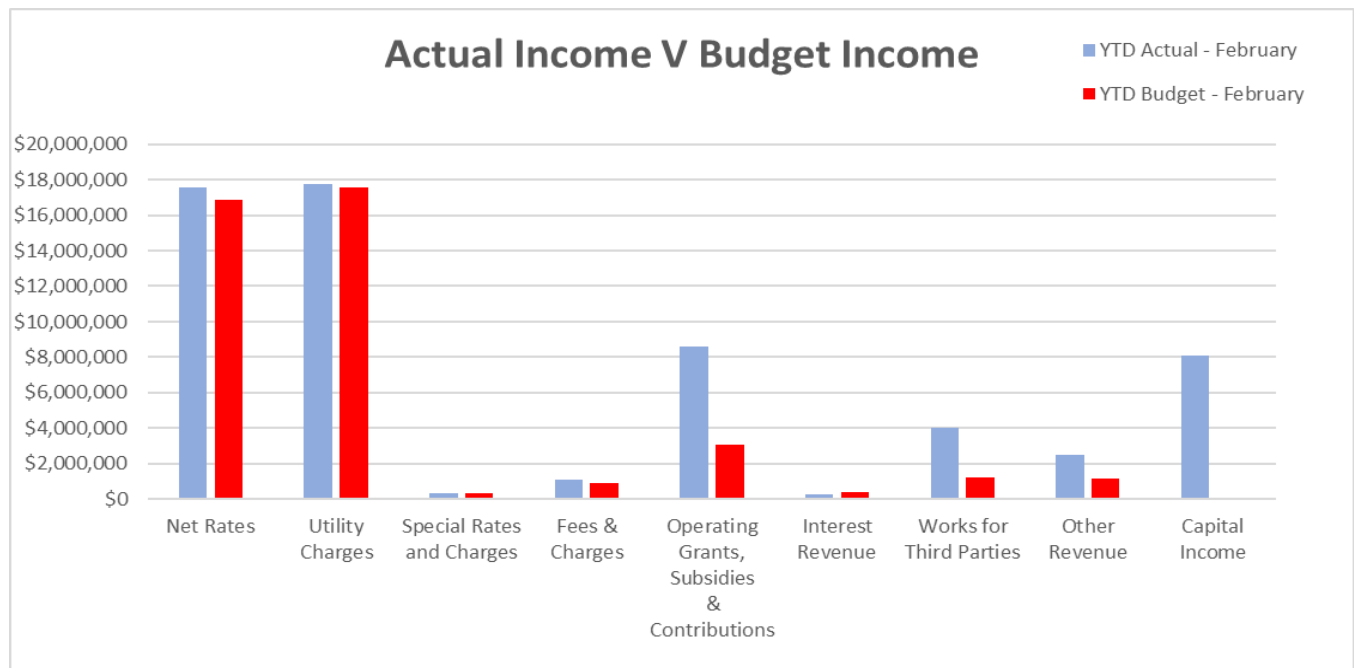
Total Operating Income	\$	52,122,085
Total Operating Expenditure	\$	34,104,865
Operating Surplus/(Deficit)	\$	18,017,220
Total Capital Income (grants, developer contributions)	\$	8,070,666
Net Result - Surplus/(Deficit)	\$	26,087,886

The operating surplus shown above is due to the Rates Notices for the period ending 30 June 2022 being issued in February 2022.

Income Analysis

Total income (including capital income of \$8,070,666) for the period ending 28 February 2022 is \$60,192,751 compared to the YTD budget of \$41,674,200.

The graph below shows actual income against budget for the period ending 28 February 2022.



	Actual YTD	Budget YTD	Note
Net Rates	17,587,044	16,849,595	1
Utility Charges	17,747,541	17,554,407	
Special Rates and Charges	349,127	317,768	
Fees & Charges	1,086,981	1,083,963	
Operating Grants, Subsidies & Contributions	8,613,378	3,073,626	2
Interest Received	256,449	387,000	3
Works for Third Parties	3,996,791	1,231,788	4
Other Revenue	2,484,774	1,176,053	5
Capital Income	8,070,666	-	6

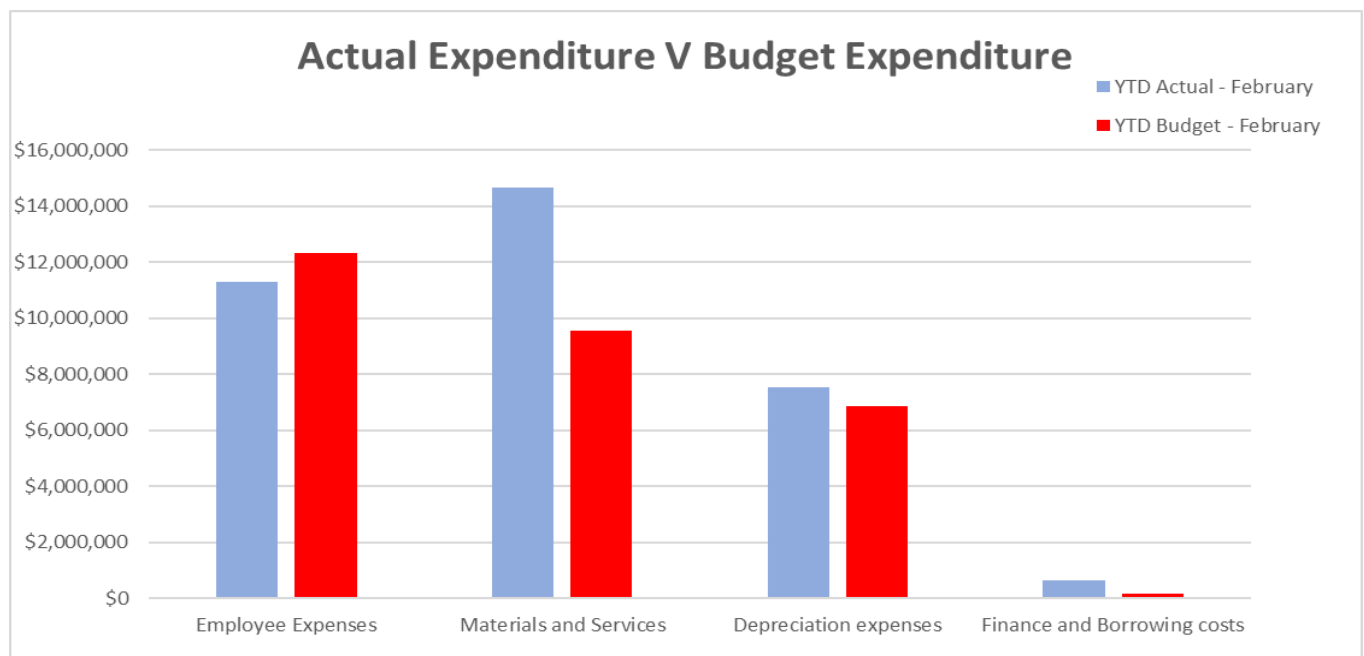
Notes:

1. Rates for the half year 1 January 2022 to 30 June 2022 were issued 14 February 2022. The favourable variance assumes that no rates discounts will be applied, as the discount is applied when the rate payments are made. As the majority of rate payments are received before the due date, this variance will reduce.

2. Favourable variance is in relation to DRFA (Disaster Recovery Funding Arrangement). This is not budgeted for but will be completely offset with expenditure.
3. Interest revenue received below budget due to low interest rates.
4. Favourable result due to 3rd party works which were not budgeted for. The associated costs form part of the operational expenses which were also not budgeted. The net impact of these additional works is likely to result in a small surplus. Also contributing to the variance is how the budget has been allocated for RMPC works, which is equally apportioned over 12 periods however actual works does not reflect this same trend.
5. A significant portion of this favourable variance is a result from the sale of three lots at the Mareeba Industrial Park which occurred in the months of December and January and was not budgeted for.
6. Council has received \$6.7M in capital grants towards Works for Queensland COVID Round and Round 4, Transport Infrastructure Development Scheme (TIDS), Local Roads & Community Infrastructure Program Round 2, Disaster Recovery Funding Arrangements 2019 for the Mason Street Sewer Upgrade and Chillagoe Bore Water and Main upgrades and \$495k received in capital contributions.

Expenditure Analysis

Total expenses for the period ending 28 February 2022 is \$34,104,865 compared to the YTD budget of \$28,878,015. The graph below shows actual expenditure against budget for the period ending 28 February 2022.



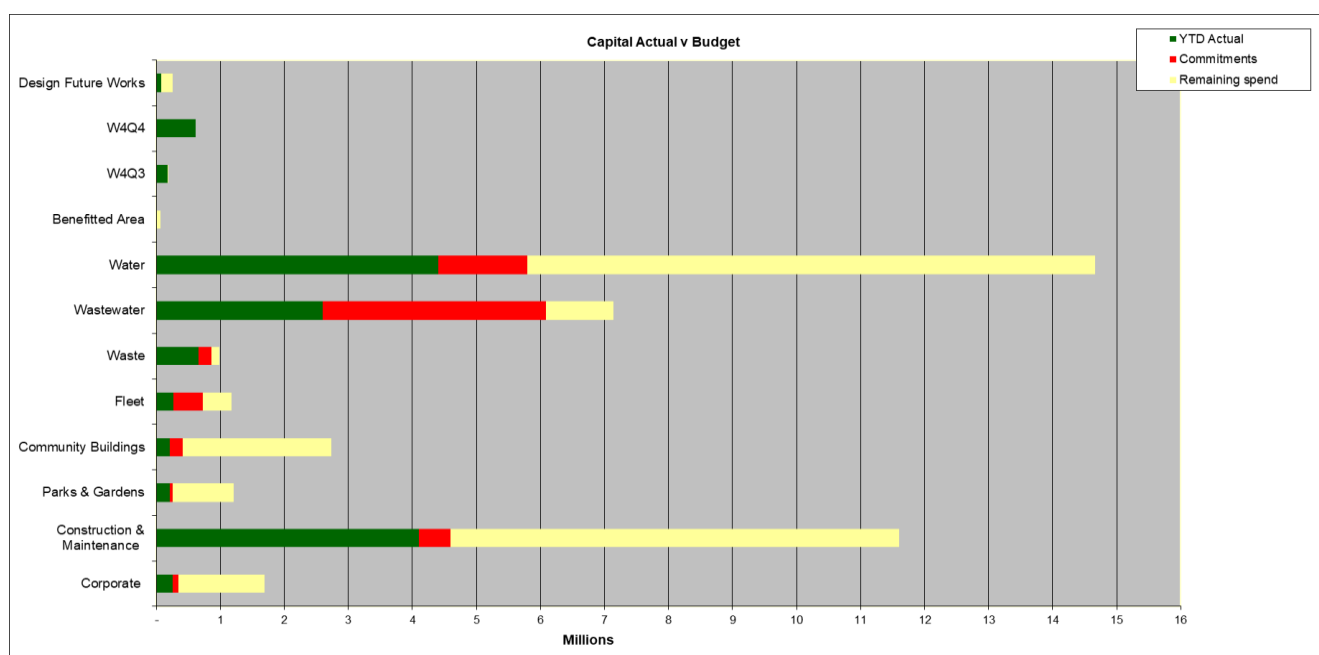
	Actual YTD	Budget YTD	Note
Employee expenses	11,304,987	12,316,394	1
Materials & Services	14,646,057	9,557,186	2
Depreciation expenses	7,525,102	6,857,521	
Finance & Borrowing costs	628,719	146,914	3

Notes:

1. There are no significant issues to report. The reason for the variance is a timing issue for the annual increment, staff absences, vacancies and staff working on capital.
2. The majority of the variance relates to the additional 3rd party works and DRFA expenditure which was not budgeted for however there is income to offset this expense. Also contributing to the variance is the expenditure for RMPC and Council road maintenance, which is allocated equally over 12 periods however actual works does follow same trend.
3. The large variance in Finance and Borrowing costs in comparison to budget is due to the valueless land acquired from the November 2020 council report. A total of eight (8) properties have been acquired and recognised as Council assets and the associated rates and charges associated have been written off.

Capital Expenditure

Total capital expenditure of \$19,961,151 (including commitments) has been spent for the period ending 28 February 2022 against the 2021/22 adjusted annual capital budget of \$42,228,197. 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 \$813,251.



Loan Borrowings

Council's loan balance is as follows:

QTC Loans \$7,465,331

Rates and Sundry Debtors AnalysisRates and Charges

The total rates and charges payable as at 28 February 2022 are \$16,625,109 which is broken down as follows:

Status	28 February 2022		28 February 2021	
	No. of properties	Amount	No. of properties	Amount
Valueless land	10	402,529	18	784,309
Payment Arrangement	36	61,620	15	47,201
Collection House	241	1,540,906	222	1,055,833
Exhausted – awaiting sale of land	9	60,169	8	170,735
Sale of Land	6	288,110	7	123,146
Other <i>(includes current rate notices)</i>	8,168	14,272,775	9,432	15,623,796
TOTAL	8,470	16,626,109	9,702	17,815,020

The Rate Notices for the period ending 30 June 2022 were issued on 14 February 2022 with total rates and charges amounting to \$19,639,266 with the discount due date of 18 March 2022.

Collection House collected \$94,977 for the month of February 2022.

Council Officers have commenced the process to acquire the identified valueless land properties, this process will take up to 12 months to complete.

Sundry Debtors

The total outstanding for Sundry Debtors as at 28 February 2022 is \$520,152 which is made up of the following:

Current	30 days	60 days	90 + days
\$480,356	\$7,809	\$586	\$31,401
92.35%	1.50%	0.10%	6.05%

Procurement

There were two (2) emergency orders for the month of February:

Order Number	PWK09135	Quotation Process	Emergency	Order Date	3.02.2022
Supplier Name	CQB Services Pty Ltd				
Order Amount	\$2,418.75				
Reason	Bower Road - Road & causeway wash out from 130mm of heavy rain and immediate action had to be taken to rectify the damage and will be claimable under DRFA				

Order Number	PWK09136	Quotation Process	Emergency	Order Date	3.02.2022
Supplier Name	Mareeba Concrete Company				
Order Amount	\$2,288.00				
Reason	Bower Road - Road & causeway wash out from 130mm of heavy rain and immediate action had to be taken to rectify the damage and will be claimable under DRFA				

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

Budgeted Income Statement by Fund 2021/22 Budget			
<u>Consolidated</u>			
	Actual YTD	Budget YTD	2021/22
Revenue			
Rates and utility charges	37,067,997	36,786,205	36,787,376
Less Discounts and Pensioner Remissions	(1,384,285)	(2,064,435)	(2,064,435)
Net Rates and Utility Charges	35,683,712	34,721,770	34,722,941
Fees and Charges	1,086,981	1,083,963	1,511,931
Operating Grants and Subsidies	8,508,908	3,073,626	8,067,552
Operating Contributions	104,470	-	46,300
Interest Revenue	256,449	387,000	435,500
Works for Third Parties	3,996,791	1,231,788	1,847,683
Other Revenue	2,484,774	1,176,053	1,776,579
Total Operating Revenue	52,122,085	41,674,200	48,408,486
Expenditure			
Employee Expenses	11,304,987	12,316,394	18,569,830
Materials and Services	14,646,057	9,557,186	13,339,658
Depreciation expense	7,525,102	6,857,521	10,286,283
Finance and Borrowing costs	628,719	146,914	267,094
Total Operating Expenses	34,104,865	28,878,015	42,462,865
Operating Surplus/(Deficit)	18,017,220	12,796,185	5,945,621
Capital Income			
Capital Contributions	495,635	-	-
Capital Grants and Subsidies	6,720,832	-	11,254,723
Donated Assets	-	-	-
Profit/(Loss) on Sale of Asset	854,199	-	-
Total Capital Income	8,070,666	-	11,254,723
Net Result	26,087,886	12,796,185	17,200,344

Budgeted Income Statement by Fund 2021/22 Budget			
<u>General</u>			
	Actual YTD	Budget YTD	2021/22
Revenue			
Rates and utility charges	19,202,879	19,113,851	19,113,851
Less Discounts and Pensioner Remissions	(1,384,285)	(2,064,435)	(2,064,435)
Net Rates and Utility Charges	17,818,594	17,049,416	17,049,416
Fees and Charges	948,319	908,246	1,248,356
Operating Grants and Subsidies	8,434,561	3,073,626	8,067,552
Operating Contributions	903	-	46,300
Interest Revenue	156,934	290,000	290,000
Works for Third Parties	3,943,860	1,231,788	1,847,683
Other Revenue	1,952,468	599,719	924,579
Total Operating Revenue	33,255,639	23,152,795	29,473,886
Expenditure			
Employee Expenses	10,389,277	11,223,289	16,902,503
Materials and Services	8,401,407	3,847,009	4,784,530
Depreciation expense	5,445,881	4,803,319	7,204,980
Finance and Borrowing costs	567,827	87,139	147,545
Total Operating Expenses	24,804,391	19,960,757	29,039,558
Operating Surplus/(Deficit)	8,451,248	3,192,038	434,328
Capital Income			
Capital Contributions	308,206	-	-
Capital Grants and Subsidies	5,166,020	-	4,633,000
Donated Assets	-	-	-
Profit/(Loss) on Sale of Asset	854,199	-	-
Total Capital Income	6,328,425	-	4,633,000
Net Result	14,779,673	3,192,038	5,067,328

Budgeted Income Statement by Fund 2021/22 Budget			
<u>Waste</u>			
	Actual YTD	Budget YTD	2021/22
Revenue			
Rates and utility charges	4,201,692	4,155,314	4,155,314
Less Discounts and Pensioner Remissions	-	-	-
Net Rates and Utility Charges	4,201,692	4,155,314	4,155,314
Fees and Charges	100,917	160,000	240,000
Operating Grants and Subsidies	10,089	-	-
Operating Contributions	-	-	-
Interest Revenue	13,779	23,333	35,000
Works for Third Parties	4,909	-	-
Other Revenue	504,067	523,000	772,000
Total Operating Revenue	4,835,451	4,861,647	5,202,314
Expenditure			
Employee Expenses	287,271	248,697	390,466
Materials and Services	2,919,695	2,786,068	4,174,640
Depreciation expense	107,110	107,458	161,188
Finance and Borrowing costs	-	-	-
Total Operating Expenses	3,314,076	3,142,223	4,726,294
Operating Surplus/(Deficit)	1,521,375	1,719,424	476,020
Capital Income			
Capital Contributions	6,823	-	-
Capital Grants and Subsidies	-	-	-
Donated Assets	-	-	-
Profit/(Loss) on Sale of Asset	-	-	-
Total Capital Income	6,823	-	-
Net Result	1,528,198	1,719,424	476,020

Budgeted Income Statement by Fund 2021/22 Budget			
<u>Wastewater</u>			
	Actual YTD	Budget YTD	2021/22
Revenue			
Rates and utility charges	5,706,824	5,402,200	5,402,200
Less Discounts and Pensioner Remissions	-	-	-
Net Rates and Utility Charges	5,706,824	5,402,200	5,402,200
Fees and Charges	37,746	15,717	23,575
Operating Grants and Subsidies	-	-	-
Operating Contributions	-	-	-
Interest Revenue	40,722	56,667	85,000
Works for Third Parties	4,324	-	-
Other Revenue	-	28,000	42,000
Total Operating Revenue	5,789,616	5,502,583	5,552,775
Expenditure			
Employee Expenses	263,475	356,604	536,149
Materials and Services	1,157,194	1,017,086	1,485,053
Depreciation expense	1,038,009	1,022,614	1,533,920
Finance and Borrowing costs	60,892	59,774	119,549
Total Operating Expenses	2,519,569	2,456,078	3,674,671
Operating Surplus/(Deficit)	3,270,047	3,046,505	1,878,104
Capital Income			
Capital Contributions	72,028	-	-
Capital Grants and Subsidies	1,010,912	-	-
Donated Assets	-	-	-
Profit/(Loss) on Sale of Asset	-	-	-
Total Capital Income	1,082,940	-	-
Net Result	4,352,987	3,046,505	1,878,104

Budgeted Income Statement by Fund 2021/22 Budget			
<u>Water</u>			
	Actual YTD	Budget YTD	2021/22
Revenue			
Rates and utility charges	7,840,526	7,996,893	7,998,064
Less Discounts and Pensioner Remissions	-	-	-
Net Rates and Utility Charges	7,840,526	7,996,893	7,998,064
Fees and Charges	-	-	-
Operating Grants and Subsidies	64,259	-	-
Operating Contributions	-	-	-
Interest Revenue	27,053	16,667	25,000
Works for Third Parties	43,698	-	-
Other Revenue	28,239	25,333	38,000
Total Operating Revenue	8,003,775	8,038,893	8,061,064
Expenditure			
Employee Expenses	362,278	487,804	740,712
Materials and Services	2,087,243	1,859,096	2,847,508
Depreciation expense	887,857	878,396	1,317,594
Finance and Borrowing costs	-	-	-
Total Operating Expenses	3,337,377	3,225,296	4,905,814
Operating Surplus/(Deficit)	4,666,398	4,813,597	3,155,250
Capital Income			
Capital Contributions	108,578	-	-
Capital Grants and Subsidies	543,901	-	6,621,723
Donated Assets	-	-	-
Profit/(Loss) on Sale of Asset	-	-	-
Total Capital Income	652,479	-	6,621,723
Net Result	5,318,877	4,813,597	9,776,973

Budgeted Income Statement by Fund 2021/22 Budget			
<u>Benefited Area</u>			
	Actual YTD	Budget YTD	2021/22
Revenue			
Rates and utility charges	116,077	117,947	117,947
Less Discounts and Pensioner Remissions	-	-	-
Net Rates and Utility Charges	116,077	117,947	117,947
Fees and Charges	-	-	-
Operating Grants and Subsidies	-	-	-
Operating Contributions	103,567	-	-
Interest Revenue	17,962	333	500
Works for Third Parties	-	-	-
Other Revenue	-	-	-
Total Operating Revenue	237,606	118,280	118,447
Expenditure			
Employee Expenses	2,687	-	-
Materials and Services	80,518	47,927	47,927
Depreciation expense	46,246	45,734	68,601
Finance and Borrowing costs	-	-	-
Total Operating Expenses	129,452	93,661	116,528
Operating Surplus/(Deficit)	108,154	24,619	1,919
Capital Income			
Capital Contributions	-	-	-
Capital Grants and Subsidies	-	-	-
Donated Assets	-	-	-
Profit/(Loss) on Sale of Asset	-	-	-
Total Capital Income	-	-	-
Net Result	108,154	24,619	1,919

8.11 CEDRIC DAVIES COMMUNITY HUB FUNCTIONS CENTRE HIRE FEES AND CHARGES

Date Prepared: 16 February 2022

Author: Coordinator Customer and Community Services

Attachments: Nil

EXECUTIVE SUMMARY

The purpose of this report is to propose the Cedric Davies Community Hub Function Centre hire fees be amended to incorporate new concession and community benefit categories. This will provide affordable fees, and assist with increasing utilisation in a consistent, transparent, equitable, efficient and cost-effective manner.

