

ORDINARY MEETING 7 JULY 2015	5.7
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HOMELESS ANIMAL SOCIETY AND BOARDING KENNELS INC (PAWS AND CLAWS) - PROPOSAL FOR USE OF TRUSTEE LAND
 Linda Cardew: Chief Executive Officer #459000

RECOMMENDATION:

That Council resolve:

1. to facilitate the use of Lot 250 Crown Plan SR564 County of SOLANDER Parish of WHYANBEEL by the Homeless Animal Society and Boarding Kennels Inc (Paws and Claws) for the purpose of a homeless animal shelter and associated facilities;
2. to consult the local community on the above proposal;
3. that the potential lease or sale of the site to Paws and Claws for the above purpose is dependent upon Development Consent being obtained to the satisfaction of Paws and Claws and Council;
4. to commission the preparation of the required environmental assessments (Suitability Statement) and Land Management Plan at Council's cost, and that consideration be given to recovering the cost of these studies from Paws and Claws following issue of the Development Consent;
5. that in due course a further report be brought back to Council detailing land tenure options for the site, and the associated costs; and
6. to delegate authority to the Mayor and Chief Executive Officer in accordance with the *Local Government Act 2009* to negotiate all matters relating to this recommendation, prior to submission of a further report on land tenure options to Council.

PURPOSE OF REPORT:

This report:

1. addresses Council's resolution of 26 May 2015 requesting information about the identification of available sites for a potential new Paws and Claws location;
2. proposes the use of the former sanitary depot located at Kylie's Road, Miallo, Parish of Whyanbeel as the most suitable identified site for the relocation of Paws and Claws; and
3. proposes that consultation with the local community be undertaken in relation to this proposal.

BACKGROUND:

In mid 2014 several Councillors and Council officers became aware of operational and financial difficulties being experienced by the former Committee of the Homeless Animal Society and Boarding Kennels Inc ("Paws and Claws"). Individual Committee members requested meetings that were attended by Councillors and staff to explore the potential release of some funds held by Council "in trust" for Paws and Claws to assist with the organisation's cash flow. The

Committee members also expressed concern that the current site in Craiglie was advertised for sale and that the organisation had no security of tenure. In earlier years Paws and Claws had made arrangements with a private land owner for the construction of a new facility in Craiglie, however in 2014 circumstances had changed and the arrangement was subject to negotiations between the parties.

These issues were discussed informally at a Councillors' workshop on 29 July 2014. Concern was expressed regarding the ongoing viability of Paws and Claws, while recognising the long and valuable contribution made to the welfare of animals housed, and the more widespread protection of the environment against many animals that may otherwise be dumped and subsequently turn feral.

On 21 August 2014 Paws and Claws wrote to Council requesting a partial release of funds to assist with its operational funding at that time. The Committee also requested Council consider renting land to Paws and Claws so the refuge could have a stable future, advising that such certainty would attract funding of around \$250,000 for a new building from the Animal Welfare League.

On 26 August 2014 considered a report in Closed Session and resolved as follows:

"That Council:

- *resolves to release funds of \$10,000 held by Council, which have previously been committed to Paws and Claws Kennels Port Douglas;*
- *instructs the Chief Executive Officer to investigate opportunities for provision of land for Paws and Claws Kennels Port Douglas to construct new premises. A further report to be furnished to Council, in due course, with an assessment of available options; and*
- *delegates authority to the Mayor and the Chief Executive Officer in accordance with the Local Government Act 2009 to finalise any and all matters associated with this resolution."*

The actions of officers in response to Council's resolution of 26 August 2014 are detailed below in this report.

On 9 December 2014 members of the Committee attended a Council workshop to discuss the organisation's future plans and needs. By letter on 16 December 2014 the Committee formalised its verbal request to the release of additional funds. On 21 January 2015, the Committee submitted an organisational 2014-2017 Business Plan detailing proposed activities, expansion, revenue and expenditure.

On 6 March 2014 the Homeless Animal Society and Boarding Kennels Inc lodged a development application with Council for the construction of a homeless animal shelter, boarding kennels, administration building & caretaker's residence on privately-owned land on the Cook Highway at Killaloe.