RECOMMENDATION

That Council approves the amended fees to the Cedric Davies Community Hub Function Centre hire fees as outlined in the Report, effective from 17 March 2022.

BACKGROUND

Council's long-term goal has been to re-position community halls in local communities as well-utilised and valued community assets. While some significant gains have been achieved, it is noted that further action is necessary to achieve this goal.

To remove potential complication and confusion, the hall hire process and fee structure for the Cedric Davies Community Hub Function Centre has been reviewed for not-for-profit community groups.

The proposed amendments to the Cedric Davies Community Hub Function Centre (Centre) fees are based on the following principles:

- Maximising the use of the Centre by offering affordable hire fees with consideration given to the level of commerciality of the hirer and the type of event/activity to be held.
- Provide facility hire fees that align with the level of assistance provided to community groups by Council under the Rate, Rebates and Remissions Policy, Community Management of Halls Policy, Water Consumption Donation and Community Partnership Program.
- Fundraising activities are not to be ratepayer subsidised, therefore facility hire costs must be factored into the fundraising overheads and paid by the hirer. A donation to cover these costs will not be eligible under the Community Partnerships Program, as determined by Council in 2021.
- The Centre fees are set at a rate which is competitively neutral to comparable (existing) venues to ensure Council is not taking business away from similar self-catered, community managed venues.

		Fee
Bond		
Alcohol on premises - Refundable	occurrence	\$500
No alcohol on premises		\$0
Standard Fees		
Full Day Hire (7am - Midnight)	occurrence	\$600
Hourly rate (min 2 hours)*	per hour	\$90
Concession		
Full Day Hire (7am - Midnight)	occurrence	\$300
Hourly rate (min 2 hours)*	per hour	\$45
Community Benefit		
Full Day Hire (7am - Midnight)	occurrence	\$100
Hourly rate (min 2 hours)*	per hour	\$12

*Users should consider required time to setup, pack up and clean up venue in their hire times. Min hire hours are developed to give users time to meet their base requirements.

Level of Concession for Different Types of Hirers

a) Standard Fees:

These fees apply to an organisation, group, individual and event that:

- Operates for profit with high commerciality or corporate sponsorship, OR
- Receives State or Federal funding and is holding an event which is within the scope of the funding.

These types of hirers and events pay the highest fees and receive the lowest level of hire subsidy by Council. Fees are set to be comparable to existing community managed venues.

b) Concession Fees:

Concessional fees apply to events/activities with considerable community benefits, but there may be some limited commerciality regarding the hirer, or the event/activity as follows:

- Benefits individuals such as a private event/function that are self-catered eg. birthday party, wake.
- Sporting, social or cultural events/games that primarily benefit club or group members rather than the general public that is not run for profit and only charge a 'break even' entry fee eg. regional sporting carnival, basketball competition, special school event, arts masterclasses.
- Community organisation fundraising activities.

These types of hirers and events pay a mid-range fee which is lower than the Standard Fees but higher than the Community Benefit Fees.

This concessional fee must be acknowledged in any publicity by the hirer.

(c) Community Benefit Fees:

Community Benefit Fees apply to not-for-profit hirers for events/activities that deliver widespread community benefit and have free or low cost (\$5 max) entry.

The hirer must meet at least one of the following conditions:

1. Is a community group that:
 - Is a not for profit, incorporated association or group of persons or individuals with the primary aim of conducting activities and providing services for community benefit; and
 - Relies predominantly on volunteer labour, community fundraising, membership fees and donations; and
 - Does not receive state or federal government operational grants or operates a fee for service model.

OR

2. Is a religious group holding an activity/event for which no entry fee is charged and is open to the general public including gatherings for worship.

OR

3. Is a government funded not-for-profit community service operating an activity or event that is outside the scope of its funding agreement.

This fee structure offers the highest concession to provide accessible hire fees for community groups holding events and activities that have widespread community benefit. This level of hire concession is consistent with the level of other types of assistance offered by Council to these groups.

Please note that groups accessing this community benefit fee must acknowledge Mareeba Shire Council in any publicity by the hirer.

RISK IMPLICATIONS

Nil

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

Nil

FINANCIAL AND RESOURCE IMPLICATIONS

Capital

Nil

Operating

It is expected access to concession fees will increase the utilisation of the Centre.

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.

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

If the new fee structure is approved, it will be updated on the Fees and Charges Schedule and updated on Council's website.

9 INFRASTRUCTURE SERVICES

9.1 INFRASTRUCTURE SERVICES, CAPITAL WORKS MONTHLY REPORT - FEBRUARY 2022

Date Prepared: 18 February 2022

Author: Manager Projects

Attachments:

1. Capital Works Highlights - February 2022 [↓](#)
2. Capital Works Summary - February 2022 [↓](#)

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 February 2022.

RECOMMENDATION

That Council receives the Infrastructure Services Capital Works Monthly Report for the month of February 2022.

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

Nil

Infrastructure Services Capital Works Report Project Highlights - February 2022



Project Name: Kanervo Road - Davies Creek Bridge Replacement

Program: Bridges

Background

A Level 3 engineering inspection and load assessment was undertaken on the Davies Creek bridge on Kanervo Road in 2015 which identified significant deterioration of some of the timber girders and a load limit of 14 tonnes was imposed on the bridge.

In August 2019, Council secured a grant under the Australian Government's Bridges Renewal Program towards upgrade of the existing bridge over Davies Creek on Kanervo Road. The purpose of this project is to restore the bridge to its original intended load limit, extend the life of the structure and provide accessibility for heavy vehicles.

Scope of Works

The scope of works includes replacing the existing timber girders and deck of the bridge over Davies Creek on Kanervo Road with concrete precast deck units and a concrete deck, in addition to strengthening of the existing abutments and pier and piers.

Progress Update

As at the end of February all pier blinding layers have been poured and the pier dowels installed. The four (4) pier extension reinforcement cages were fabricated at the Kowa Street Depot along with the form work. The cages and formwork were transported to site and all pier extensions were poured in late February.

It is proposed that when all work at the site can be performed under traffic is completed, the bridge crew will commence fabrication of the deck and kerb units for the Davies Creek Bridge upgrade on Davies Creek Road.

The intention is that once the wet season has ceased, the crew will return to Kanervo Road and remove the bridge deck and install the new concrete components. During this time, the bridge will be closed, and traffic will be detoured via Koah Road and Bolton Road.

The estimated duration of closure will be dependent on findings once the bridge deck is removed. There is a known potential issue with the western abutment that may require a full rebuild, but this cannot be confirmed until the bridge deck is removed. Should a rebuild be required, there is the potential for the bridge to be closed for up to 12 weeks, weather permitting.

Infrastructure Services Capital Works Report Project Highlights - February 2022



Preparing formwork for pier extension



Pier dowels installed



Pier reinforcement in place



Completed Pier Extension

Infrastructure Services Capital Works Report Project Highlights - February 2022



Project Name: Wolfram Road, Dimbulah - Road Widening Ch 7810 - Ch 8640

Program: Rural Roads

Background

Various sections of Wolfram Road, Dimbulah are single lane bitumen seal and are prone to edge wear and edge drop. Commercial traffic using Wolfram Road has increased from 5.6% in 2008 to 15.4% in 2020. Funding was allocated under the Australian Government's Roads to Recovery program to provide a wider sealed road to improve road safety, provide transport efficiencies and to cater for increased traffic volumes.

Scope of Works

The scope of works includes the widening of Wolfram Road from Ch 7810 to Ch 8640 to a sealed width of 7.5m, the extension of existing culverts to cater for the wider road and the replacement of several existing headwalls and the cleaning and re-shaping of existing table drains and cut-off drains.

Progress Update

During February, the culvert extensions were completed apart from one that was found to be sunken and will require a full excavation prior to extension.

The unsuitable material in the full pavement rehabilitation section has been removed and replaced with geofabric, rock and select fill. Subsoil drains were installed in the failed pavement area to attempt to drain water from the pavement in future.

Cement Treated Base (CTB) was imported and compacted and a seal over this rehabilitated section has been booked for 8 March to minimise potential damage from wet weather whilst the rest of the road project is widened.



Culvert Extension



Select fill layer

Infrastructure Services Capital Works Report Project Highlights - February 2022



Project Name: Park Entrance Sign Renewal

Program: Parks and Gardens

Background

As part of the Parks and Open Spaces Strategy, Council has implemented an annual program to renew old and faded entrance signs at various Council-controlled parks within Mareeba Shire. This year's project has been funded under Phase 2 of the Australian Government's Local Roads and Community Infrastructure Program (LICRP2).

Scope of Works

The scope of work includes the renewal of old and faded park entrance signs at various locations within the region.

Progress Update

The first batch of signs listed in the table below have been installed. Approximately 70% of the budget for this project has been expended and the remaining funds should allow for another six (6) signs to be upgraded this financial year.

Location	Number of Signs
Bartley Park, Kuranda	2
Centenary Park, Kuranda	2
Harris Park, Kuranda	1
Hunter Park, Kuranda	1
Gregory Terrace Park, Kuranda	1
Kuranda Cemetery, Kuranda	1
Ros Common Park, Speewah	1
Alex Lawson Park, Mareeba	1
Sunbird Park, Mareeba	1
Stadhams Park, Mareeba	1

Table 1



Kuranda Cemetery



Roscommon Park

Infrastructure Services Capital Works Report Project Highlights - February 2022



Sunbird Park



Alex Lawson Park

Infrastructure Services Capital Works Report Project Highlights - February 2022



Project Name: Mary Andrews Park, Mareeba - Replace Exercise Equipment

Program: Parks and Gardens

Background

As part of the Parks and Open Spaces Strategy, Council has implemented an annual program to renew aged and damaged exercise equipment in parks throughout the Shire.

The existing exercise equipment at Mary Andrews Park has been replaced with static exercise equipment and new synthetic under surfacing and shock pads. This project has been funded under Phase 2 of the Local Roads and Community Infrastructure Program (LICRP2).

Scope of Works

The scope of work includes the removal and disposal of the existing broken equipment and to supply and install the new static exercise equipment.

Progress Update

Works commenced on-site mid-January and while delayed due to the continuing wet weather, the installation was completed in late February.



Broken equipment



Early installation



Wet weather delays



Completed installation

Infrastructure Services Capital Works Report Project Highlights - February 2022



Project Name: Kuranda - AC Pipe Renewal Water Main Upgrade Project - Barang Street

Program: Water

Background

An allocation has been provided in the 2021/22 Capital Works Program to replace the failed existing asbestos cement (AC) water mains throughout the Shire as part of Council's strategy to address critical water issues across the Shire over the next 10 years.

This section of water main was identified for replacement following the numerous main breaks occurring in the past few years, extreme difficulty for QFES to access fire hydrants that are currently located on undulating terrain conditions at some sections. This project is being undertaken with funding assistance through the Queensland Government's Works for Queensland program.

Scope of Works

The scope of works includes replacement of the existing water main with a mixture of ductile iron 150mm pipe and 150mm PVC Supermain, in addition to new service connections, valving and hydrants.

Progress Update

Works have now been completed with all service connections and water main tie-ins finalised. Road reinstatement and line marking has also been completed.



Road reinstatement over the water main installation

Infrastructure Services Capital Works Report Project Highlights - February 2022



Project Name: AC Pipe Renewal Water Main Upgrade – Mareeba North

Program: Water

Background

An allocation has been provided in the 2021/22 Capital Works Program to replace the failed existing asbestos cement (AC) water mains throughout the Shire as part of Council's strategy to address critical water issues across the Shire over the next 10 years.

This section of water main was identified for replacement following the numerous main breaks occurring in the past few years and will complement works undertaken by Council work crews in 2021. This project is being undertaken with funding assistance through the Queensland Government's Works for Queensland program.

Scope of Works

The scope of work includes replacement of the existing water main with 100mm PVC Supermain, in addition to new service connections, valving and hydrants. The contractor will commence installing new mains along Starcke Street and then move onto Hampe Street. Once these sections are completed, the contractor will then progress to Moody Street where 300mm PVC Supermain will be installed.

Progress Update

Works on Starcke Street have now been completed with the contractor moving to Hampe Street to commence installation of the new water mains. It should also be noted that materials are getting more difficult to obtain and long lead times on flanged fittings and pipe work over 150mm in diameter.



*Installations of the new 100mm diameter PVC Supermain water main Starcke Street
and under boring from the cemetery entrance under Vaughan Street*

Infrastructure Services Capital Works Report Project Highlights - February 2022



Project Name: Buy Back Shop Mareeba Waste Transfer Station

Program: Waste

Background

A new facility is currently under construction to be utilised as a Buy Back Shop at the Mareeba Waste Facility Site located on Vaughan Street, Mareeba.

Development of the Buy Back Shop was recognised as a key action in Council's Waste Management Services Strategy 2018-2027 to support waste reduction and enable circular economy opportunities, and to offset cost increases associated with the State Waste Levy and the closure of Mareeba Landfill. The Buy Back Shop will enable goods to be recovered and made available for purchase by the public, which will reduce valuable materials being sent to landfill.

Scope of Works

The scope of works includes supply and construction of a new shed, carpark and connection to water and power.

Progress Update

The new Buy Back Shop Shed construction now complete with Expressions of Interest for operating of the Buy Back Shop being invited released early March.



Newly constructed Buy Back Shop Shed

Infrastructure Services Capital Works Report Project Highlights - February 2022



Project Name: Granite Creek Sewage Pump Station Upgrade

Program: Wastewater

Background

An allocation has been provided in the 2021/22 Capital Works Program to renew and upgrade the Granite Creek Sewage Pump Station, located on Byrnes Street, adjacent to Granite Creek. The ageing infrastructure is rapidly deteriorating and reaching capacity, is inadequate to achieve current safety standards for servicing and maintaining the asset, and there have been numerous odour complaints about the pump station in its present form.

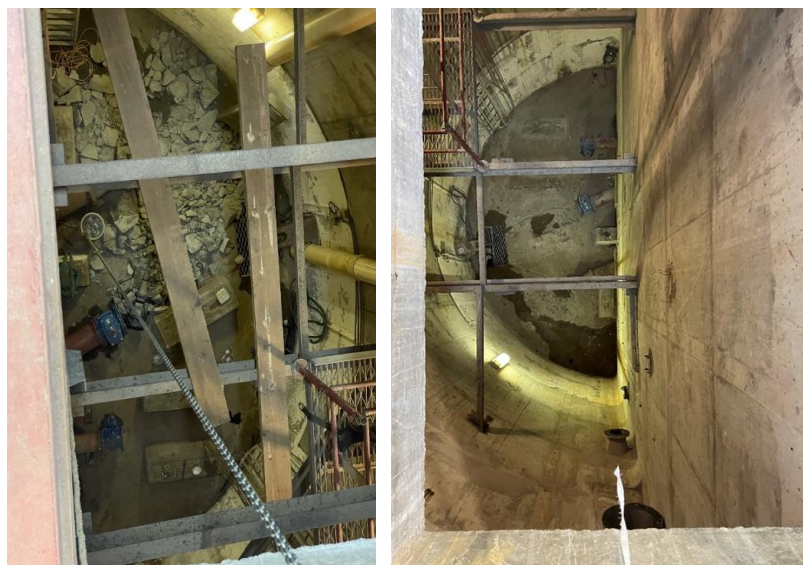
The upgraded pump station will meet current design standards and cater for future growth in the catchment area, which includes all sewered areas of the Mareeba township south of Granite Creek.

Scope of Works

The scope of works includes removal of the existing pump station building, pumps, pipework and associated services, and construction of a new dry well, supply and installation of new pumps, pipework, valves and switchboard. Wastewater will need to be bypassed during construction and the scope of works includes provision of a temporary aboveground bypass system and standby pump for the duration of the project.

Progress Update

Works to strip out the existing pump station now completed with the internal walls of the pump station to be re-coated with a membrane sealant to extend the life of the pump station internal walls. Demolition of the upper structure being delayed due to high ground water table due to recent and ongoing rain.



Stripping out the existing and old pump well internal walls, pipe work and associated fittings

Infrastructure Services Capital Works Report Project Highlights - February 2022



Project Name: The Hub Gravity Sewer Main

Program: Wastewater

Background

An allocation has been provided in the 2021/22 Capital Works Program for the installation of a new gravity sewer main and connecting the Cedric Davies Community Hub to the Lifestyle Sewerage Pump Station. The Hub was previously connected to a private pump station shared with QT's Early Learning Centre, which was exceeding capacity as a result of the relocation of the library and construction of the new Bowls Club.

Scope of Works

The scope of works includes the installation of 150mm PVC gravity sewer main which will then be connected the Cedric Davies Community Hub.

Progress Update

Construction commenced in January 2022 however rain has interrupted the scheduled works program which was due for completion end of February. Works will be completed by 11 March, weather permitting, with car park bitumen sealing scheduled for Friday 11 March.