On 9 March 2015 notice of the development application was posted on Council's website in accordance with Council's standard practice via the following link: <http://douglas.qld.gov.au/development/planning-services/view-development-applications/lot-1-captain-cook-highway-killaloe/>. The submission of this Development Application was a clear indication to officers that Paws and Claws had found a site that it considered suitable for the future development of the shelter and associated facilities. Details of the transaction between the private vendor and Paws and Claws were not made available to Council staff, were not a relevant consideration in the assessment of the application, and were of no interest to officers.

Council's finance officers were nevertheless required to consider a separate request by Paws and Claws for the release of the remaining funds held by Council "in trust" for the organisation.

On 24 March 2015 Council considered a further report on Paws and Claws in Closed Session and resolved as follows:

“That Council:

1. *resolves to release remaining funds held on behalf of Paws and Claws Kennels Port Douglas in the following manner:*
 - *\$10,000 to provide assistance for operational requirements.*
 - *\$30,000 to purchase and install a caretaker’s cottage subject to Paws and Claws Kennels providing a full acquittal of funds expended for this purpose.*
2. *delegates authority to the Mayor and the Chief Executive Officer in accordance with the Local Government Act 2009 to finalise any and all matters associated with this resolution.”*

At its Ordinary Meeting on 5 May 2015 Council considered the formal planning report on the Paws and Claws Development Application on the Cook Highway at Killaloe and resolved unanimously to approve the Code Assessable application with conditions.

In the days and weeks following Council’s unanimous decision, Council officers received over four thousand five hundred (4500) pages of related correspondence generated by local Killaloe residents, Councillors and as a result of internal communications. In addition, officers received six formal complaints and one Right to Information request, all requiring appropriate administrative responses. Several community meetings were convened at which some Councillors were in attendance, and a more formal community meeting was initiated and convened by the Mayor and held with all Councillors and relevant staff in Council offices on 26 May 2015.

One Councillor submitted several Notices of Motion that were considered by Council at its meetings of 26 May and 16 June 2015.

On 30 June 2015 Council received a letter from Paws and Claws formally requesting that Council start the process of assisting Paws and Claws to acquire Lot 250, Crown Plan SR 564 in the County of Solander in the Parish of Whyanbeel (the “Sanitary Depot” site).

RESPONSE TO COUNCIL RESOLUTION OF 26 MAY 2015

Cr Melchert submitted the following Notice of Motion for Council’s Ordinary Meeting of 26 May 2015. (In this report it is noted for accuracy, that the Notice of Motion quotes the Officer’s recommendation, not the resolution of Council). The Motion was carried by a majority and is addressed below.

“At its meeting held on 26th August 2014 Council adopted the following recommendation:-

That Council:-

1. *resolves to partially release funds to Paws and Claws Kennels Port Douglas that are currently held on their behalf.*
2. *instruct the Chief Executive Officer to investigate opportunities for provision of land for Paws and Claws Kennels Port Douglas to construct new premises. A further report to be furnished to Council, in due course, with an assessment of available options.*
3. *delegates authority to the Mayor and the Chief Executive Officer in accordance with the Local Government Act 2009 to finalise any and all matters associated with this resolution.’*

Accordingly the Chief Executive Officer and the Mayor be requested to advise on:-

- a) why given the above specific direction no report was provided to Council examining land options
- b) why all Councillors were not immediately informed that a Development Application was submitted to the Planning Department providing just one option close to houses and a horse riding school
- c) What discussions have been held by the Mayor and Chief Executive Officer on the development application with Paws and Claws prior to all Councillors being made aware of the existence of the application by its inclusion on the most recent Ordinary Council meeting agenda.”

Advice in response to paragraph a)

In accordance with Council’s direction on 26 August 2014 the Chief Executive Officer and relevant officers undertook a review of Council-owned land that could potentially satisfy the specific operational needs of Paws and Claws, being particularly mindful of the size of the site required, access, on-site caretaker requirements and distance from Port Douglas/Craiglie where the majority of the volunteer carers reside. Within the above parameters only three possible sites were identified that warranted any investigation: Killaloe transfer station and landfill, Drumsara on Gorge Road Mossman, and the Sanitary Depot site in Kyllies Road, Miallo/Whyanbeel.

It should be noted however that at the time of investigation in 2014/early 2015, none of the sites were considered to be “available options” and although discussed informally with Councillors and the Paws and Claws Committee at the Councillors’ workshop on 9 December 2014, the discussion was not taken further; none of the sites satisfied the operational requirements of either Paws and Claws or Council.

Further, the Council resolution of 26 August 2014 did not specify a time frame for the provision of a report. The resolution stated only that “*A further report to be furnished to Council, in due course, with an assessment of available options*”. As stated above, no further examination of the above sites or identification of any other possible option was undertaken following the lodgement of the Development Application which indicated that Paws and Claws had found its own appropriate location and Council land was no longer required.

Advice in response to paragraph b)

Council officers do not identify or nominate specific Development Applications for the immediate attention of Councillors or before the completion of the statutory planning assessment and prior to the presentation of a properly considered and formal report to Council.

In fact to do so may breach the level of independence and sound governance exercised by planning officers in their assessment of applications. The inference in the above paragraph b) is that if Councillors had received some “early warning” of the lodgement of the DA, prior to the completion of a properly conducted assessment of the whole of the application in accordance with the legislation, Councillors would then have been in a position to intervene in the process in some way. If this action was to influence the outcome of the independent planning assessment, such action would lack the probity and transparency required of elected members, and may be in breach of the Councillors’ Code of Conduct.

As reported above and as required by legislation, Development Applications lodged with Council are advised to the public by notice on Council’s website. All Councillors are aware of this standard procedure and may peruse the comprehensive list of Development Applications at any time. The Paws and Claws Development Application was received by Council on 6 March 2015 and notification placed on Council’s website on 9 March 2015. Information about

this application may be obtained via the following link:
<http://douglas.qld.gov.au/development/planning-services/view-development-applications/lot-1-captain-cook-highway-killaloe/>.

Advice in response to paragraph c)

The Mayor and Chief Executive Officer review the proposed Council agenda in the week that it is prepared, prior to the Council meeting. The content of planning reports are rarely discussed in detail as the assessment is typically self-explanatory and the need for the presentation of the report at arms length, without influence, is respected.

The Mayor and Chief Executive Officer had no discussions on the development application prior to listing on the agenda, other than noting that Paws and Claws had entered into a private commercial transaction which did not concern or involve Council.

Review of Council-owned sites potentially available

Although not required by the resolution above, the following information is provided about:

- A) the Killaloe transfer station and landfill site** due to the request by residents, and
- B) the Sanitary Depot site** as it has been further examined by officers and formally requested by Paws and Claws.

Site A: Killaloe transfer station and landfill

Killaloe transfer station and landfill was the first site considered in 2014 as it appeared to offer a large amount of vacant and unused land that is situated well away from any residential development, yet close to Craiglie and Port Douglas.

The transfer station and landfill is an existing working site for the management of waste and recycling streams generated in the Douglas Shire. The site is used for the transfer of all kerbside collection waste and has large areas dedicated to drop off, loading and transfer of waste, landfill of inert building-type waste, storage of concrete and disposal and grinding of tree waste for mulch.

The site is a working site which involves the movement of heavy machinery and trucks around the site on a daily basis. The site is open daily from 8am -6pm and locked outside these hours. It was not considered a suitable or safe environment for either a caretaker, Paws and Claws workers, clients or animals.

It is expected that the site will always be used for waste management functions. The current landfill has an expected life of between 15-20 years. The site is a Reserve for Local Government Purpose – Refuse Disposal. Whilst the site is very large at 79 hectares, only a very small portion of the area is outside of tidal mangrove areas. Almost all this available area is in use or has been used for landfill purposes in the past. Any proposed site would need to be developed under a lease arrangement, if permitted, by DNRM.

For the above reasons the site was, and still is, considered not available.

However, following a request from two Killaloe residents to reconsider the site, the General Manager Operations met with the residents on site at the Transfer Station on 29 June 2015. The residents proposed four separate sites for use as an animal shelter/boarding kennel (refer Attachment 1).