Installations of the new gravity sewer main and manholes

Infrastructure Services Capital Works Summary Report - February 2022

Project Description	Project Stage	Progress Comment
Program: 01 Rural and Urban Roads Reseal Program (Renewal)		
2021/22 Reseal & Asphalt Program	Construction	Prestart meeting with Pioneer NQ 8 March 2022. Reseals to commence shortly afterwards, weather pending.
Betterment Co-Contribution	Not Commenced	Funding set aside for potential projects arising from potential 2021/22 DRFA events and as complimentary expenditure for Approved REPA projects to ensure 'value for money' outcomes are achieved.
Program: 02 Gravel Resheet		
2021/22 Gravel Resheet Program	Construction	A short section of unsealed road at the southern end of Martin Avenue is programmed to be resheeted in conjunction with the yearly maintenance grading program. This section of Martin Avenue requires "topping up" to lift the running surface above the table drain.
Program: 03 Urban Streets		
R2R Reynolds Street, Mareeba - Replace Kerb and Channel	Procurement	Procurement complete. Project programmed for late April, weather permitting.
Program: 04 Rural Roads		
TIDS Euluma Creek Road, Julatten Ch 5.565-6.343 Rehabilitate and Widen	Close Out	Project complete and claimed February 2022.
TIDS Euluma Creek Road, Julatten Ch 7.01-9.325 Rehabilitate & Widen 3 sections within chainage	Construction	Project suspended due to wet weather.
TIDS Euluma Creek Road, Julatten Ch 9.350-10.130 Rehabilitate & widen 3 sections within chainage	Design	Funding no longer split over two (2) financial years. Project will be delivered as part of 2022/23 Capital Works Program.
R2R Wolfram Road, Dimbulah Priority Sections Stage 2	Construction	Culvert extensions complete. Full rehabilitation of 210m of pavement complete to finished level and will be sealed early March, weather permitting. Widening of the remainder of the road will commence first week of March.
R2R Palm Valley Road, Koah - Widen and Seal Ch 0.00-1.30	Completed	Project complete February 2022.
Borzi Road, Mareeba - Widen and Seal Ch 0.03-0.67	Design	Project in design phase.
DRFA Betterment 2019 - Clacherty Rd, Shanty Ck Rd & Fossilbrook Rd	Construction	Fossilbrook Causeway has reached Practical Completion, minor works to establish rock protection required prior to closing project. Wet weather delays have occurred, works targeted for completion post-wet season, May 2022.
Fallon Road, Kuranda - Rehabilitate Pavement Ch 0.874 - 0.948	Planning	QRA approved remediation works to be quoted and completed in the 2022 calendar year.
Program: 05 Bridges		
BRP Kanervo Road, Replace Timber Bridge over Davies Creek	Construction	All pier extensions complete. Crew will complete all activities that can be carried out under traffic and then return to site when the wet season has ended to remove the bridge deck and do abutment renewals and deck replacement. Officers have concerns that if the bridge deck is removed now, residents may become flooded in as alternate route is via Bolton Road bridge which can go underwater for up to a week.
BRP Davies Creek Road Bridge Replacement	Procurement	Steel order is taking a long time to be filled. Works intend to fabricate the deck and kerb units in March/April (depending on steel supply).
Granite Creek, Mareeba - Replace Footbridge Deck (Eales Park)	Design	Project in design phase.
Palm Close, Mareeba - Replace Footbridge Boards	Design	Project in design phase.
Bicentennial Lakes Footbridge Safety Upgrade	Design	Project in design phase.
Program: 06 Drainage		
2021/22 Minor Culvert and Causeways Renewal	Construction	Waiting on designs for Leafgold Weir Road and McIver Rd culvert installations.
Amaroo Mareeba - Drainage Upgrade Stage 2 of 3 - Karobean Drive to Yarabee Close (300m)	Design	Project in design phase.
Program: 08 Parking		
Borzi Park, Mareeba - Carparking Masterplan	Planning	Scoping out potential options, investigations and concept layouts to be developed for consideration March 2022.
Program: 09 Footpaths		
2021/22 Footpath Renewal Program	Procurement	Quotations called for the extension of the Rankin Street footpath to the intersection of Rankin and Constance Street and then down to the pedestrian gate of the theatre group building in Constance Street.

Infrastructure Services Capital Works Summary Report - February 2022

Project Description	Project Stage	Progress Comment
Rankin Street, Mareeba - Footpath Renewal (Chewko - Byrnes)	Close Out	Project complete January 2022.
Program: 10 Parks and Gardens		
Parks & Open Spaces Strategy	Completed	Parks and Open Spaces Strategy and 3 year action plan adopted by Council in February 2022. Refer attached report for progress updates on individual projects.
Program: 11 Water		
Mareeba and Kuranda Water Treatment Plant - Staged start-up of raw water pumps upgrade	Design	Propose to seek grant funding for this delivery of project.
Mareeba Water Treatment Plant - Filter 3 Install dedicated backwash pumps and reconfigure wash water feed pipes	Not Commenced	Project on hold pending outcome of BOR grant application for new filter block.
Mareeba Water Treatment Plant - Optimise clarifier performance upgrade	Design	Report on project received from City Water Technology 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.
Chillagoe Bore and Water Main Construction	Construction	Ergon have advised they should have the power connection established by 20 March with wet commissioning to follow.
Warril Drive, Kuranda - Water Main Replacement	Construction	Checking with contractor on outstanding orders before closing out.
W4Q4 Barang Street, Kuranda - Water Main Upgrade	Construction	Works completed except for some of the road reinstatement which has been delayed several times due to inclement weather.
W4Q4 Mareeba AC & Defunct Pipe Replacement 2.5km	Construction	Work is progressing well, Starcke Street completed along with the underbores. Contractor will now progress to Hampe Street. They are still awaiting delivery of the 300mm pipe for Moody Street.
2021/22 Water Telemetry/SCADA Upgrades	Procurement	Procuring new server grade PC's. Once these arrive the upgrading of the sites to the new version of Citect can commence.
2021/22 Valve Replacement Program (Reticulation)	Construction	Works progressing with more materials on order to allow continuation of works.
Mareeba WTP Study and potential upgrade of wastewater system to improve supernatant quality	Planning	This project will be delayed due to ongoing lockdowns in NSW affecting the ability of City Water Technology to perform their work.
Mareeba Water Treatment Plant Filtration Upgrade	Not Commenced	Project on hold pending outcome of BOR grant application for new filter block.
Chillagoe Water Treatment Plant Filter Cell	Completed	Works completed February 2022.
Program: 12 Wastewater		
Mareeba Wastewater Treatment Plant - Aeration diffusers replacement (every 5 years)	Construction	Equipment has arrived and arrangements will be made for installation in 2022 after wet season.
Kuranda Wastewater Treatment Plant - Replace Sludge Conveyor Belts	Procurement	Original supplier has advised they are too busy to manufacture a new belt, and alternate supplier has been sourced.
Telemetry/SCADA Upgrades	Procurement	Procuring new server grade PC's. Once these arrive the upgrading of the sites to the new version of Citect can commence.
New Sewer Pump Station Standby Generators x2	Procurement	The supplier has advised that new generators should arrive by March 2022.
2021/22 Mareeba Sewer CCTV & Relining Program	Construction	Relining Solutions have several crews working in Mareeba at present and project works are on schedule.
2021/22 Mareeba Wastewater Treatment Plant Component Renewals	Procurement	Installation and replacement of equipment scheduled from March to June.
Granite Creek, Mareeba Sewerage Pump Station Refurbishment	Construction	Project progressing well despite some inclement weather delays.
2021/22 Mareeba Pump Station Magflow Install Program	Procurement	New flow meters on order with long lead times on delivery.
2021/22 Mareeba Wastewater Reticulation Pump Renewal	Construction	Currently assessing which further pumps require replacement, with one pump being replaced to date and following scheduled servicing in May a final decision will be made on which pump/pumps are to be replaced.

Infrastructure Services Capital Works Summary Report - February 2022

Project Description	Project Stage	Progress Comment
Minor Sewerage Pump Stations H2S protection and refurbishment.	Construction	Project progressing well despite some inclement weather delays.
Mareeba Gravity Sewer Main installation from Cedric Davies to Lifestyle Sewerage Pump Station	Construction	Works progressing well despite rain interruptions, site will be cleaned up and completed mid-March, weather permitting.
Program: 13 Waste		
Mareeba Waste Facility Weighbridge Data Recording System	Completed	New PC's and software installed and running well with some minor teething problems which are being resolved by March.
Kuranda Waste Transfer Station Weighbridge & Gatehouse	Construction	Weighbridge working well, some minor works being completed over the coming weeks.
Mareeba Waste Facility - Buy Back Shop Construction	Construction	Construction works on new shed completed, the Indent survey works and works being done to address tenure of road access to the WTS which State Government required as part of DA process.
Mareeba Waste Facility - Design for New Landfill Cells	Procurement	New cell design underway, consultant working in conjunction with Council officers and design expected to be completed by early to mid-2022.
Program: 15 Fleet		
GPS Vehicle Management System	Planning	Potential system and fleet to be fitted under assessment.
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 March 2022.
Fleet Replace #676 Civil Works Truck	Procurement	Purchase Order raised 4 August 2021; anticipated delivery is April 2022. Truck is currently having the body fabricated.
Fleet Replacement #1317 - Western Roads Landcruiser	Procurement	Purchase Order raised 4 August 2022, anticipated delivery June 2022. Severe delivery delays due to COVID and production shortages.
Fleet Replacement #509 Backhoe	Procurement	Purchase Order raised 19 August 2021, anticipated delivery April/May 2022. Supplier notified council of delays due to SEQ floods.
Fleet Replacement #4053 - Husqvarna Zero Turn	Procurement	Purchase Order raised 26 October 2021; anticipated delivery March 2022.
Fleet Refurbishment #400 - Cat Excavator (Track) (Refurbishment of track grouser plates and track drive motor)	Procurement	Purchase Order raised December 2021; waiting parts, anticipated delivery April 2022.
Fleet Refurbishment Truck Mounted Water Tank	Planning	Works postponed due to private contractor's unavailability to undertake the work. Assessing option for replacement of truck and water tank with a purpose-built water truck in lieu of refurbishment of existing tank.
Program: 16 Depots and Council Offices		
Kowa Street, MSC Depot - Air conditioning Replacement	Completed	Completed February 2022.
Rankin Street, MSC Admin Office Refurbishment	Construction	Contractor engaged with delivery of works contingent on material supplies. Remains on track for completion prior 30 June 2022.
Kowa Street, MSC Depot - Emergency Generator	Planning	Investigations into existing services completed, engagement of specialist consultant to complete the design, schematics and schedules to be progressed March 2022.
Program: 17 Community Buildings		
Koah Tennis Court - Remove/replace the unstable timber light poles (with metal poles and caged footings within concrete)	Procurement	Quotations called, project to be completed May/June 2022, following wet season.
Dimbulah / Mareeba / Kuranda Pools Chlorine Dosing Improvements	Procurement	Scope of works being finalised and quotes sourced. Anticipate works commencing after wet season, May 2022.
Mareeba Leagues Club Grandstand Refurbishment	Procurement	Request for Quotations underway with works to be completed May/June 2022 after wet season.
Mareeba PCYC Shire Hall Part Roof Replacement (Partial roof replacement)	Procurement	Request for Quotations underway, with works to be completed May/June 2022 after wet season.
2021/22 Shire-wide Ablution Refurbishment Program	Construction	Mt Molloy septic refurb completed January 2022. Dimbulah toilets to be completed by end of March.
Program: 18 Non-Infrastructure Items		
Kuranda New Cemetery	Planning	Cemetery concept plan being presented to Council in March 2022

Infrastructure Services Capital Works Summary Report - February 2022

Project Description	Project Stage	Progress Comment
DRFA Flood Warning Infrastructure Network MbaSC.0016.1819E.FWI - River Gauge (Bibbohra)	Procurement	Construction to commence 22 April 2022.
DRFA Flood Warning Infrastructure Network MbaSC.0018.1819E.FWI - Rain Gauge (7 locations)	Procurement	Construction to commence 22 April 2022.
Program: 20 KIAC		
KIAC - New Wayfinding Signage	Construction	Arrangements made for defective signage to be sent back to fabricator in February for rectification. Delays expected as supplier is based in northern NSW and impacted by flooding.

9.2 PARKS AND OPEN SPACES ACTION PLAN MONTHLY PROGRESS REPORT - FEBRUARY 2022

Date Prepared: 9 March 2022

Author: Manager Projects

Attachments: 1. Parks and Open Spaces Action Plan Update - February 2022 [↓](#)
2. Project Information and Layout Plan - Byrnes Street Medians [↓](#)

EXECUTIVE SUMMARY

The purpose of this report is to provide an update on projects being delivered under the Parks and Open Spaces 3 Year Action Plan during the month of February 2022.

RECOMMENDATION

That Council receives the Parks and Open Spaces Action Plan Monthly Progress Report for the month of February 2022

BACKGROUND

Council adopted its Parks and Open Spaces Strategy and 3 Year Action Plan in February 2022.

The Parks and Open Spaces Strategy 2022-2031 has been developed to achieve Council's vision to enhance the Shire's liveability and visual appeal, and to encourage active communities and economic development. The Strategy was developed using a structured community engagement and internal consultation process.

Alongside the Strategy, a 3 Year Action Plan was developed for implementation of initial priority projects, with monthly updates provided to Council on the progress of the action plan, with each project presented to Council in detail prior to construction.

FINANCIAL AND RESOURCE IMPLICATIONS***Capital***

The 3 Year Action Plan is fully funded at no additional cost to ratepayers.

Is the expenditure noted above included in the current budget?

Yes

Operating

The 3 Year Action Plan has been developed with an objective of no increase to the operational budget.

Is the expenditure noted above included in the current budget?

Yes

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.

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

Updates will be provided to Council on a monthly basis, with targeted engagement to be undertaken on specific projects.

Parks and Open Spaces 3 Year Action Plan - Project Update - February 2022

Project	2022	2023	2024	Monthly Update
RAIL TRAIL				
Mareeba Rail Trail Stage 1 (Mareeba to Airport)				Design underway and anticipated to be finalised in April 2022.
BETTER PLAYGROUNDS				
Geraghty Park (Julatten)				Not commenced. Design to commence in 2023.
Pat Kinnear Memorial Park (Chillagoe Town Hall)				Not commenced. Design to commence later in 2022.
Dimbulah Memorial Hall Park Revitalisation				Irrigation upgrade completed in late 2021. Design for playground to commence later in 2022.
Kuranda Community Precinct				Not commenced. Design to commence later in 2022.
General Playground and Fitness Equipment Renewals - Various Locations				Mary Andrews Park, Mareeba: Replacement exercise completed late February 2022.
IMPROVE BICENTENNIAL LAKES				
Bicentennial Lakes (Southern) Upgrade				Preparing scope of work to invite tenders/quotes for design of both sections by late March 2022.
Bicentennial Lakes (Northern) Upgrade				Preparing scope of work to invite tenders/quotes for design of both sections by late March 2022.
IMPROVE PARKS AND OPEN SPACES				
New Mareeba East Park – Hastie Road				Survey to be undertaken for change of tenure as proposed location is road reserve. Design to commence later in 2022.
Mareeba Town Walking Trails Upgrades				Liaising with TMR who are undertaking the Walking Network Planning project in Mareeba. The plan will inform priorities for upgrades and new trails to improve walkability in Mareeba.
Gregory Terrace (Kuranda) Park Upgrade				Not commenced. Design to commence in 2023.
Kuranda Town Walking Trails Upgrades				Council has applied for grant funding under the Walking Local Government Grants program to undertake a Walking Network Planning project in Kuranda and is awaiting an outcome of its application.

Parks and Open Spaces 3 Year Action Plan - Project Update - February 2022

Project	2022	2023	2024	Monthly Update
Kuranda Tourism Parks and Open Space Upgrades*				The Kuranda Township Master Plan (KTMP) is being updated for approval following the State Government approving extension of the Kuranda Infrastructure Agreement in late 2021. Projects and timing will be subject to approval of KTMP by the State Government which is anticipated by mid-2022.
Bill Newman Park (Irvinebank) Upgrade				Draft design being developed.
Byrnes Street Beautification				Design plans attached to this report, with notification to businesses and construction proposed to commence in late March/early April 2022.
Anzac Park (Mareeba) Revitalisation				Draft design being developed.
Toilet Facilities Improvements - Various Locations				Mt Molloy Hall toilets septic system replacement completed in January 2022. Dimbulah Tennis Court toilet refurbishments to be completed by end of March 2022.
Footpaths Improvements - Various Locations				Footpaths renewed along Rankin St and Basalt Gully (Stewart St), Mareeba. Pedestrian bridge improvements for Basalt Gully (Stewart St) and Granite Creek (Eales Park to Ward St) under design. Further renewals to occur in the future.
Park Entrance Signage Improvements - Various Locations				12 signs installed at various parks in Kuranda, Mareeba and Speewah in February 2022. Remaining budget will allow for another 5 signs to be renewed. Possible locations could be Dimbulah, Mt Molloy, Chillagoe, Mutchilba and Irvinebank.
WATER PARK				
New Mareeba Water Splash Park**				Liaising with State Government to finalise funding agreement. Concept design underway, with tenders for design and construction to be invited from mid-April 2022 subject to funding agreement being finalised.

*Tourism projects in Kuranda to be funded by the Kuranda Infrastructure Levy

**Subject to State Government Funding

Parks and Open Spaces 5 Year Action Plan

Project Information



Byrnes Street Beautification: Stage 1 (Middlemiss St to Hort St)

The Byrnes Street Beautification Project has been identified as part of Council's Parks and Open Spaces Strategy to improve amenity in the main street of Mareeba while providing 19 additional centre parking spaces to service the CBD. The project also offers maintenance efficiency improvements, through providing wider concrete median kerbs for greater separation between workers and traffic, and by reducing areas of lawn and removing palm trees. These changes will result in lower costs for traffic control, vegetation management and mowing and will enable these resources to be diverted towards maintenance of other new and existing park assets.

The upgrade of the median islands between Middlemiss St and Hort St is a continuation of Council's Street Tree Master Plan adopted in 2018 and complements previous stages of Byrnes St completed in 2019 and 2020. Almost all existing trees will remain. Only two (2) small trees, which are failing to grow, and the trees and palms north of the Atherton St intersection are being removed.

Deliverables:

- Removal of grassed median island, trees and palms north of Atherton St intersection and replacement with additional parking bays and trees consistent with remainder of street
- New concrete maintenance kerbs to centre islands
- Renewal of asphalt surfacing and line marking to centre parking bays

Timeline:

Late March 2022 to late May 2022 (9 weeks, weather permitting)

Works will be staged to minimise impact on businesses, parking and traffic, commencing with the traffic island north of the Atherton St intersection. Some single lane traffic closures will be required during certain times; however, this will be minimised where possible.

Engagement:

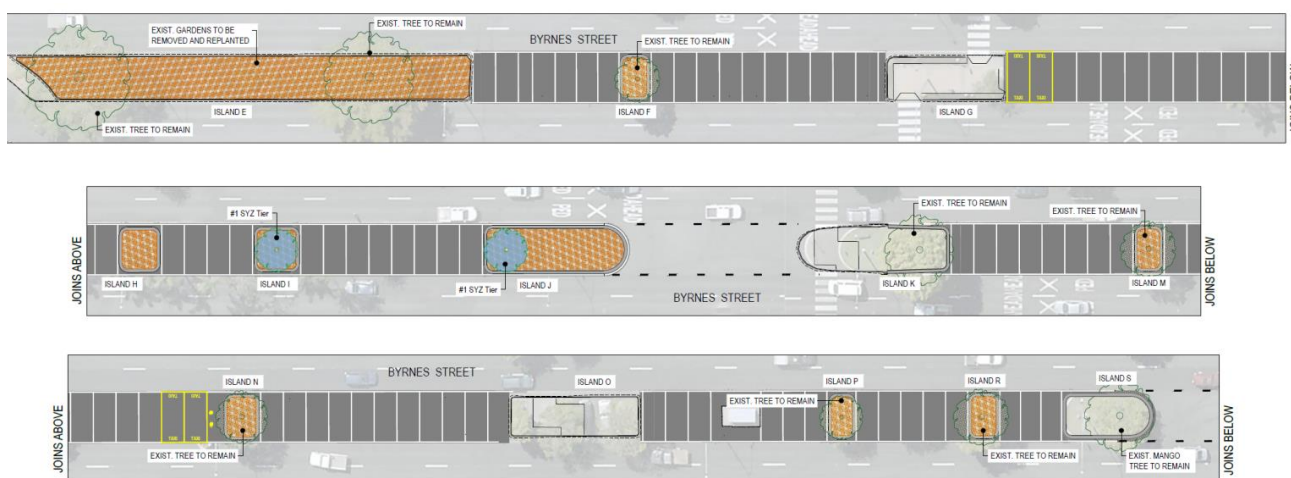
Council will undertake a letter drop in mid-March to Byrnes St businesses impacted by the project.



Australian Government

This project is funded through the Australian Government's Local Roads and Community Infrastructure Program.

Concept Plan:



9.3 KURANDA CEMETERY

Date Prepared: 8 February 2022
Author: Manager Technical Services
Attachments: 1. Kuranda Cemetery - Stage 1 [↓](#)

EXECUTIVE SUMMARY

The purpose of this report is to present the draft development plan for the new Kuranda Cemetery.

RECOMMENDATION

That Council undertakes detailed design and cost estimates for the new Kuranda Cemetery for consideration in the 2022/23 Capital Works Budget and progresses with a development application for the reconfiguration.

BACKGROUND

Located at 1300 Kennedy Highway, Kuranda, the existing Kuranda Cemetery is sited on 5.3-acre parcel of land, being Lot 354 Plan SP198051 and is held in Reserve for the purposes of Cemetery. Bounded by the railway to the North, Kennedy Highway to the East and rainforest South and West, no further option for expansion exists outside the parcel.

The Kuranda Cemetery has provided a place for the laying to rest of residents, since the early 1900's, with the earliest extant inscription dated 1910. Although its easily accessible location has provided a high level of service to the community, environmental and topographical constraints provide limitations for expansion that have resulted in the need to find an alternative location in the very near term.

70 Kuranda Heights Road

At its 6 November 2020, Ordinary Meeting, Council endorsed the acquisition of Lot 2 RP730337 at 70 Kuranda Heights Road, Kuranda, which is located adjacent to the existing Cemetery. The property is approx. 130,700m² in size, of which approx. 7,400m² is suitable for use as Cemetery (refer Aerial Image: 70 Kuranda Heights Road, Kuranda).

The property provided a significant quantity of previously cleared land of generally suitable topography, which would limit the extent of earthworks required to develop the property for Cemetery purposes.

In recognition of the unique requirements associated with the development of a Cemetery, Council have engaged the services of a suitably qualified Consultant to assist with development of a Masterplan for the site and to provide guidance as to its long-term management.



Aerial Image: 70 Kuranda Heights Road, Kuranda

New Masterplan:

The attached plan (refer attached: Kuranda Cemetery – Stage 1) provides for Stage 1 development of the site, which is intended to provide surety of service for the next 25 years. The attached layout was to consider the historical burial needs of the community, while remaining financially achievable.

Council's consultants engaged with funeral directors within the region to validate the burial trends and potential future needs of the community, which generally aligned with the historical requirements being: Lawn Burial, Full Monumental and Ash Interment (Columbarium Wall).

Cemetery Capacity:

To ensure development of the new facility aligns with community needs, both in burial trends and long-term capacity, layouts for the entire site were developed and quantified for capacity as shown below;

Internment Type	Unit	Stage 1	Future Stages	Total
Full Monumental	No.	100	0	100
Lawn Beam - Plaque	No.	250	1,250	1,500
Ash Interments		~	~	~
Period of Operation	Yr.	32	>100	>100

The projected period of operation was developed with consideration to current and known demand (being 11 burials per year), however it does not consider Ash Internments as the site generally provides an unlimited supply capacity. The capacity of each internment type is calculated with consideration to new proposed "burial right" dimensions, which seeks a more space efficient layout than currently utilised in the existing Kuranda Cemetery.

Internment Types:**Full Monumental:**

Traditional style of burial that feature upright monumental headstones / memorials. The memorial is often of granite, marble or a combination of materials suitable for long term exposure to the weather.

It is intended to provide a dedicated area for the continued provision of this internment type, however the configuration of individual burial plots will be managed to ensure efficient use of space and mitigation of high maintenance costs.

Lawn Beam - Plaque:

Lawn Cemeteries provide for lawn-level memorials which provide for a more natural and open aesthetic. The sites are generally lower cost options, both in burial costs and long-term maintenance requirements. This type of burial has become the predominant burial option throughout the Mareeba Shire.

Lawn Beam - Plaque burial internments provide the most efficient use of space within the site and will assist in ensuring the local community are able to access local burial options, long-term.

RISK IMPLICATIONS**Environmental**

The masterplan has been developed with consideration to the use of previously cleared areas, no further significant clearing of established vegetation is planned at this time.

Infrastructure and Assets

Development of the new Kuranda Cemetery will result in the establishment of a new asset.

FINANCIAL AND RESOURCE IMPLICATIONS***Capital***

Construction estimates to be provided for future budget deliberations.

Operating

When developed, future operational costs will be incurred due to maintenance of the new asset.

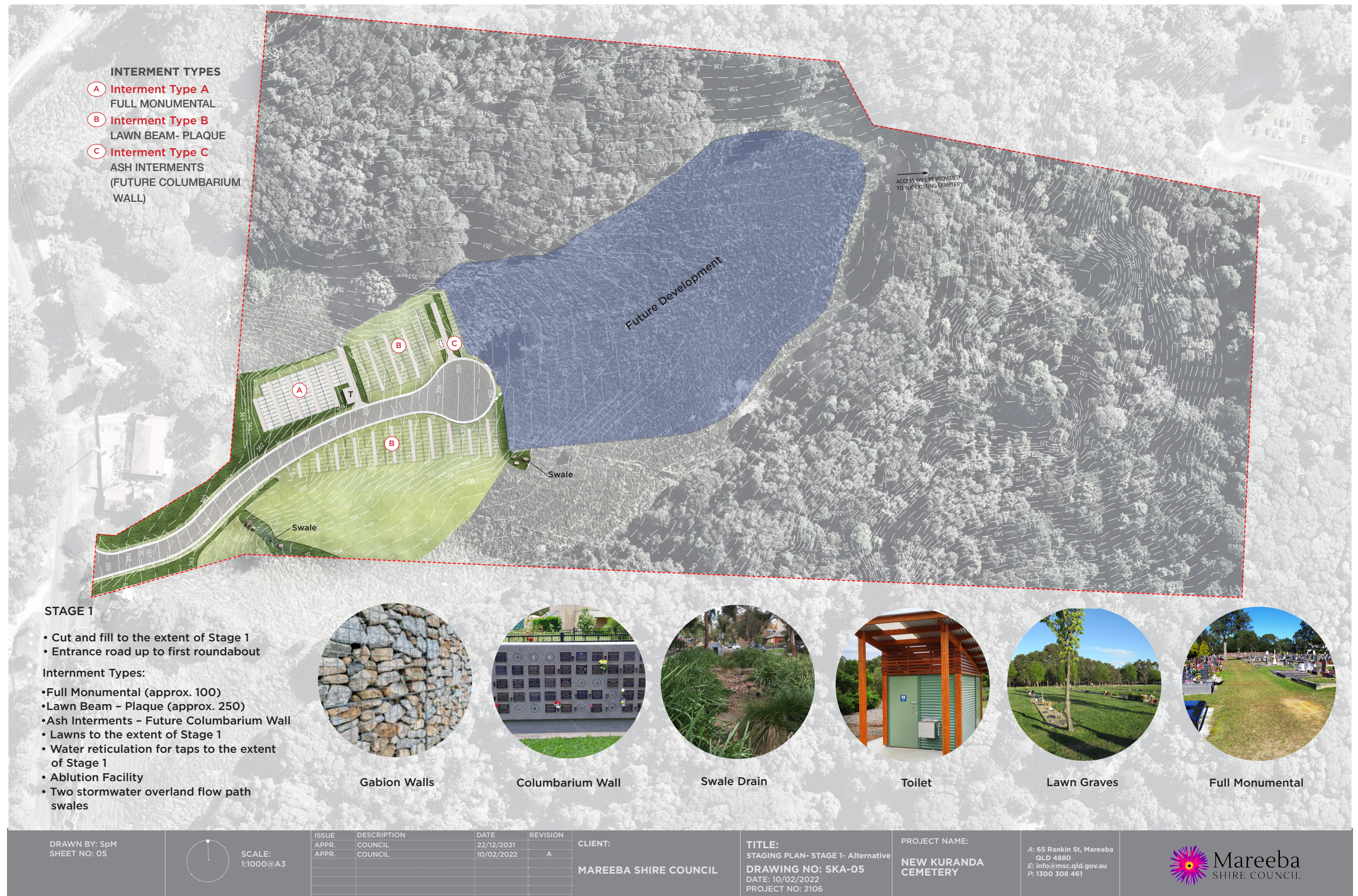
LINK TO CORPORATE PLAN

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.

IMPLEMENTATION/COMMUNICATION

Detailed design and cost estimates will be prepared for the new Kuranda Cemetery for consideration in the 2022/23 Capital Works Budget and officers will progress with a development application for the reconfiguration.



9.4 INFRASTRUCTURE SERVICES, TECHNICAL SERVICES OPERATIONS REPORT - FEBRUARY 2022

Date Prepared: 18 February 2022
Author: Manager Technical Services
Attachments: Nil

EXECUTIVE SUMMARY

The purpose of this report is to outline Council's Fleet, Design, Soils Lab, Survey, Quality, GIS, Project Management, Facilities and Investigation Services activities undertaken by Infrastructure Services during the month of February 2022.

RECOMMENDATION

That Council receives the Infrastructure Services, Technical Services Operations Report for February 2022.

BACKGROUND

Technical Services

Design, quality and investigations:

Investigation activities undertaken in February included:

Activity	Current Requests	Closed Requests
Road Infrastructure Review	62	30
Drainage Investigations	19	4
NHVR Permit Applications	0	16
Aerodrome Investigations	1	0
Traffic Count Surveys	0	1
Parks Investigations	2	3
Dial Before You Dig Requests	0	99

Soil Laboratory:

Council's Soil Laboratory provides NATA-accredited soil and material testing for internal and external services. The laboratory was closed for most of February with staff on leave.

Supplier	No. of Tests
Internal	31
External	18

Asset Inspections:

Scheduled inspections of Council's transport infrastructure assets have been undertaken during the month of February. Field inspections were directed towards roads, kerb and channel and gates and grids within the shire. In addition to field inspections, work was completed towards improving data collected for the water, sewerage, roads underground stormwater and kerbs.

Inspection Type	No. of inspections
Roads	60
Kerb and Channel	283
Subtotal	343

Inspections planned for March will continue to focus on the kerb and channelling, underground stormwater network 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	Amaroo Stage 12	Under construction
Koah	123 Fantin Road (Two Chain Road)	On-maintenance
Mareeba	Kenneally Estate Stage 4	On-maintenance
Mareeba	The Edge Stage 3	On-maintenance
Mareeba	Amaroo Stage 11	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

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
2022 DRFA	Mareeba Shire activated DRFA assistance measures linked Far North Queensland Low Pressure Trough, that occurred 1 – 7 February 2022. Council has commenced assessment of damage, emergency repairs and immediate restoration of impacted roads throughout the Shire. A consultant will be engaged to assist with delivery of the 2022 DRFA Program in the coming months.
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 assist with delivery of the 2021 DRFA Program. Betterment projects are to be identified and submitted in future funding rounds.
2021 DRFA REPA Program	Council at its Ordinary Meeting, 15 December 2021, endorsed award of the REPA Contracts on condition of endorsement by QRA. Works have commenced on the Dimbulah Package of Sites, with the Western and Mid-Western Contracts to commence in the near term.

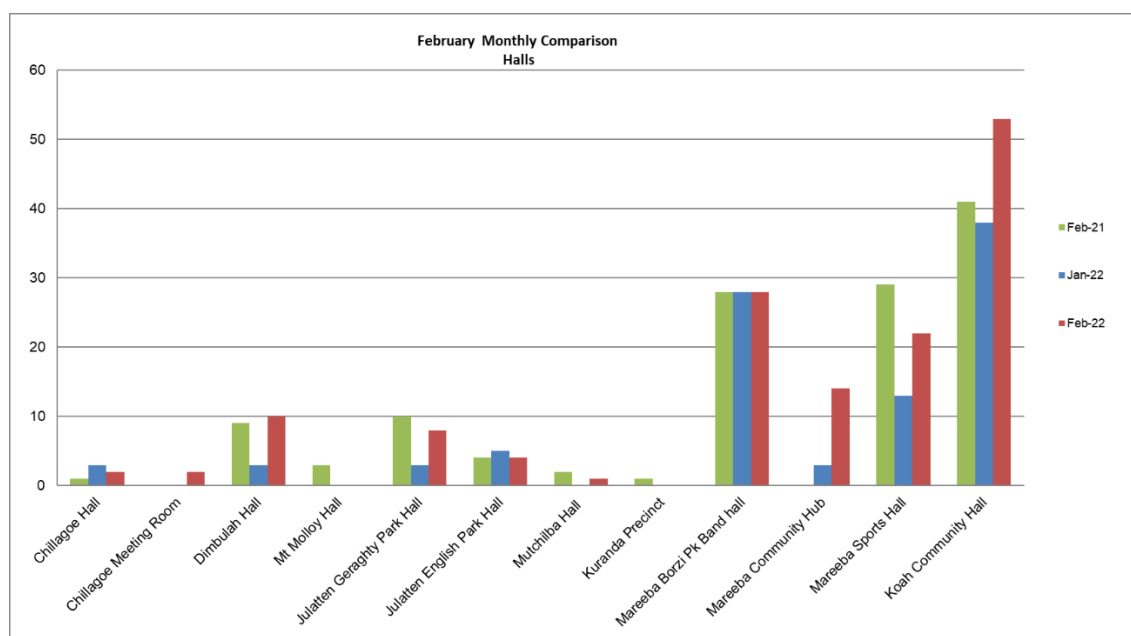
Program	Status
2019 DRFA	Gamboola Crossing remains the only site not yet completed. Commencement occurred in late October however rainfall within the Mitchell River Catchment has required demobilisation from site. Works will be recommenced as soon as access to the site is available.
2019 Betterment	Fossilbrook Crossing remains the only outstanding site which was delayed due to wet weather. The crossing has reached practical completion, however minor works remain.

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.

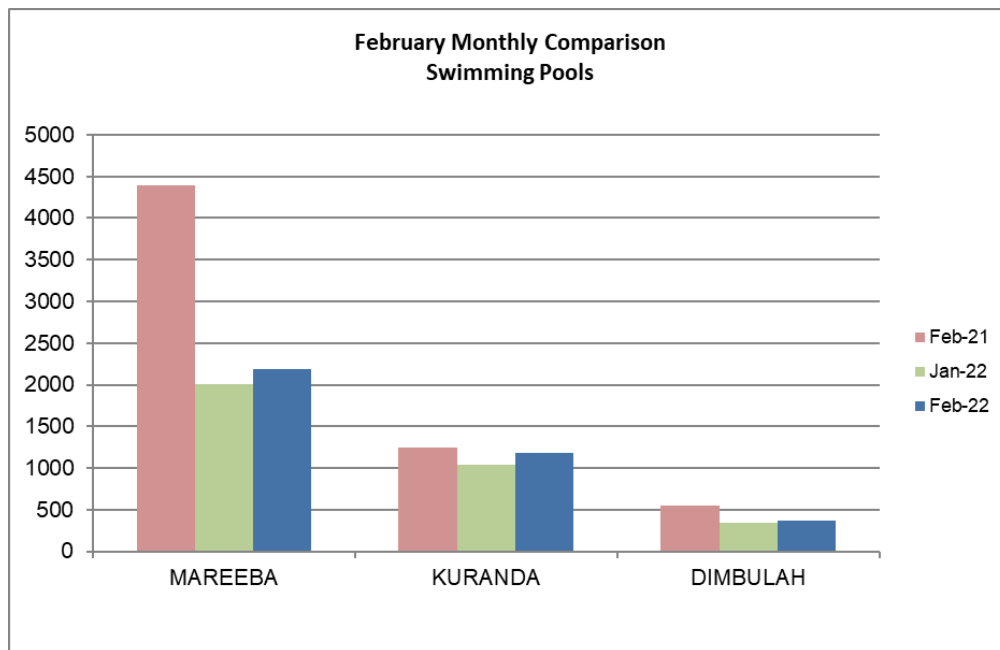
February hall hires have generally increased. Small community groups and clubs are returning to the halls and recommencing their activities.



Swimming Pools

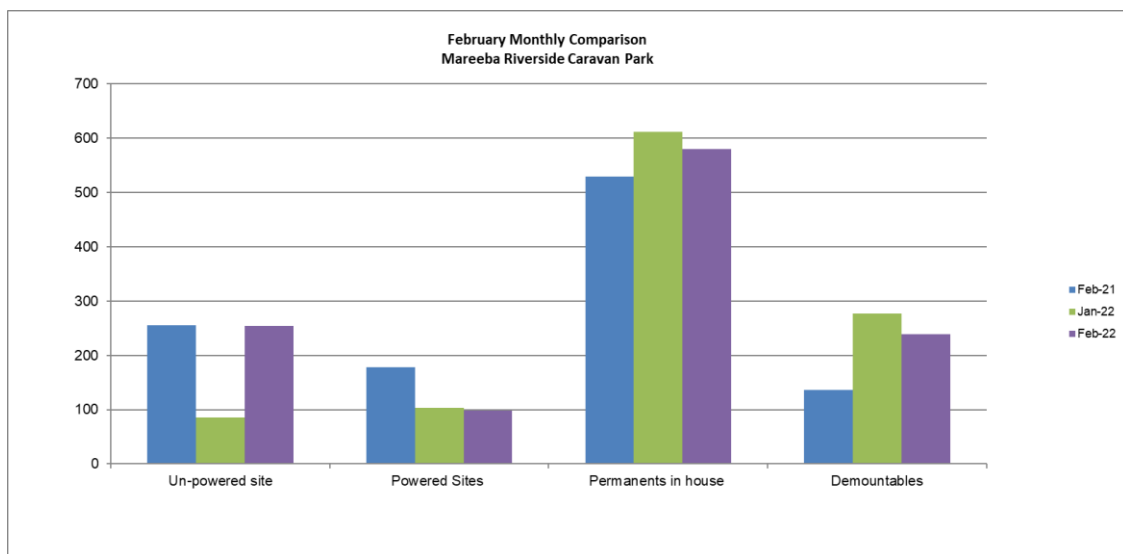
All Pools were open to the public with the new Managing Lessee undertaking a ground-up review of practices at all facilities, which has resulted in a number of proposed changes, including gate entry practices at all facilities.

Utilisation of the pools for February have slightly increased. Learn to swim and squad numbers are increasing and is potentially aligned with the return to school.

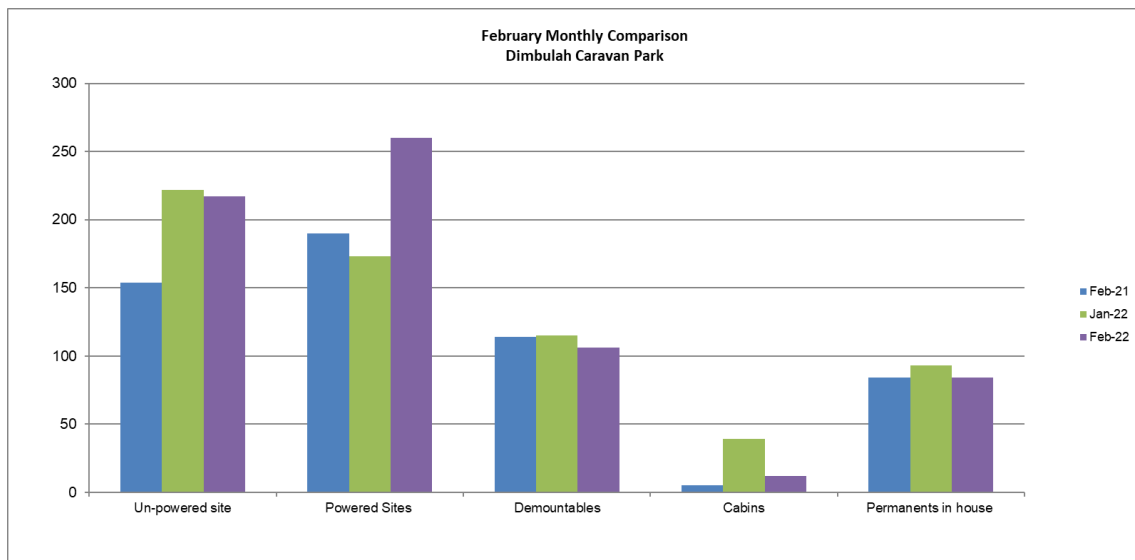


Caravan Parks:

Mareeba Riverside Caravan Park has seen a slight overall increase from the previous month, with seasonal workers starting to return to the area.