Previously the site had been discounted for this use due to a lack of a suitable sized area of land outside the tidal/swamp areas, the fact some land remained uncleared remnant vegetation,

and the continuing and future operational needs of Council. The inspection on 29 June was undertaken on the basis that the required area of land was now 4000m².

Two of the four sites were immediately ruled out. The operating landfill will continue to be used and is required, and another former landfill area would not be suitable for constructing buildings and is required for metal and car storage activities.

Two sites were inspected (refer Attachment 2). Site 1 is at the very north of the Reserve past the current mulch area. Site 2 is an area of remnant vegetation on the left as the weighbridge is approached. The advantages and disadvantages of each site are provided below.

Transfer station and landfill - Site 1

Advantages:

- A cleared area of sand 70 metres by 70 metres (4900m²) exists
- the site is located in an area where noise issues from the shelter are unlikely to cause problems. Nearest residences are 800m and 1.2km.
- The site has not been used for waste disposal
- There are no environmental or cultural limitations.

Disadvantages:

- Access: existing access goes past the weighbridge and through the tip public areas. The access is unsealed and sand for the last 130 metres; alternative access would be difficult and very expensive
- the site is secured (and must continue to be secured, after hours) making access difficult or impossible for workers, volunteers and visitors at various times
- power and water is 220 metres from site
- the site is beyond the current mulch area. The working mulch area involves large trucks, machinery and a tub grinder as required. Tub grinding of vegetation requires a minimum exclusion zone of 50 metres (150 metres desirable) and would mean the site would not be accessible during tub grinding operations
- tub grinding can occur for multiple days and is extremely noisy
- odour issues from the decomposition of mulch and the transfer station may be an issue at times
- the site backs onto tidal mangroves so midges may be a problem at times
- The entire Reserve is on the Environmental Management Register. Even though the site has had no use for garbage disposal a site investigation and land management plan would need to be developed. Estimated cost is \$25,000-\$30,000.

Killaloe Transfer station and landfill - Site 2

Advantages:

- The site is located in an area where noise issues from the shelter are unlikely to cause problems with the nearest residences 700m and 900m away
- the total uncleared area of remnant vegetation is approximately 100metres x 100metres (10,000m²)
- the land is located on a sand ridge
- site has not been used for waste disposal
- power and water are nearby
- access to the site is available via a sealed road
- odour issues are unlikely
- entrance to the weighbridge and waste site can be prevented.

Disadvantages:

- The area is uncleared and contains remnant vegetation from the development of the tip site in 1989. The area has remained “protected from further development” due to a Council decision in the late 1990s. A flora and fauna study would be necessary to establish the significance of the vegetation and its role in the general biodiversity of the area
- a study undertaken in 1995 indicated the area may be of cultural significance as an Indigenous site. In particular, the fact that vegetation remained intact on the site was seen as very important. Nearby middens/cultural sites had been disturbed by cropping and vegetation removal. Use of the area would require some study and liaison with Jabalbina
- access and egress to the site would need to be designed to take into account the sight lines and heavy vehicle movements. A suitable traffic management arrangement would be required
- the site is close to tidal mangroves and so midge and mosquito nuisance is highly likely
- the entire Reserve is on the Environmental Management Register. Even though the site has had no use for garbage disposal, a site investigation and land management plan would need to be developed. Estimated cost is \$25,000-\$30,000.

Site B – the Sanitary Depot site, Kylies Road, Miallo/Whyanbeel

Located approximately 7 kms north of Mossman, this site was identified as a potential site in 2014, however was considered unsuitable due to its distance from Paws and Claws’ volunteers and workers mostly resident in the Port Douglas/Craiglie area. The importance of proximity to volunteers was confirmed at the Councillors’ workshop on 9 December 2014 when the Paws and Claws Committee advised that the furthest location to the north of Craiglie that could be considered was South Mossman. Again, no further examination of this site was undertaken for the above reason and because Paws and Claws had lodged a Development Application for a site of its own choosing. Therefore this site was not an “available option” for formal reporting purposes.

Douglas Shire Council has been Trustee of this site (Lot 250 Crown Plan SR564 County of SOLANDER Parish of WHYANBEEL) since June 1995, and remains Trustee today.