Dimbulah Caravan Parks overall utilisation has increased compared to both the previous month and corresponding period from the previous year.



Vandalism & Graffiti:

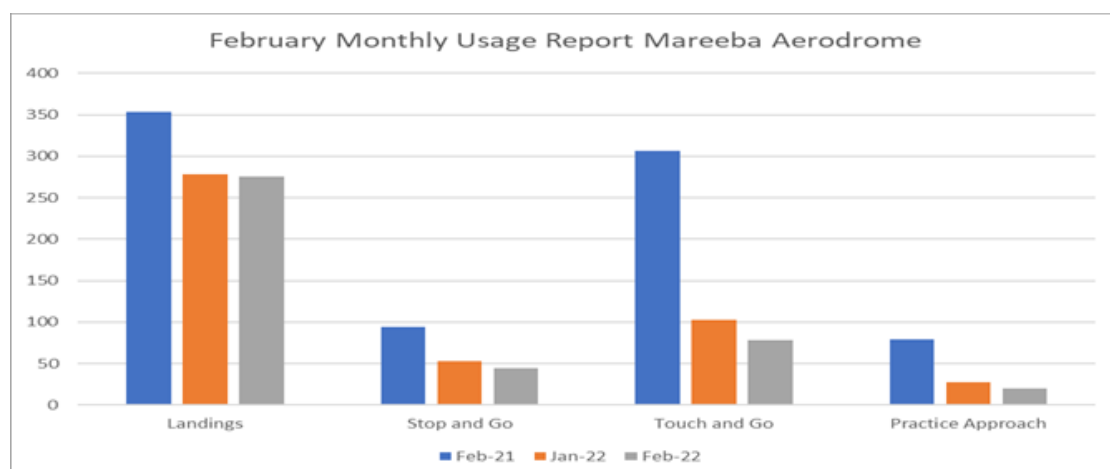
During February, 16 reports of vandalism/graffiti were recorded for Council facilities, with annual costs provided below;

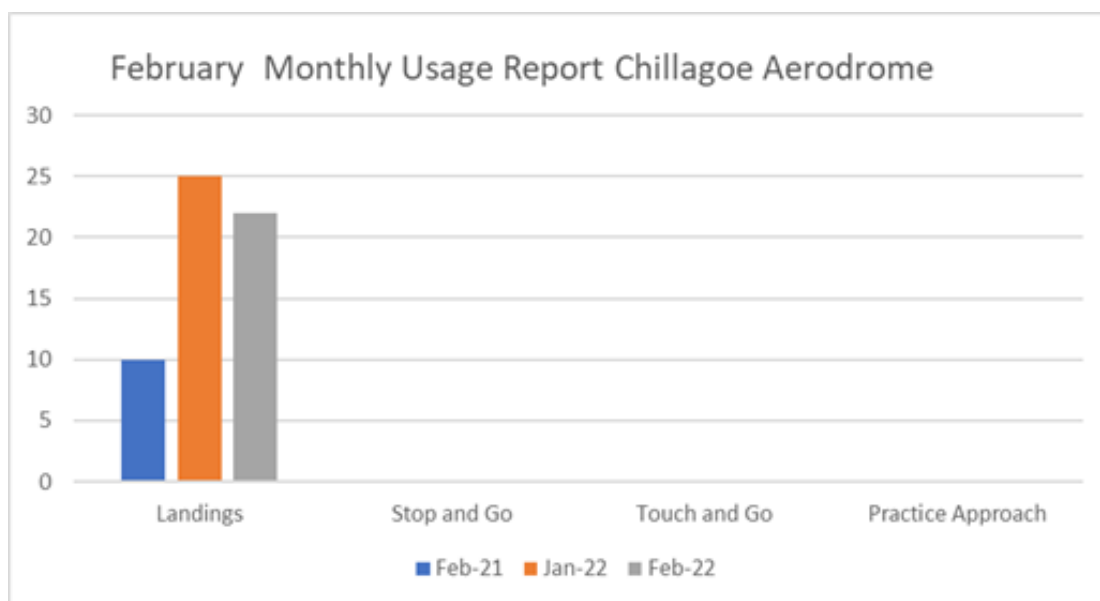
Financial Year	Actuals	Comments
2015/16	\$ 2,134.00	<ul style="list-style-type: none"> • Mareeba CWA Toilets/restroom - vandalism and graffiti x 8 • Mareeba PCYC - vandalism x 1 • Mareeba Arnold Park toilets - vandalism x 2 • Mareeba Rankin Street Office - vandalism x 1 • Mareeba Barron River toilets - vandalism x 1 • Chillagoe tennis Courts - vandalism x 1 • Mareeba Firth Park - graffiti and vandalism x 1 • Kuranda Visitors Info Centre - graffiti x 1
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	\$30,825.08	

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 January, potentially owing to inclement 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

Programs are being delivered in line with expectations, a small surplus across the portfolio is anticipated.

Operating

Additional cost 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.

Council's replacement Backhoe is currently located in a flood affected region of Brisbane.

9.5 TENDER AWARD - T-MSC2021-19 CHILLAGOE MAINTENANCE CONTRACT

Date Prepared: 25 February 2022
Author: Manager Technical Services
Attachments: Nil

EXECUTIVE SUMMARY

The purpose of this report is to provide Council with an assessment of the tenders received for delivering works associated with T-MSC2021-19 Chillagoe Maintenance - Various Facilities.

RECOMMENDATION

That Council awards Tender T-MSC2021-19 Chillagoe Maintenance to JF & DA Burton for the amount of \$229,680 (excluding GST) for a two (2) year contract, with option for one (1) year extension.

BACKGROUND

Tenders were invited for the provision of General Maintenance and Reporting Duties of specified Council Facilities in Chillagoe which include the Hub, Town Hall, Tennis Courts and 10 Acre Park Amenities, Aerodrome, Cemetery and Water Treatment Plant, with the various requirements of the contract being shared across numerous departments within Council.

Council invited tenders through The Mareeba Express and 'VendorPanel' closing 11.00am Friday 10 December 2021, with two (2) submissions being received.

The scope of works included within the contract is shown below;

Cleaning and General Maintenance and Reporting Duties of Identified Council Facilities
I. Cleaning of the Facilities - Hub, Tennis Courts and 10 Acre Park Amenities, Aerodrome and Hall
II. Collection and Disposal of Rubbish – Town Hall
III. Ground Maintenance - Town Hall and Hub
IV. Aerodrome reporting and attendance
V. Water Treatment Plant reporting
VI. Cemeteries burials and clean rotunda
VII. Ergon Meter reads (Quarterly)
VIII. Other duties - as directed

The tenders required suitably qualified and experienced contractors to provide a service, based on a detailed work specification. The tender requested a fixed price for the term of the contract being a two-year period with the option for a one (1) year extension.

Tenders Received

Two (2) submissions were received. A summary of the tender prices at opening is provided below;

Tenderer	Tendered Price (excluding GST) 2-year contract
JF & DA Burton	\$229,680
*Collinsville Constructions Pty Ltd	Not Supplied

*Assessed as non-conforming as the Tenderer only provided unit rates in the response schedule.

Clarifications were sought from both Tenderers for various aspects of the submissions, however only JF & DA Burton provided responses. As clarifications were not provided by Collinsville Constructions Pty Ltd, their submission was unable to be assessed.

FINANCIAL AND RESOURCE IMPLICATIONS***Capital***

Nil

Operating

Award of the contract will result in increased operational costs which Council officers will attempt to manage within available budget allocations.

Is the expenditure noted above included in the current budget?

The increased value of the contract will need to be managed within current budget allocations; future budgets will include sufficient allocations.

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.

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.

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

Tenderers will be advised of Council's decision.

9.6 APPLICATION FOR PERMANENT ROAD CLOSURE - LAND ABUTTING LOTS 10 & 11 ON HG72 & LOT 139 ON HG120 - RA 336, 366 & 396 WOLFRAM ROAD DIMBULAH

Date Prepared: 2 March 2022

Author: Technical Officer (Investigations)

Attachments:

1. Initial Email with Applicants Rep [↓](#)
2. Part A - Form LA00 [↓](#)
3. Part B - Form LA18 [↓](#)
4. Smart Map Drawing - Road Closure [↓](#)
5. Subject Land & Lots [↓](#)

EXECUTIVE SUMMARY

A landowner's representative is seeking Council's view regarding an application for permanent road closure of an area of approximately 4 ha, abutting Lots 10 & 11 on HG72 and Lot 139 on HG120 - rural address (RA) 336, 366 & 396 Wolfram Road, Dimbulah.

RECOMMENDATION

That Council as the Road Manager, advise the applicant and the Department of Resources that it offers no objection to the proposed road closure on the basis that:

1. The proponent is wholly responsible for all costs associated with finalising the process;
2. The easement instrument for 'Right of Way and Water (Pipeline) Purposes', burdening Lot 10 on HG72 and benefiting Lot 139 on HG120 is to be extended to the proposed new boundary of Lot 139 on HG120; and
3. The subject parcel must be amalgamated by either of the below options;
 - i. Amalgamate the entire width and length of the subject 'road' parcel into Lot 139 on HG120, or
 - ii. Amalgamate half the width and respective length of the subject 'road' parcel into Lots 10 & 11 on HG72 and Lot 139 on HG120.

BACKGROUND

As part of the Department of Resources (DoR) road closure application process, DoR requires a submission from the Road Manager (Council) prior to any decision being finalised.

Initially, verbal correspondence was received from a legal firm who represents the landowner of Lots 10 & 11 on HG72 and Lot 139 on HG120, seeking Council's view on the above Road Closure Application.

The landowner's representative was advised of the Council process (Attachment 1), has undertaken a pre-lodgement meeting with the DoR and supplied Council Officers with DoR forms; LA00 - Part A, LA18 - Part B and a Smart Map drawing which highlights the subject land (Attachments 2, 3 & 4).

It has been advised by the landowner's representative that, if road closure were approved, the land would be used for planting and cultivation of fruit trees and associated watering and fertilising infrastructure.

The subject land is unformed road approximately 1km long by 40m wide, which is accessible from Parise Road, Dimbulah at approximate chainage 0.6km. The subject parcel abuts the southern boundary of Lot 139 on HG120 and the northern boundaries of Lots 11 & 10 on HG72 (Attachment 5), with all properties being owned by the Applicant.

Contact between Council officers and the landowner's representative has been maintained throughout the investigation process.

ASSESSMENT

There is no Council infrastructure contained within the subject area and when assessing the application, investigations considered potential impacts to; the existing easement instrument, maintaining legal access for neighbouring properties and continuity of the road network.

It is the Investigating Officer's opinion that the conditions outlined in the Recommendation be applied to achieve a suitable outcome for Council, the proponent and other stakeholders.

RISK IMPLICATIONS

Infrastructure and Assets

A suitable road reserve width is required to ensure 'Legal Access' to Lot 147 on HG500 is maintained.

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

Council is delegated with authority as Road Manager and is therefore required to consider the needs of the future transport network prior to DoR providing a final position to road closures.

FINANCIAL AND RESOURCE IMPLICATIONS

Capital

Nil

Operating

Nil

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.

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

Following resolution, Council officers will notify the applicant and the Department of Resources of the outcome.

Mark Campman

From: Mark Campman
Sent: Thursday, 25 November 2021 11:03 AM
To: Craig Smith
Cc: ASHLEY Susan
Subject: RE: Council Ref; CRM.21.10680 - Application for Road Closure - Land Abutting Lots 10 & 11 HG72 & Lot 139 HG 120

Morning Craig,
To arrange a pre-lodgement meeting you can call DoR officer Susan Ashley on (07) 4028 5626.
Susan has been included in this email and can arrange a suitable meeting time and advise of what is required for the meeting.

Please feel free to contact me if needed.

Regards,

Mark Campman
Technical Officer (Investigations)



Mareeba
SHIRE COUNCIL

Phone: 1300 308 461 | **Direct:** 07 4086 4709 | **Fax:** 07 4092 5138
Email: markc@msc.qld.gov.au | **Website:** www.msc.qld.gov.au
Kowa St, Mareeba | PO Box 154, Mareeba, Queensland, Australia, 4880

From: Craig Smith <craig.smith@wealthcheck.com.au>
Sent: Thursday, 25 November 2021 10:07 AM
To: Mark Campman <MarkC@msc.qld.gov.au>
Subject: RE: Council Ref; CRM.21.10680 - Application for Road Closure - Land Abutting Lots 10 & 11 HG72 & Lot 139 HG 120

Many thanks Mark
regards

Craig Smith
Legal Counsel
Wealthcheck Group of Companies
Phone: 0410 552 114
Email: craig.smith@wealthcheck.com.au



From: Mark Campman <MarkC@msc.qld.gov.au>
Sent: Thursday, 25 November 2021 8:38 AM
To: Craig Smith <craig.smith@wealthcheck.com.au>
Subject: RE: Council Ref; CRM.21.10680 - Application for Road Closure - Land Abutting Lots 10 & 11 HG72 & Lot 139 HG 120

Morning Craig,
You are correct in that a pre-lodgement meeting would be needed with the Department of Resources (DoR).
I am not sure of their office locations in the south east of QLD, however they have offices in Townsville, Cairns and Atherton.

DoR officers in Atherton deal with road closure for this area and I believe a pre-lodgement meeting by phone would be suitable.

The DoR can be contacted on 13 74 68 and I assume they could put you through to the Atherton office.

In the mean time I will make an enquiry on your behalf and see if there is a direct number for you to call and get back to you.

Regards,

Mark Campman

Technical Officer (Investigations)



Mareeba
SHIRE COUNCIL

Phone: 1300 308 461 | Direct: 07 4086 4709 | Fax: 07 4092 5138
Email: markc@msc.qld.gov.au | Website: www.msc.qld.gov.au
Kowa St, Mareeba | PO Box 154, Mareeba, Queensland, Australia, 4880

From: Craig Smith <craig.smith@wealthcheck.com.au>

Sent: Wednesday, 24 November 2021 4:11 PM

To: Mark Campman <MarkC@msc.qld.gov.au>

Subject: RE: Council Ref; CRM.21.10680 - Application for Road Closure - Land Abutting Lots 10 & 11 HG72 & Lot 139 HG 120

Thanks Mark So first step is to arrange for a prelodgement meeting with the Dept of Resources at one of their Business Centres. As I am in Brisbane I would have thought there would be an office in Brisbane but apparently not. Can you confirm that? In that event I could attend at Ipswich>

Craig Smith

Legal Counsel

Wealthcheck Group of Companies

Phone: 0410 552 114

Email: craig.smith@wealthcheck.com.au



From: Mark Campman <MarkC@msc.qld.gov.au>

Sent: Monday, 22 November 2021 4:51 PM

To: Craig Smith <craig.smith@wealthcheck.com.au>

Subject: Council Ref; CRM.21.10680 - Application for Road Closure - Land Abutting Lots 10 & 11 HG72 & Lot 139 HG 120

Good afternoon Craig,

Council's reference for this matter is CRM.21.10680.

Thank you for talking to me today, as discussed I will need contact details so inspections can be arranged and some information is provided below on what Council officers will require to assess a road closure application.

1. The applicant to have a pre-lodgement meeting with the Department of Resources (DoR).
2. The applicant to supply Council with;
 - o Details of the pre-lodgement meeting.
 - o The completed DoR forms, LA00 'Part A' and LA18 'Part B'.
 - o A detailed map (minimum size A4) which includes the following information:
 - a) General location including your land.
 - b) Area of 'road' to be closed.
 - c) Lot on plan information.
 - d) A north point.

The following link may be useful and should take you to the Applying for Road Closure section on the DoR's website;
<https://www.qld.gov.au/environment/land/state/roads/closure>

At this stage there is no need to formally apply for road closure with the DoR and investigations into your request can begin when the above is received.

However please note, the application will be closed if the above has not been received by close of business, 28 February 2022.

Important note;

- Applications for road closure are not expected to be presented before Council until March/April 2022.

Please feel free to contact me at your earliest convenience.

Regards,

Mark Campman

Technical Officer (Investigations)



Mareeba
SHIRE COUNCIL

Phone: 1300 308 461 | **Direct:** 07 4086 4709 | **Fax:** 07 4092 5138
Email: markc@msc.qld.gov.au | **Website:** www.msc.qld.gov.au
Kowa St, Mareeba | PO Box 154, Mareeba, Queensland, Australia, 4880

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**Queensland
Government**

Department of Resources

Part A – Form LA00

Contact and Land Details

Requirements

1. **Part A:** Contact and land details will need to be completed.
2. **Part B:** Application specific form will need to be completed.
3. Payment of the prescribed Application fee (per title reference), if relevant. A refund of application fees will not be given. (Details of fees are available on the Department of Resources website at <<https://www.resources.qld.gov.au>> or from a regional department's business office or call 13 QGOV 13 74 68).
4. If the application is not lodged by a solicitor, bank or consultant on behalf of the applicant, then all applicants must sign the declaration on the appropriate Part B application form.
5. All parts of this application form need to be completed accurately, otherwise your application may be returned to you to complete.
6. Your application will not be considered as having been properly made unless all parts of this application form have been completed accurately, otherwise your application may be returned to you to complete.
7. Prior to lodging your application, the Department encourages the applicant to have a pre-lodgement meeting with a departmental officer who will provide additional information in relation to native title, expected timeframes, anticipated costs and to ensure the application will achieve your desired outcome.

Important information

7. All applications will be processed having regard to the requirements of the Land Act 1994 <<https://www.legislation.qld.gov.au/>> and related legislation, approved policies and procedures and the requirements of all other agencies with an interest in the land.
8. All completed applications can be lodged with the department by sending information to the following email or postal addresses.
9. **Email:** SLAMlodgement@resources.qld.gov.au
10. **Post:**

Department of Resources

PO Box 5318

Townsville QLD 4810
11. If lodging an application, all relevant Part B application forms must be signed and supporting documentation must be scanned and then emailed.
12. In terms of the Right to Information Act 2009 interested parties may seek access to the department's records and view relevant documents.
13. Information on this form, and any attachments, is being collected to process and assess your application under the Land Act 1994. The consideration of your application may involve consultation, and if so details of your application may be disclosed to third parties. They will not be otherwise disclosed outside the department unless required or authorised by law.

Contact Details

Lodger Details and Mailing Address		
A lodger is only required when a solicitor, bank, consultant lodges the application on behalf of the applicant.		
Full Name(s)		
Title	First name	Surname
Mr	CRAIG	SMITH
Company name(s)		
O'SHEA & PARTNERS		
If a Corporation then record <input type="checkbox"/> ACN <input type="checkbox"/> ARBN <input type="checkbox"/> ABN		
<div style="border: 1px solid black; width: 100px; height: 15px;"></div>		
Postal Address	<div style="border: 1px solid black; padding: 2px;">GPO BOX 3053</div> <div style="border: 1px solid black; padding: 2px;">BRISBANE 4000</div>	
Phone number	<div style="border: 1px solid black; padding: 2px;">33 673 668</div>	Mobile phone <div style="border: 1px solid black; padding: 2px;">040552114</div>
Email	<div style="border: 1px solid black; padding: 2px;">craig.smith@oplaw.com.au</div>	

Applicant(s) Details and Mailing Address		
If the applicant is a Corporation, either the Australian Company number, Australian Registered Body number or the Australian Business number must be shown.		
Full Name(s)		
Title	First name	Surname
Company name(s)		
GORGAS AVE RG PTY LTD		
If a Corporation then record <input checked="" type="checkbox"/> ACN <input type="checkbox"/> ARBN <input type="checkbox"/> ABN <div style="border: 1px solid black; padding: 2px; display: inline-block;">652402581</div>		
Note: If the applicant is a Corporation, a requirement of the application is providing evidence (as at the date of application), that the Corporation is registered with the Australian Securities and Investments Commission (ASIC) at https://asic.gov.au/online-services/search-asic-s-registers/ . (company summary printout) and if applicable, also registered with the Australian Business Register (ABR) at https://www.abr.business.gov.au (ABN lookup record extract).		
Postal Address	<div style="border: 1px solid black; padding: 2px;">GPO Box 3053</div> <div style="border: 1px solid black; padding: 2px;">BRISBANE 4000</div>	
Phone number	<div style="border: 1px solid black; padding: 2px;">33673668</div>	Mobile phone <div style="border: 1px solid black; padding: 2px;">0410552114</div>
Email	<div style="border: 1px solid black; padding: 2px;">Craig.smith@wealthcheck.com.au</div>	

Future correspondence should be sent to: <input checked="" type="checkbox"/> Lodger <input type="checkbox"/> Applicant
--

1. Are the applicants a foreign acquirer as defined by the Additional Foreign Acquirer Duty (AFAD)?	
<input checked="" type="checkbox"/> Yes	go to 2
<input type="checkbox"/> No	go to 4
Note: For further information refer to the Queensland Government website to determine if the applicant/s are a foreign person (acquirer) for AFAD. Government website to Types of foreign persons for additional foreign acquirer duty:- https://www.business.qld.gov.au/industries/service-industries-professionals/professional-financial-services/transfer-duty/investors/afad/foreign-persons .	

2. Is the application related to the purchase of land, for example a permanent road closure, or conversion of a lease where the land is or will be used solely or primarily for residential purposes as defined for the Additional Foreign Acquirer Duty (AFAD) under the Duties Act 2001?

☐ Yes

go to 3

☒ No

go to 4

Note: Under the Duties Act 2001 an additional amount of duty applies where the land is residential land and the applicant is a foreign person (acquirer) for AFAD.

Government website for Additional Foreign Acquirer Duty:-

<<https://www.business.qld.gov.au/industries/service-industries-professionals/professional-financial-services/transfer-duty/investors/afad/foreign-persons>>.

3. Enter the full name/s of the foreign acquirer/s.
(If there is insufficient space, please lodge as an attachment).

go to 4

Full Name/s (If a company, also provide a contact name)	Share held
MARLI FARMS LP	100

4. Are the Applicant/s registered for GST and acquiring the land for a creditable purpose?

☒ Yes

☐ No

go to 5

Note: Under the Tax Administrator Act (Cth) 1953 certain purchasers of new residential premises or potential residential land are required to withhold the Goods and Services Tax (GST) amount from the price of the supply (purchase price) for payment directly to the Australian Taxation Office (ATO) as outlined on the ATO's website. The department is unable to provide further advice on the ATO's requirements. For further information contact the ATO on 13 28 65 or visit the ATO website <<https://www.ato.gov.au/business/gst/in-detail/your-industry/property/gst-property-settlement-online-forms-and-instructions/>> or seek advice from a financial or legal expert.

Details of land for which the application is being lodged

5. Select the type of land for which the application is being lodged:

- ☐ Permit
☐ Licence
☐ Lease
☐ Unallocated State Land (USL)
☒ Road
☐ Trust Land Reserve/ Deed of Grant in Trust (DOGIT)
☐ Dealing Number (refer to Item 6)
☐ Other

go to 6

6. Enter the description of the land for which the application is being lodged. If this application concerns a road, enter the description of the land adjoining the road.

Schedule 1 You must enter either the Lot on Plan or Title Reference of the land for which the application is being lodged.		
Lot	Plan	Title Reference
139	HG 120	51240938
10	HG 72	20639157
11	HG 72	20434199

go to 7

The details of the land can be found on a current title. To check this you can purchase a title search by calling 1300 255 750, visiting the Titles Registry website <<https://www.business.qld.gov.au/industries/building-property-development/titles-property-surveying/titles-property>> (and search 'title searches and copies of documents') or visiting one of the department's business centres. Lot on Plan details are located on your rates notice or downloading the Queensland Globe <<https://www.business.qld.gov.au/business/support-tools-grants/services/mapping-data-imagery/>> to help access current Lot on Plan details.

If insufficient space, please add additional description as an attachment.

7. Enter additional details of the land

Dealing number

Tenure type

FREEHOLD

Tenure number

Local Government

MAREEBA SHIRE COUNCIL

Other details of land location (optional)

336,366 + 396
WOLFRAM RD
DINBULAH

go to 8

8.	Have you participated in a pre-lodgement meeting with the department (strongly encouraged)?	<input checked="" type="checkbox"/> Yes	go to 9	<input type="checkbox"/> No
Please provide name of officer you spoke with and this department's associated reference.				
Department Contact Officer		SUSAN ASHLEY	Pre-lodgement ID (eLVAS CI Ref)	

9.	Provide details of pre lodgement meeting. (If there is insufficient space, please lodge as an attachment)
THE DEPARTMENT OFFICER INDICATED THAT PART ONLY OF THE PROPOSED ROAD CLOSURE WOULD LIKELY BE APPROVED, LIMITED TO THAT SECTION ADJUTING LOTS 10 & 11. (REFER SHADED AREA IN ATTACHED SMARTMAP)	
IT IS SUGGESTED THAT THE BALANCE IS REQUIRED TO RETAIN CONTINUITY	
Note: Departmental Officers contact details and any reference number should be included if known.	

THIS FORM MUST BE ACCOMPANIED BY THE RELEVANT PART B APPLICATION FORM



Queensland
Government

Department of Resources

Part B – Form LA18

Road Closure Application

Requirements

1. This application is for a road closure.
2. Please read the respective [Applying for a road closure guide](#), which includes application restrictions.
3. Payment of the prescribed [Application fee](#) (per title reference), if relevant. A refund of application fees will not be given. (Details of fees are available on the [Department of Resources website](#) at <<https://www.resources.qld.gov.au>> or from a regional [department's business office](#) or call 13 QGOV 13 74 68).
4. **Part A - Form LA00: Contact and land details** will need to be completed and submitted with your application.
5. **Part C – Form 30: Statement in relation to an application under the Land Act** will need to be completed and submitted with your application.
6. You must **attach a drawing** showing the required information which is detailed in the [guide](#) under the heading "Application Requirements".
7. Any additional information to support the application.
8. Your application will not be considered as having been properly made unless all parts of this application form have been completed accurately, otherwise your application may be returned to you to complete.
9. Prior to lodging your application, the Department **strongly encourages** the applicant to have a **pre-lodgement meeting** with a departmental officer who will provide additional information in relation to native title, expected timeframes, anticipated costs and to ensure the application will achieve your desired outcome.

Important information

10. A road is any area of land that has been set aside by legislation for the use of the travelling public. Not all roads are currently formed or being used by vehicles or pedestrians, and some may never be developed or used for that purpose.
11. You are encouraged to contact your nearest [department business centre](#) to arrange a pre-lodgement meeting. The pre-lodgement meeting is intended to clarify the application requirements thereby preventing any unnecessary delays. It is also intended to cover to process, timeframes, costs and the quality of information necessary to properly assess the application.
12. An adjoining landholder may apply for a permanent or temporary road closure. An adjoining owner is defined as the registered owner of the property that shares common boundary i.e. Contiguous, directly connected; or without interruption.

An adjoining owner can apply for the area of road that immediately adjoins the property boundary and not any part of the road that continues in either direction beyond the property boundary.

If a road is a "dead end" and the property boundary only adjoins on the end and does not extend along the road, the owner is not considered an adjoining owner for a road closure application. To be clear, a person who has limited frontage to the road cannot apply for closure of the entire length of the road.
13. A public utility provider as defined under the [Land Act 1994](#) <<https://www.legislation.qld.gov.au/>> may also apply for a permanent road closure. An application for temporary closure can be considered for another person for:
 - pipes for irrigation purposes that cross the road beneath its surface.
 - water channels for irrigation purposes that cross the road.

14. A road maybe closed "in strata" to provide for works such as:
 - connecting overhead viaduct, or underground tunnel for commercial purposes between two buildings.
 - structure which will overhang a road.
 - car park or building under or over a road.
15. You may be required to pay a purchase price for the permanent closure of a road.
16. When a road is closed permanently, its status changes from 'road' to 'unallocated state land'. Depending on how the land is to be allocated, the area of road to be permanently closed may be:
 - incorporated into the applicant's adjoining freehold or leasehold land.
 - included in an existing reserve or set apart as a new reserve.
 - retained as a separate parcel of freehold land, although this option is rarely used in view of the planning requirements of local governments.
17. A road may be permanently closed under the *Land Act 1994* if the Minister is satisfied the road is not the only dedicated access to a person's land; used regularly by the public as a road or stock route; or providing continuity to a road network.
18. Although the state owns the land in a dedicated road, a local government (section 60 of the *Local Government Act 2009*) is responsible for the day to day management of dedicated roads in its area including their construction and maintenance. The *Department of Transport and Main Roads* <<https://www.tmr.qld.gov.au/>> is responsible for management of state controlled roads such as a freeway, highway or 'major road connecting cities'.
19. Information on this form, and any attachments, is being collected to process and assess your application under section 99 of the *Land Act 1994*. If required, we may need to consult with third parties such as relevant local or state agencies and adjoining property owners. Details provided to third parties will generally be limited to type of application, area applied for and intended use. Your personal information will not otherwise be disclosed unless authorised or required by law.
20. Please note that we may wish to contact you to seek your views on our service, to advise you of any legislative changes that might affect you or to seek your participation in surveys or programs relevant to your application type. Any participation will be voluntary and you may email stateland@resources.qld.gov.au if you do not wish for the department to contact you.
21. The department may also compile or analyse statistics and conduct research. Any publication of findings will not involve the publication of identifying personal information.
22. For further privacy information click [Privacy](#) or go to <www.resources.qld.gov.au/home/legal/privacy>.

Office Use Only	Road Closure	 9 311662 185211
	Temporary Road Closure	 9 311662 185228

1.	The application is for: <div style="margin-left: 20px;"> <input checked="" type="checkbox"/> Permanent road closure </div> <div style="margin-left: 20px;"> <input type="checkbox"/> Temporary road closure </div>	<div style="text-align: right;">go to 2</div> <div style="text-align: right;">go to 2</div>
2.	If you are not the manager of the road as defined below, have you consulted with the Road Manager to determine if the road is still required? <div style="margin-left: 20px;"> <input checked="" type="checkbox"/> Yes </div> <div style="margin-left: 20px;"> <input type="checkbox"/> No </div>	<div style="text-align: right;">go to 3</div> <div style="text-align: right;">go to 3</div>
<p>Before submitting your application to the department, it is recommended that you discuss your proposal for closure of a local road with the local government responsible for its management, or the <u>Department of Transport and Main Roads</u> for a state controlled road managed under the <u>Transport Infrastructure Act 1994</u>.</p> <p>This will assist you to plan your project and will help reduce the time required to assess your application. It will also provide you with an opportunity to address in your application any issues identified through discussion with the road manager.</p> <p>A signed 'Part C Form LA30 – Statement in relation to an application under the Land Act 1994 over State land' from the road manager must accompany this application.</p> <p>A road may be permanently closed under the <u>Land Act 1994</u> if the Minister is satisfied the road is not:</p> <ul style="list-style-type: none"> a) the only dedicated access to a person's land; b) used regularly by the public as a road or stock route; or c) providing continuity to a road network. <p>An application must be refused if the road is still needed in accordance with section 101(3) of the <u>Land Act 1994</u>.</p> <p>Note: A road manager has the powers to authorise various uses on roads, however neither agency is able to permanently close the dedicated road and allocate the land for another use.</p> <p>Road Manager is:-</p> <ul style="list-style-type: none"> • The local government for a road that is controlled by the local council; • For a state controlled road, the chief executive of the Queensland Government agency administering the <u>Transport Infrastructure Act 1994</u> such as the Department of Transport and Main Roads. 		
3.	Are you a public utility provider or the registered owner, lessee or trustee of the land adjoining the area of road subject to this road closure application? <div style="margin-left: 20px;"> <input checked="" type="checkbox"/> Yes </div> <div style="margin-left: 20px;"> <input type="checkbox"/> No </div>	
	<div style="text-align: right;">go to 4</div>	<p>Application cannot be considered unless temporary closure is for reasons listed in Question 4</p>
<p>Section 99(1) of the <u>Land Act 1994</u> states that only a public utility provider or the registered owner, lessee or trustee of the land adjoining a road may apply for a permanent closure of the road.</p>		
4.	Is the temporary closure to make structural improvements for: <div style="margin-left: 20px;"> <input type="checkbox"/> Pipes for irrigation purposes that cross the road beneath its surface </div> <div style="margin-left: 20px;"> <input type="checkbox"/> Water channels for irrigation purposes that cross the road </div> <div style="margin-left: 20px;"> <input type="checkbox"/> Not Applicable </div>	
	<div style="text-align: right;">go to 5</div> <div style="text-align: right;">go to 5</div> <div style="text-align: right;">go to 5</div>	<p>Section 99(3) of the <u>Land Act 1994</u> limits who can apply for temporary closure of a road to only the registered owner, lessee or trustee of the land adjoining a road or another person for:</p> <ul style="list-style-type: none"> • Pipes for irrigation purposes that cross the road beneath its surface; or • Water channels for irrigation purposes that cross the road.

5. Provide details in Schedule 1 below, of any land you lease from the State or are the registered owner that adjoins or is in the vicinity of the land applied for:

Schedule 1		
You must enter either the Lot or Plan or Title Reference of the land.		
Lot	Plan	Title Reference
139	HG 120	51240933
10	HG 72	20639157
11	HG 72	20434199

go to 6

The description of the land can be found on a current title search or on your rates notice. To check this you can purchase a title search by calling 1300 255 750, visiting the [Titles Queensland website](https://www.titlesqld.com.au/) <<https://www.titlesqld.com.au/>> (and select 'Searches') or visiting one of the regional business centres).

If insufficient space, please add additional description as an attachment.

6. Have you made a previous application for closure of this area of road?

☐ Yes go to 7

☒ No go to 10

7. Was this application refused?

☐ Yes go to 8

☐ No go to 10

8. Have there been any change in circumstances from the previous application, which may lead to this application being accepted for further consideration?

☐ Yes go to 9

☐ No go to 10

The application maybe rejected without further consideration.

9. Provide details of the change in circumstances from the previous application. go to 10
(If there is insufficient space, please lodge as an attachment)

10. Is any use currently being made of the road area?

☒ Yes go to 11

☐ No go to 12

11. Provide details of the current use of road e.g. grazing, encroachment of building or structure. go to 12 (If there is insufficient space, please lodge as an attachment)
PLANTED FRUIT TREES
12. Provide details of the proposed use of the road area. go to 13 (If there is insufficient space, please lodge as an attachment)
PLANTING & CULTIVATION OF FRUIT TREES
AND ASSOCIATED WATERING AND FERTILISING
INFRASTRUCTURE
13. Provide details of any additional information to support the application. (optional) go to 14 (If there is insufficient space, please lodge as an attachment)

Attachments

The following will need to be lodged with your application for it to be considered a properly made application. If all this information is not submitted, your application will be returned.

<p>14. Tick the box to confirm the attachments form part of the application:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Application Fee <input checked="" type="checkbox"/> Part A – Form LA00 – Contact and Land details <input type="checkbox"/> Part C – Form LA30 – Statement in relation to an application under the Land Act 1994 <input checked="" type="checkbox"/> A copy of a <u>Dial before you dig</u> enquiry detail page for the road area applied for <input checked="" type="checkbox"/> A drawing showing the information listed in the 'Application Requirements' in the <u>guide</u> <input type="checkbox"/> Additional information in support of your application such as a correspondence from the road manager or current users of the road.
It is recommended that any attached drawings be A4 size. Your application will not be considered as having been properly made, unless all parts of this application form are completed accurately. In this instance your application may be returned to you for completion.

Declaration

I certify that I have read the information, which forms part of this application and the information I have provided is true and accurate.

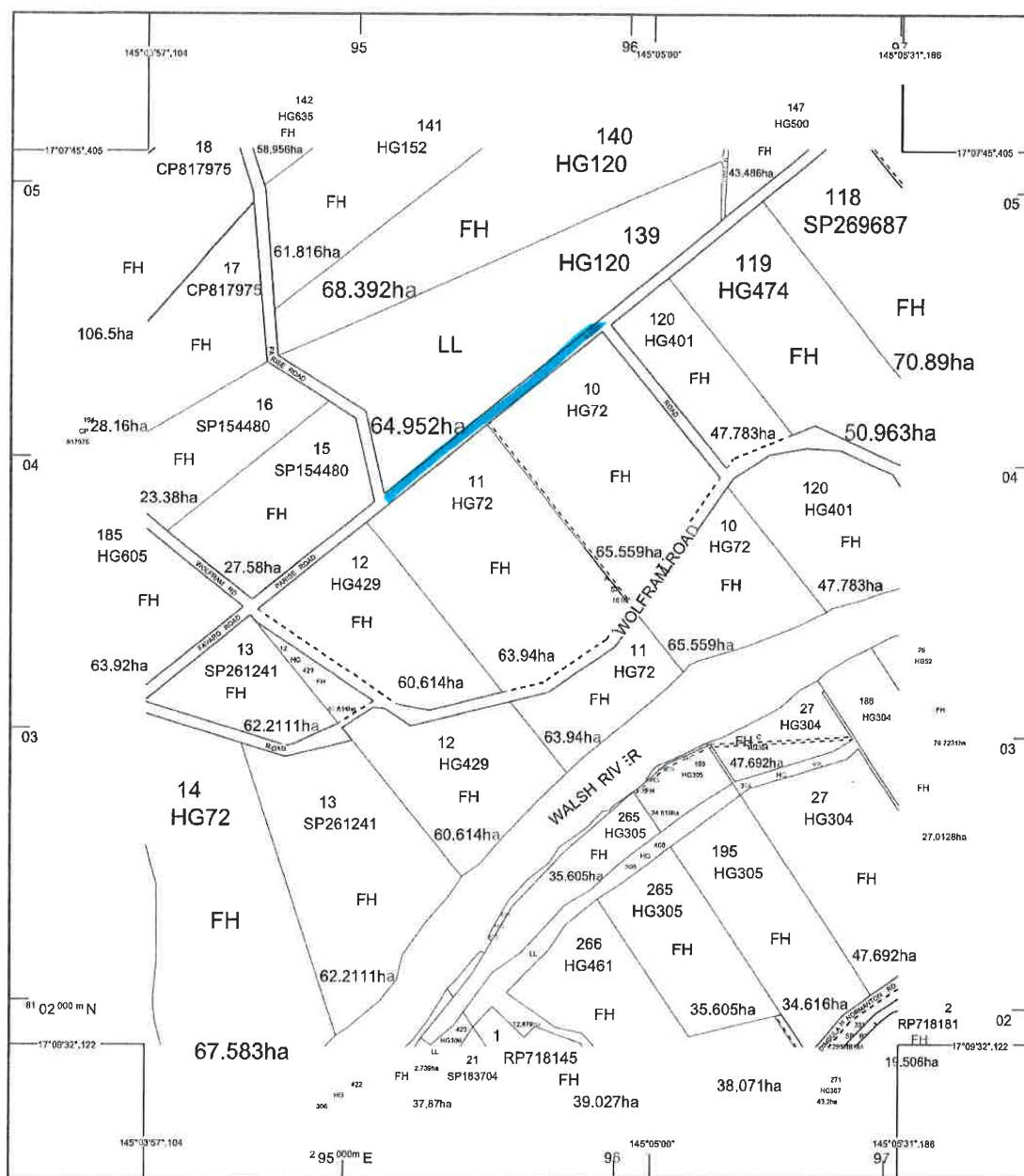
Signature of applicant (or their legal representative)


CRAIG KEHM SMITH
Solicitor

Date:

15 / 12 / 2021

If applicant, section 142 of the Land Act 1994 states a person is eligible to apply for, buy or hold land under the Land Act 1994 if the person is an adult, that is, 18 years of age or over. If the legal representative of the applicant is signing as the applicant then the legal representative's full name must be printed immediately below the signature.