The allotment has an area of approximately 2.20 Ha. The purpose of the land is *Local Government* with the sub-purpose *Sanitary*. DNRM has now confirmed that the intended use of animal shelter would be permitted under the current land use. Currently the boundary of the land is planted out with reasonably mature trees and the remaining area of the land is well-grassed internally. The allotment is surrounded by sugar cane farming.

The allotment is approximately 6.5Km north of Council’s administration office and approximately 0.5 km off the Mossman-Daintree Road. The allotment is accessed by an unmade road. Town water supply is connected to the allotment however no power connection exists. The nearest occupied dwelling is approximately 450 meters from the eastern boundary of the allotment.

Following the preliminary identification of the site and its initial rejection due to distance and the subsequent lodging of the DA for the Killaloe site, further investigation has been undertaken as to its suitability and of the State’s willingness to dispose of it for market value.

Although Douglas Shire Council is Trustee to the allotment, in June 2015, the Department of Natural Resources and Mines (DNRM) advised officers that Council can however purchase the land from the State. This parcel does fall within the ILUA areas. A preliminary review of the Native Title over this property has identified no previous exclusive uses or conclusion on the determination of Native Title, existing or not. All dealings under the *Land Act 1994* must address the *Native Title Act*.

An application for purchase can be made over this land which will need Native Title to be addressed. It is expected that Council holds evidence that could support the fact that the Reserve was developed as a sanitary reserve on behalf of Council, therefore showing that the public works were started or completed prior to 23 December 1996 as required by the *Native Title Act*.

The site ceased receiving sanitary and municipal waste in June 2001.

Golder Associates Report 2005

In 2005 Council requested a site investigation and report from Golder Associates. The site investigation indicated that capping materials were found to have a permeability which is higher than typically specified for landfill closure. The average thickness of the cap was also less than typically specified. At the time of this study no capping had been undertaken at the site. Trenches previously used for liquid waste disposal had simply been filled in with the material removed to dig the trenches. At the time Golders found that the thickness of capping materials represented an unacceptable risk to site workers and the public alike, however it is reasonably expected that today, after 10 years of no further use as a sanitary depot and subsequent bio and phyto remediation over that period that the site is suitable for certain uses..

In 2005 the sanitary waste disposal trenches were also found to have a permeability which is higher than typically specified for land fill closure. The average thickness of the cap complied with typically specified capping thicknesses. Again it should be noted that no specific capping of the site was undertaken.

Health and environmental risks for landfill gas were low in 2005. A moderate level of risk was present to the freshwater eco system from possible contact with impacted groundwater discharge at that time. A low level of risk was associated with humans and animals entering the site for non-intrusive purposes.

Following this report the former Douglas Shire Council developed and implemented a phytosanitary program on the site. This program involved the planting of certain plant species across the site to a predetermined design.

Waste Solutions Australia Report 2008

As recommended by Golder and Associates, in 2008 Douglas Shire Council commissioned a further site investigation which was undertaken by Waste Solutions Australia. The monitoring bores installed in December 2007 did not receive any dissolved metals observations exceeding their relevant target values.

Waste Solutions Australia Sanitary Depot Landfill Investigation 2010

Cairns Regional Council commissioned this report in 2010 which found that the results of the soil testing showed that only residual pesticides and some other materials existed around the wash out area. Metal concentrations across the site were generally low.

EPA Suitability Statement

To ensure the allotment has been remediated to a satisfactory standard for the proposed animal shelter and caretakers residence it is a requirement under the *Environmental Protection Act 1994* that a Suitability Statement be issued.

In late June 2015 officers requested two consultants who specialise in this field to give an estimate of the cost to produce this Suitability Statement including a Land Management Plan. Both confirmed that the cost would be in the order on \$20,000. It is a requirement under the

Environmental Protection Act 1994 that this report be certified by an independent Auditor. Both consultants believe that from past experience this independent audit could cost up to \$10,000.

The total cost to test the environmental state of the site for a homeless animal shelter and a caretakers residence, will be approximately \$30,000. The time frame to complete the Suitability Statement and the Land Management Plan will vary from three to six months.