STANDARD MAP NUMBER
7963-43142

MAP WINDOW POSITION &
NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB
Lot/Plan
Area/Volume
Tenure
Local Government
Locality
Segment/Parcel

11/HG72
63.94ha
FREEHOLD
MAREEBA SHIRE
DUMBULAH
21474/17

CLIENT SERVICE STANDARDS

PRINTED 03/12/2021

DCDB 02/12/2021 (Lots with an area less than 3000m² are not shown)

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SmartMap

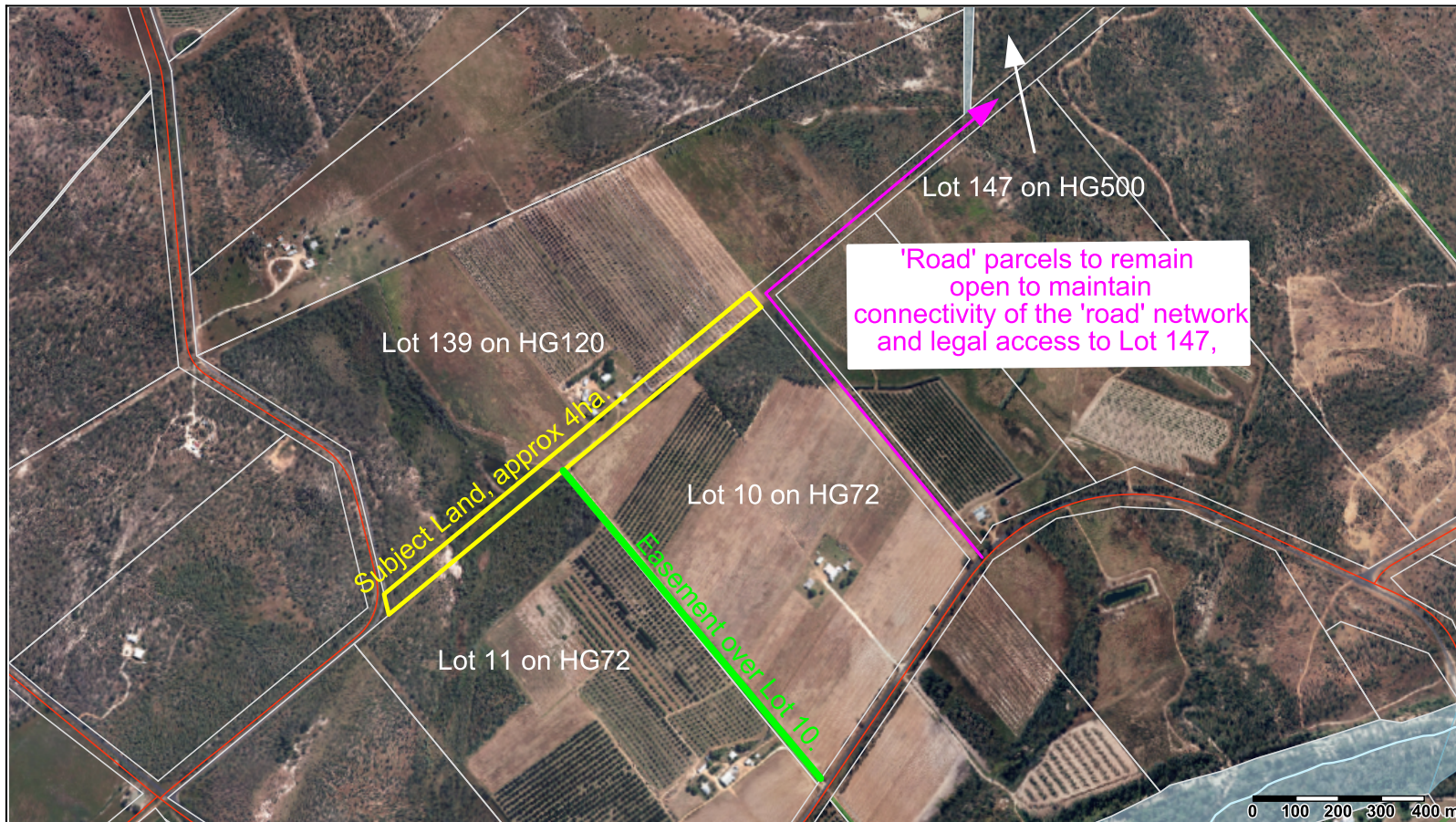
An External Product of
SmartMap Information Services

Based upon an extraction from the
Digital Cadastral Data Base



**Queensland
Government**

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9.7 AMEND WASTE FEES AND CHARGES 2021-2022

Date Prepared: 1 March 2022
Author: Manager Water and Waste
Attachments: Nil

EXECUTIVE SUMMARY

The purpose of this report is to have Council endorse the change in the waste disposal fee for the \$5 per bag (60L max) deemed weight to \$5 per wheelie bin (or smaller).

RECOMMENDATION

That Council endorses the amendment to the waste fees which changes the \$5/bag (60l max) deemed weight charge to \$5/Wheelie Bin (or smaller) for Municipal (Residential) Solid Waste.

BACKGROUND

Council, as part of its budgetary process and under the legislation of the Local Government Act, is required to adopt a Schedule of Fees and Charges. Council's fees and charges are generally reviewed annually but may be amended at any time subject to Council resolution to reflect a change in circumstances.

Section 97 of Local Government Act 2009 prescribes the circumstances where a local government may set a cost-recovery fee. This section also prescribes that a cost-recovery fee must not be more than the cost to the local government of taking the action for which the fee is charged.

The Mareeba Landfill ceased receiving waste for disposal on 21 November 2021 and Council, at its Ordinary Meeting of 15 September 2021 approved to send landfill waste to the Springmount Waste Facility.

As a result, there has been an additional cost associated with handling and transporting waste to Springmount Waste Facility compared with Council landfilling at its own facility. Although Council was achieving full cost pricing while the landfill was operational, these additional costs of handling and transporting the waste to Springmount and paying disposal fees shifts this into a negative position.

As a result, some of the fees levied to affected customers at the transfer stations require adjustment to ensure Council can continue to operate a financially sustainable waste service.

RISK IMPLICATIONS**Financial**

Approving the new fee structure allows Council to recover costs more accurately.

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

Council must be able to demonstrate that the cost recovery fees are no more than the cost of providing the service. Provided the fee is adopted in accordance with the *Local Government Act 2009*, the fees can be adopted and updated on the fees and charges schedule.

FINANCIAL AND RESOURCE IMPLICATIONS***Capital***

Nil

Operating

Approving the new fee structure allows Council to recover costs and not operate in deficit.

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.

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

If the amended fee is approved, it will be updated on the Fees and Charges Schedule and updated on Council's website.

9.8 INFRASTRUCTURE SERVICES, WATER AND WASTE OPERATIONS REPORT - FEBRUARY 2022**Date Prepared:** 18 February 2022**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 February 2022.

RECOMMENDATION

That Council receives the Infrastructure Services, Water and Waste Operations Report for February 2022.

BACKGROUND**Water and Wastewater Treatment:**

All treatment plants are performing satisfactorily. Water demand was varied across all schemes with rainfall in some catchments resulting in slightly lower consumption per connection compared to the previous month.

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)	5,659	802	266	195	58
Number of Connections	4,385	982	157	272	137
Average daily water consumption per connection (L)	1,291	817	1,694	717	513

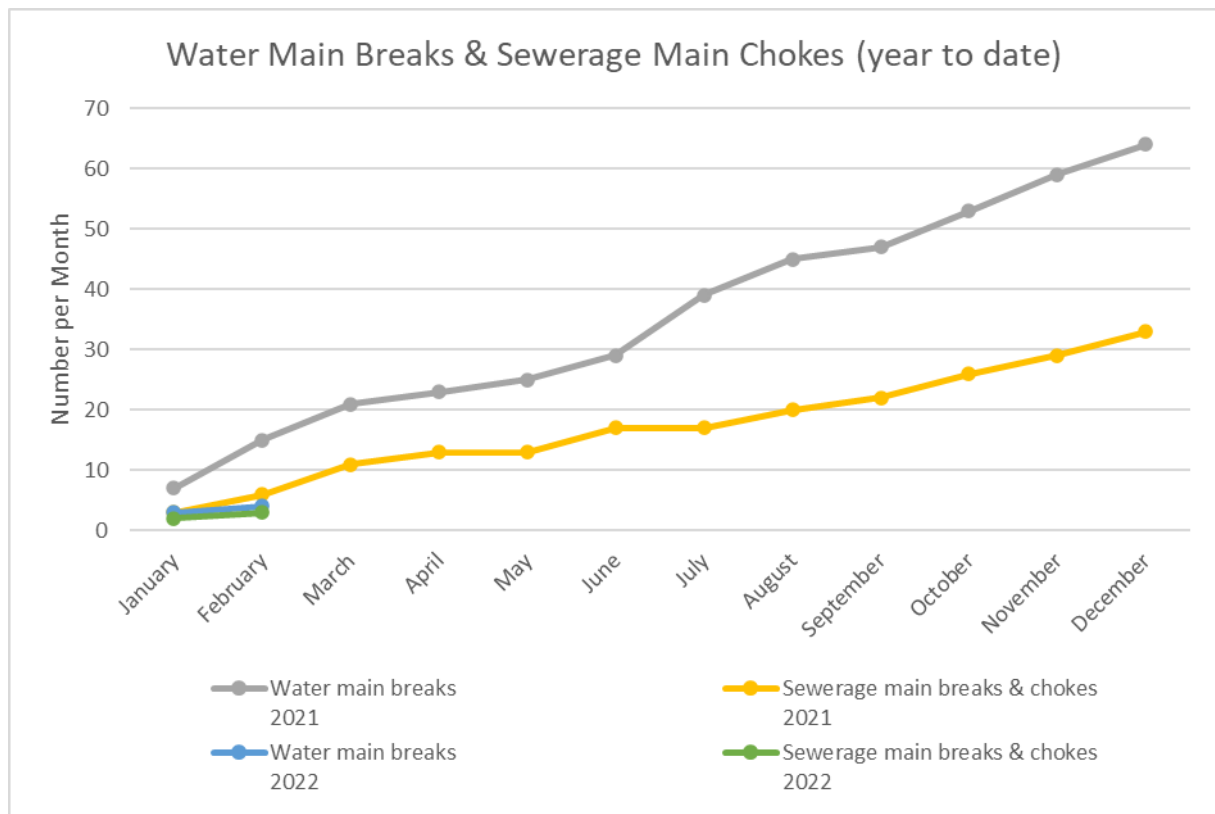
* Mt Molloy is an untreated, non-potable water supply

Wastewater Treatment	Mareeba	Kuranda
Wastewater Plant average daily treatment (kL)	4,690	234
Number of Connections	3,424	346
Average daily inflow per connection (L)	1,370	676

Water and Wastewater Reticulation:

Council's water reticulation crew attended to four (4) water main breaks and three (3) 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:

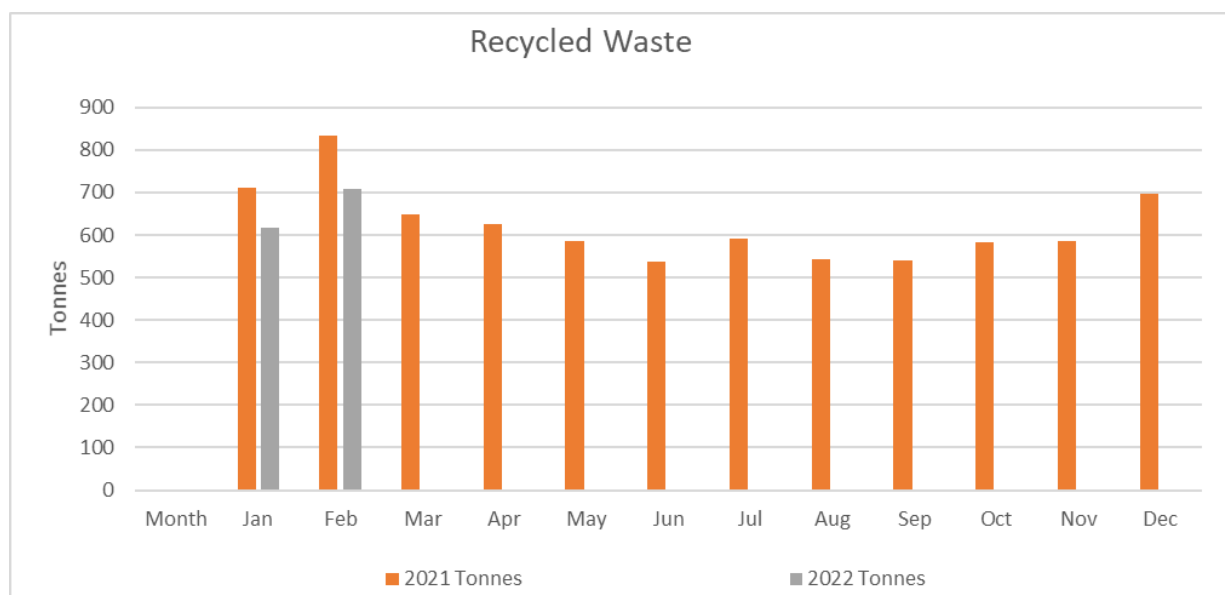


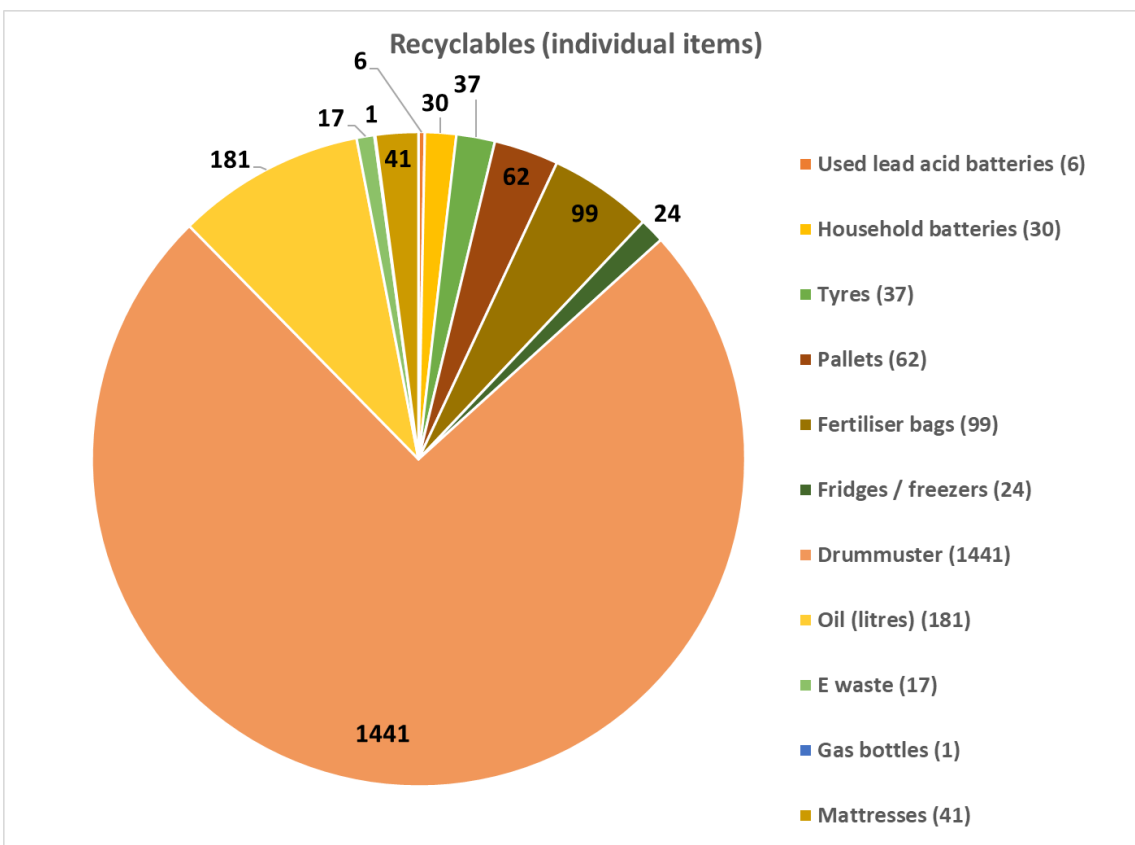
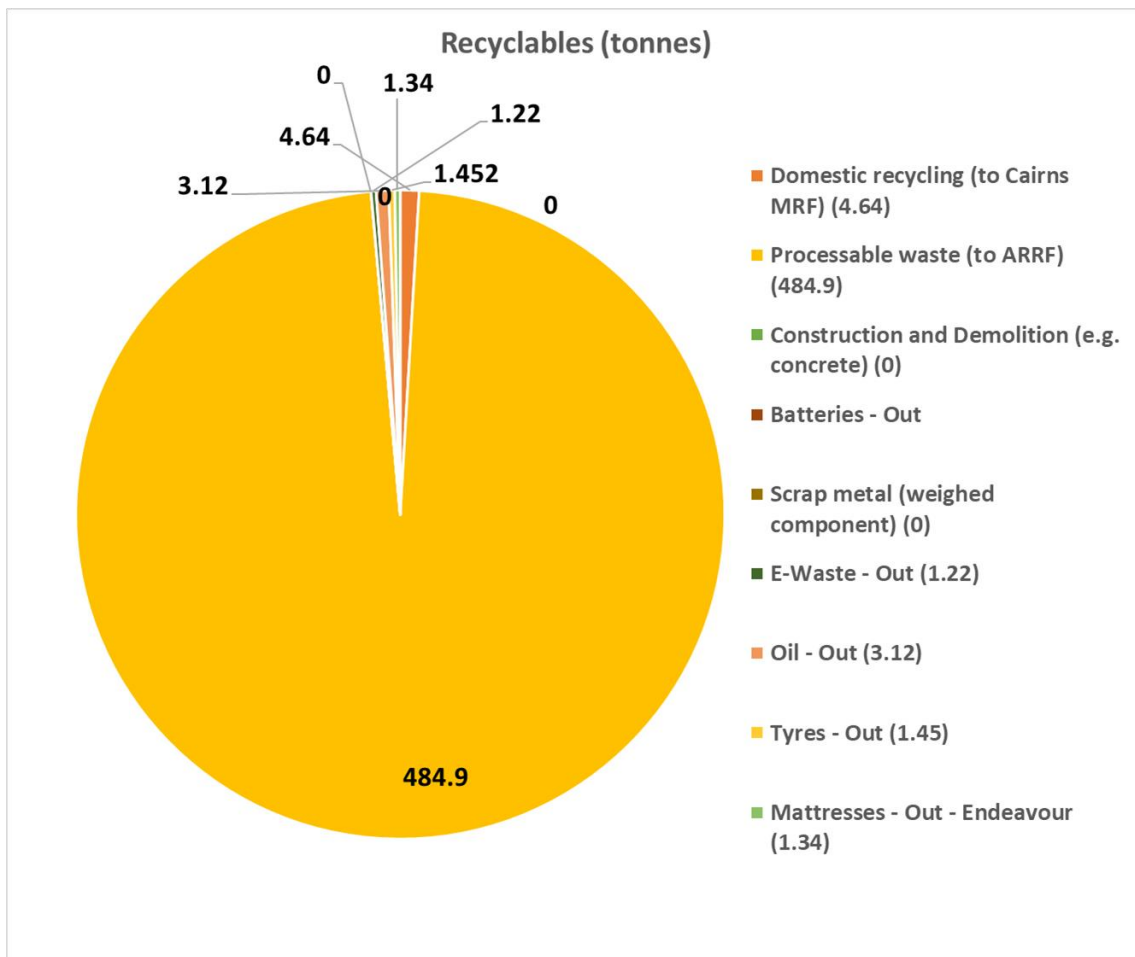
Waste Operations:

All transfer stations are currently operational. New iWeigh software has been implemented in the Kuranda and Mareeba Transfer Stations and waiting arrival of new tablets for the other transfer stations.