The approved Suitability Statement and Land Management Plan may recommend some other improvements in the remediation process and place special conditions on the construction type for both the pound and caretaker's residence. At this point in time no estimated cost can be given without knowing the recommendations of the Land Management Plan.

Planning considerations

This report is not a planning assessment and does not pre-empt the planning outcome. It will be for Paws and Claws to prepare and lodge a Development Application should Council give its consent to the lodgement.

Formal request from Paws and Claws

A letter dated 30 June 2015 has been received from the President, Paws and Claws on behalf of its Committee, requesting Council start the process of assisting the Committee to purchase the above site (refer Attachment 4).

COMMENT:

The Sanitary Depot site in Kylies Road Miallo/Whyanbeel presents the opportunity for Paws and Claws to build their own facilities in a rural setting, on land that may ultimately be purchased by the organisation at a very reasonable cost. As a guide, the current land value for surrounding cane land is approximately \$4,300 per ha indicating a potential value of around \$10,000 for the site. There would appear to be no impediment to Council purchasing this land from the State in due course. If Council so directs, and in the absence of a detailed investigation, it appears that it would be possible to on-sell the site to Paws and Claws.

It is recommended that the environmental investigation (Suitability Statement) and Land Management Plan be commissioned by Council at Council's cost in the first instance. These fees may be recovered from Paws and Claws should the proposal receive satisfactory development approval.

PROPOSAL:

It is proposed that Council resolve:

- to facilitate the use of Lot 250 Crown Plan SR564 County of SOLANDER Parish of WHYANBEEL by the Homeless Animal Society and Boarding Kennels Inc (Paws and Claws) for the purpose of a homeless animal shelter and associated facilities;
- to consult the local community on the above proposal
- that the local community be consulted on the above proposal;
- that the potential lease or sale of the site to Paws and Claws for the above purpose is dependent upon Development Consent being obtained to the satisfaction of Paws and Claws and Council;
- to commission the preparation of the required environmental assessments (Suitability Statement) and Land Management Plan at Council's cost, and that consideration be

given to recovering the cost of these studies from Paws and Claws following issue of the Development Consent;

- that in due course a further report be brought back to Council detailing land tenure options for the site, and the associated costs; and
- to delegate authority to the Mayor and Chief Executive Officer in accordance with the Local Government Act 2009 to negotiate all matters relating to this recommendation, prior to submission of a further report on land tenure options to Council.

CORPORATE/OPERATIONAL PLAN, POLICY REFERENCE:

This report has been prepared on the following basis:

Celebrating our communities:

- 1.2.3 *Develop and support opportunities to build resilience and sustainability of community groups and agencies.*

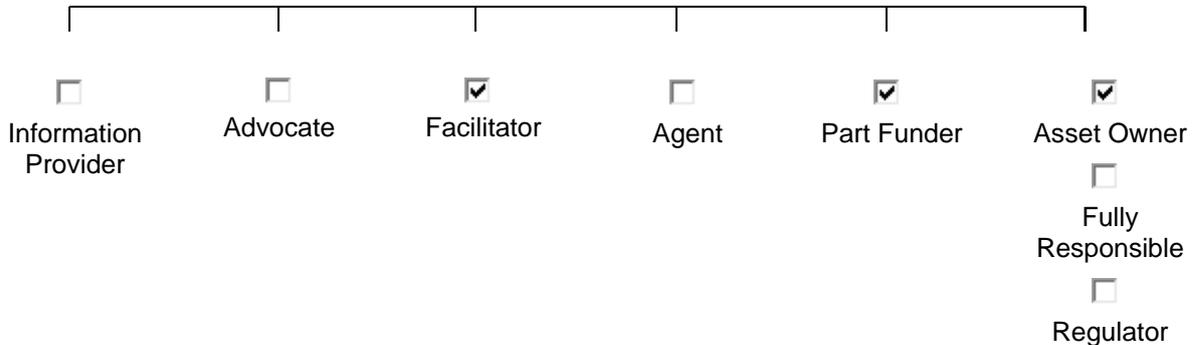
Engage, Plan, Partner

- 4.2.2 *Provide leadership to beneficial, social, environmental and economic outcomes for the Shire.*

COUNCIL’S ROLE:

Council can play a number of different roles in certain circumstances and it is important to be clear about which role is appropriate for a specific purpose or circumstance. The implementation of actions will be a collective effort and Council’s involvement will vary from information only through to full responsibility for delivery.