Recycling

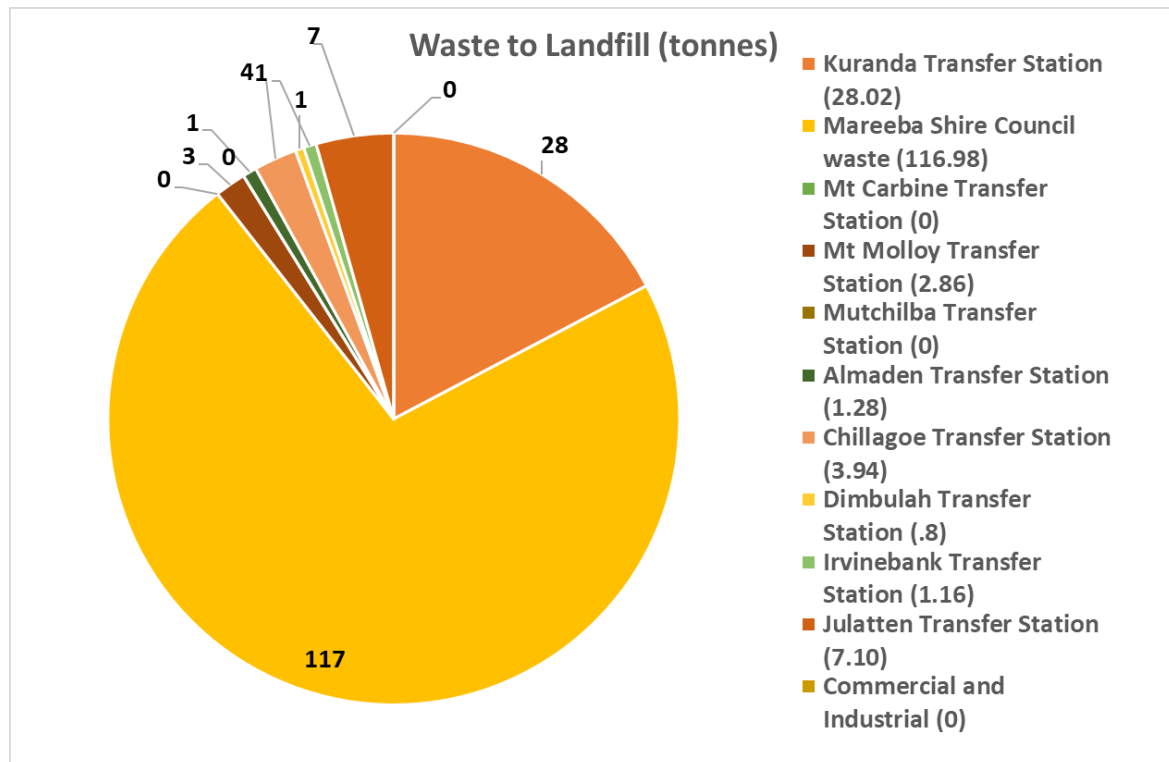
Waste material collected at each of the waste transfer stations are either deposited directly to the Springmount Waste Facility, recycled or transported to the SUEZ Advanced Resource Recovery Facility (ARRF) in Cairns for processing.





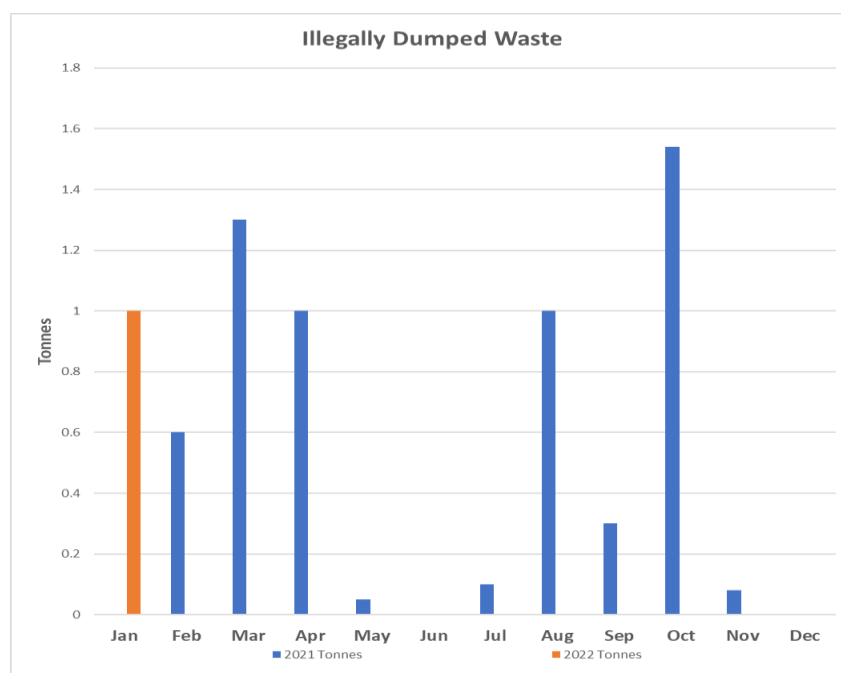
Waste to Mareeba Landfill

Mareeba Landfill is no longer receiving residual waste from the SUEZ Advanced Resource Recovery Facility (ARRF) plant in Cairns. Landfill waste in February was transported off site to the Springmount Waste Facility includes 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.



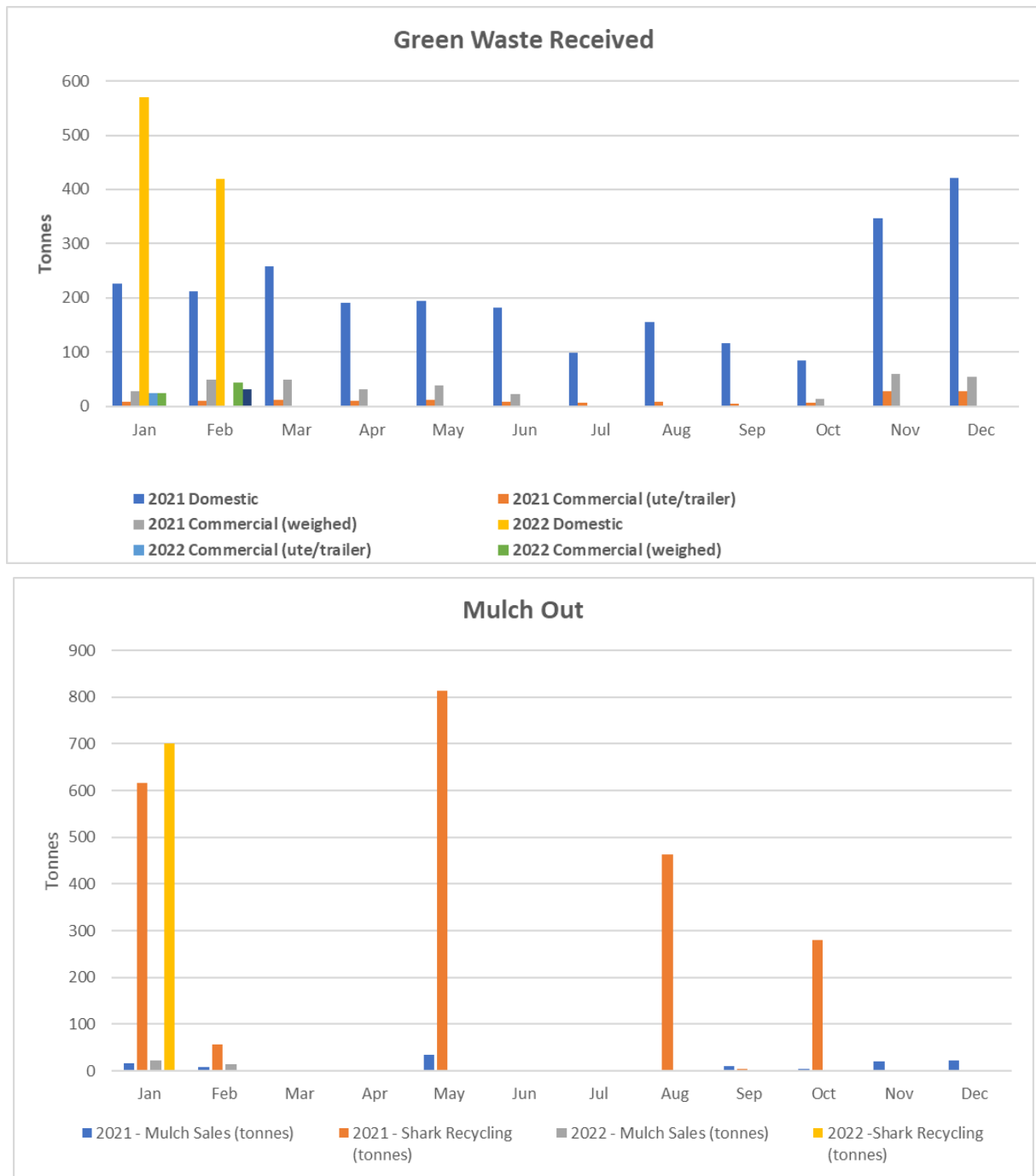
Illegally Dumped Waste

No illegally dumped waste was recorded through Mareeba Waste Transfer Station during the month of February.



Green Waste

Council received a total of 495 tonnes of green waste in the month of February. Green waste was last mulched in mid-January and will again be mulched late March.



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

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

Nil

9.9 INFRASTRUCTURE SERVICES, WORKS SECTION ACTIVITY REPORT - FEBRUARY 2022

Date Prepared: 7 March 2022
Author: Manager Works
Attachments: Nil

EXECUTIVE SUMMARY

The purpose of this report is to summarise Council's Transport Infrastructure, Parks and Gardens, Bridge Maintenance, RMPC and Land Protection operational activities undertaken by Infrastructure Services during the month of February 2022.

RECOMMENDATION

That That Council receives the Infrastructure Services, Works Progress Report for the month of February 2022.

BACKGROUND**Transport Infrastructure**Road Maintenance Activities

Wet weather has impacted Council's Unsealed Road Maintenance Program. The crew is currently in the Mt Molloy area but is unable to grade to program due to the wet conditions on a number of roads. The crew will continue to grade where possible but there will be sections of unsealed roads that will require further treatment later in the year. Earlier in February, the grading crew was tasked with trimming high shoulders and building up edge drops on local roads in preparation for the upcoming reseal program that will commence mid-March weather permitting.

Additionally, crews have been carrying out emergency repairs to roads across the Shire, particularly in the Irvinebank /Watsonville and Arriga areas. Mareeba Shire Council were advised on 24 February that the Minister for Fire and Emergency Services approved activation of the jointly funded Commonwealth /State Disaster Recovery Funding Arrangements (DRFA) for the "Far North Queensland Low Pressure Trough, 1 -7 February 2022".

Officers have been inspecting both state controlled and local roads within the shire to document any damage and check on road safety and accessibility.

Customer Requests

During the month of February, the Works Group received 174 Customer Requests (CRs) with 226 resolved (resolved requests include those received prior to February 2022). The table below shows the number of requests lodged per Works section for the month.

Month	Roads	Parks and Gardens	Pest Management
February	131	36	7

At the time of reporting, the Works Group had 75 open (unresolved) requests.

Bridges and Major Culverts

Maintenance and inspections were carried out on the following bridges, causeways and major culverts during the month of February.

Location	Area	Structure
Davies Creek Road	Mareeba	Causeway
Carmen Road	Paddy's Green	Causeway
Chapmans Road	Julatten	Major Culvert
Kelly Road	Speewah	Major Culvert
Springmount Road	Mutchilba	Major Culvert
Sandy Creek Road	Dimbulah	Major Culvert
Rankin Street	Mareeba	Major Culvert
Boonmoo Road	Dimbulah	Major Culvert
Ganyan Drive	Speewah	Major Culvert
Keeble Street	Mareeba	Major Culvert
Springmount Road	Mutchilba	Major Culvert
No Name Road	Koah	Bridge
Davies Creek Road	Mareeba	Causeway
Henry Hannam Drive	Mareeba	Causeway
Malone Road	Mareeba	Major Culvert
Wolfram Road	Dimbulah	Major Culvert
Wolfram Road	Dimbulah	Major Culvert
Boonmoo Road	Dimbulah	Major Culvert
Trimble Road	Mareeba	Causeway
Boonmoo Road	Dimbulah	Major Culvert
Jeffrey Road	Kuranda	Bridge
Springmount Road	Mutchilba	Bridge
Davies Creek Road	Mareeba	Causeway
Schincariol Road	Dimbulah	Major Culvert
Carr Road	Julatten	Major Culvert
Stoney Creek Road	Speewah	Bridge
Little Road	Kuranda	Bridge
Myola Road	Kuranda	Bridge
Price Creek Road	Mutchilba	Major Culvert
Speewah Road	Speewah	Bridge
Ganyan Drive	Speewah	Major Culvert
Mclver Road	Mareeba	Causeway

TMR Routine Maintenance Performance Contract (RMPC)

As a result of the DRFA activation, emergency repair works have commenced on the Herberton-Petford Road and the Burke Developmental Road.

Slashing was completed between Dimbulah and Eureka Creek on the Burke Developmental Road.

Over 100m² of pavement repairs and pothole patching have been attended to on the Mulligan Highway between Mareeba and Mt Molloy and Mt Molloy and Mt Carbine. Herbicide spraying was completed on the Mulligan Highway and Mossman-Mt Molloy Road. The 2021/22 sign replacement program continued on the Mareeba-Dimbulah Road, Mossman-Mt Molloy and the Mulligan Highway replacing signage over 10 years of age. Tree trimming was undertaken on overhanging branches the Kennedy Highway and the Mareeba Connection Road.

Parks and Open Spaces

Mowing and brush cutting were again the predominant activities undertaken by Parks and Gardens staff during February. Parks and Gardens have engaged the services of slashing and mowing contractors on a limited basis in line with budget constraints to try and keep up with the workload.

Coupled with this increased workload, the Parks and Gardens operation has not had the services of four (4) low security prisoners from the Lotus Glen Correctional Facility who assist staff at the Mareeba Cemetery each Tuesday, Wednesday and Thursday. These additional workers went into COVID-19 lockdown at Lotus Glen Correctional Facility just prior to Christmas and are yet to return. Temporary labour hire engagement of one (1) additional person to assist at the Mareeba Cemetery for the next month has been arranged.

Other points of note for the Parks and Gardens Section during February are:

- Five (5) burials
- The completion of the replacement static exercise equipment at Mary Andrews Park (capital project)
- The installation of 12 park entrance signs (capital project)
- Mow and brush cut JCU House and SES Depot
- Irrigation repairs at Davies Park
- Mow and brush cut the eastern end of the Mareeba Airport

Land Protection

Parthenium Weed: Inspections were carried out on 12 active sites known to Mareeba Shire Council. All landholders are complying with their biosecurity obligation. Officers will continue to monitor one (1) site every two (2) weeks with the other 11 every three (3) weeks.

Giant Rats Tail Grass: Council's annual roadside spray program continued this month. Staff are treating roadsides and table drains throughout the shire. Selective herbicides are used in order to allow other vegetation to provide competition for the weed.

Amazon Frogbit on the Mitchell River Catchment: Mareeba Shire Council maintain a sentinel site program on Two Mile Creek. Officers keep five (5) sites clear of all water weeds so that when inspections are carried out at Frogbit is easily identified. All sites were clear on this visit.

Feral dogs: Several landholders have been in contact with Mareeba Shire Council and they are currently organising co-ordinated baiting to hopefully take place in the coming weeks in the top end of the Tinaroo Creek /Barron River area, weather permitting.

Feral Pigs: A number of property owners were given advice on baiting, shooting and trapping of feral pigs. Land Protection officers are also currently in talks with a landholder in the Maryfarms area who is interested in trialling a "hog hopper" feeding station that he will be able to get on loan from the council.



Hog Hopper

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

COVID-19 impacts in relation to operations 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

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IMPLEMENTATION/COMMUNICATION

Nil

10 CONFIDENTIAL REPORTS

Nil

11 BUSINESS WITHOUT NOTICE

12 NEXT MEETING OF COUNCIL

13 FOR INFORMATION

13.1 SUMMARY OF NEW PLANNING APPLICATIONS & DELEGATED DECISIONS FOR THE MONTH OF FEBRUARY 2022

Date Prepared: 2 March 2022

Author: Senior Planner

Attachments: Nil

Please see below information.

Summary of new Planning Development Applications and Delegated Decisions for February 2022

New Development Applications					
Application #	Lodgement Date	Applicant/ Address	Property Description	Application Type	Status
MCU/22/0001	07/02/2022	Eva Stuwe C/- McPeake Town Planning 22-40 Saddle Mountain Road, Kuranda	Lot 10 on SP178003	MCU - Dwelling House (Secondary Dwelling)	Decision Notice issued on 22/02/2022
RAL/22/0001	07/02/2022	F Nooravi 5-7 Jumrum Close, Kuranda	Lots 0, 6 & 7 on SP226624	ROL Boundary Realignment (3 into 2 Lots)	Decision Notice issued on 16/02/2022
RAL/22/0002	09/02/2022	N & K Hart C/- Scope Town Planning 14 Pares Street, Mareeba	Lot 3 on RP712658	ROL (1 into 2)	In Decision Stage

Decision Notices issued under Delegated Authority					
Application #	Date of Decision Notice	Applicant	Address	Property Description	Application Type
RAL/22/0001	07/02/2022	F Nooravi	5-7 Jumrum Close, Kuranda	Lots 0, 6 & 7 on SP226624	ROL Boundary Realignment (3 into 2 Lots)
MCU/22/0001	07/02/2022	Eva Stuwe C/- McPeake Town Planning	22-40 Saddle Mountain Road, Kuranda	Lot 10 on SP178003	MCU - Dwelling House (Secondary Dwelling)
RAL/21/0027	28/02/2022	M Rutherford	1302 Kennedy Highway, Kuranda	Lot 1 on NR7544 & Lot 12 on SP146289	ROL - Creating an Access Easement

Negotiated Decision Notices issued under Delegated Authority					
Application #	Date of Decision Notice	Applicant	Address	Property Description	Application Type
Nil					

February 2022 (Regional Land Use Planning)

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/22/0002	10/02/2022	Quality Sheds C/- Emergent Building Approvals	Bellevue Close, Mareeba	Lot 305 on SP270093	Referral agency response for building work assessable against the Mareeba Shire Council Planning Scheme 2016 (Class 10a Shed GFA Dispensation)
CAR/22/0004	17/02/2022	BP Australia Pty Ltd C/- Baker Building Certification	9 Barrett Street, Mareeba	Lot 862 on NR4242	Referral agency response for building work assessable against the Mareeba Shire Council Planning Scheme 2016 - non-compliant setback for canopy

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
REC/07/0052	22/02/2022	Hockey Machinery Sales Pty Ltd C/- Twine Surveys Pty Ltd	Summer Street, Mareeba	LOTS 59 & 100 ON SP328236 (CANCELLING LOT 100 ON SP328223)	1 New Lot
RAL/21/0023	9/02/2022	A & L Amante C/- Twine Surveys Pty Ltd	5 Kenneally Road & Summer Street, Mareeba	PLAN OF LOTS 1 & 100 ON SP328223 (CANCELLING LOT 1 ON RP729239 AND LOT 100 ON SP328215)	Nil - boundary realignment

February 2022 (Regional Land Use Planning)

RAL/19/0007	08/02/2022	I Reid	12 Powell Road, Mareeba	LOTS 7 & 8 ON SP321265 (CANCELLING LOT 8 ON SP167414)	1 New Lot
RAL/17/0005	01/02/2022	Sue Morrow C/- Twine Surveys Pty Ltd	Hodzic Road, Biboohra	PLAN OF LOTS 150 & 157 ON SP328226 (CANCELLING LOT 150 ON SP325399)	1 New Lot

February 2022 (Regional Land Use Planning)