The following areas outline where Council has a clear responsibility to act:



Facilitator:	Bringing people together to develop solutions to problems.
Part Funder:	Sharing the cost of a program or activity with other organisations.
Asset Owner:	Meeting the responsibilities associated with owning or being the custodian of assets such as infrastructure.

FINANCIAL/RESOURCE IMPLICATIONS:

This report proposes that Council commission consultants at its own cost to undertake the required environmental studies, noting that Council was the user of the land and the manager of the disposal of sanitary waste on site. However the need for the studies is triggered by the

proposed change of use and so it is appropriate for Council to consider recovering the costs from Paws and Claws.

In the first instance the potential purchase of the site from DNRM would be a cost to Council, however a subsequent sale to Paws and Claws would ensure purchase costs are recovered. Associated fees, such as legal fees, would be detailed in the report on land tenure brought back to Council.

Human resources are required to be utilised for this initiative which is not included in Council's adopted 2015-2016 Operational Plan.

RISK MANAGEMENT IMPLICATIONS:

- Land tenure risks will be managed through an ongoing dialogue with DNRM.
- Environmental risks will be managed through the commissioning of appropriate studies.
- Planning risks will be managed through the statutory planning process.
- The risk of community objection to the use of the site for the proposed purpose is mitigated in part by its rural location protected by a natural cane buffer for at least six months of the year, the small number of private properties that are located 450 metres and more from the site, and the absence of disturbance by passing traffic. Specific design and operational issues would be addressed in the normal course of the development assessment.
- Consultation with the local community on this proposal is recommended.

SUSTAINABILITY IMPLICATIONS:

ECONOMIC:

The satisfactory relocation of Paws and Claws ensures that the public costs of feral pest management are contained as abandoned animals are rehomed rather than running wild.

The ability to use the Sanitary Depot site at a substantially reduced cost when compared to other options provides a greater level of economic certainty and opportunity for Paws and Claws.

ENVIRONMENTAL:

The subject site has remained unused for more than ten years and is unlikely to be used for any purpose not related to the current land use definition. No adverse environmental impacts are foreseen.

The search for a suitable site has been ongoing and over the past 10 months neither private owners nor Council had been able to identify a single site that is suitable as an alternative to the approved Killaloe site. If Paws and Claws was closed down, there would be an increase in the dogs and cats dumped into the bush, empty houses and on road sides. These animals would turn feral. Officers are advised that currently 95% of the animals that come to Paws and Claws are not de-sexed so they would be released into the wild multiplying quickly with dingoes and wild dogs, hunting in packs and growing in number, attacking birds and wildlife.

SOCIAL:

Officers are advised that the animals that Paws and Claws have re-housed have become much loved members of families and household companions to people living on their own. Paws and Claws also provides opportunities for community members to volunteer, and although the current site was originally considered to be too far from the current volunteer base, it is anticipated that a new group of volunteers from the nearby will quickly form.

INTERNAL/EXTERNAL CONSULTATION:

The following have been consulted in the proposal to utilise the Sanitary Depot site for a new Paws and Claws facility:

- Paws and Claws Committee through President Michael Kerr
- Mayor, Julia Leu
- Department Natural Resources and Mines
- Senior Management and officers, Douglas Shire Council

ATTACHMENTS:

- Attachment 1 Killaloe Transfer Station and Landfill site – 4 sites proposed by residents
- Attachment 2 Killaloe Transfer Station and Landfill site – 2 sites investigated
- Attachment 3 Sanitary depot site – Locality Plan Lot 250 SR 564
- Attachment 4 Letter Paws and Claws dated 30 June 2015.

Possible Killaloe Tip sites shown in red outline



Attachment 2

Possible Killaloe Tip sites shown in red outline



Locality Plan Lot 250 SR564

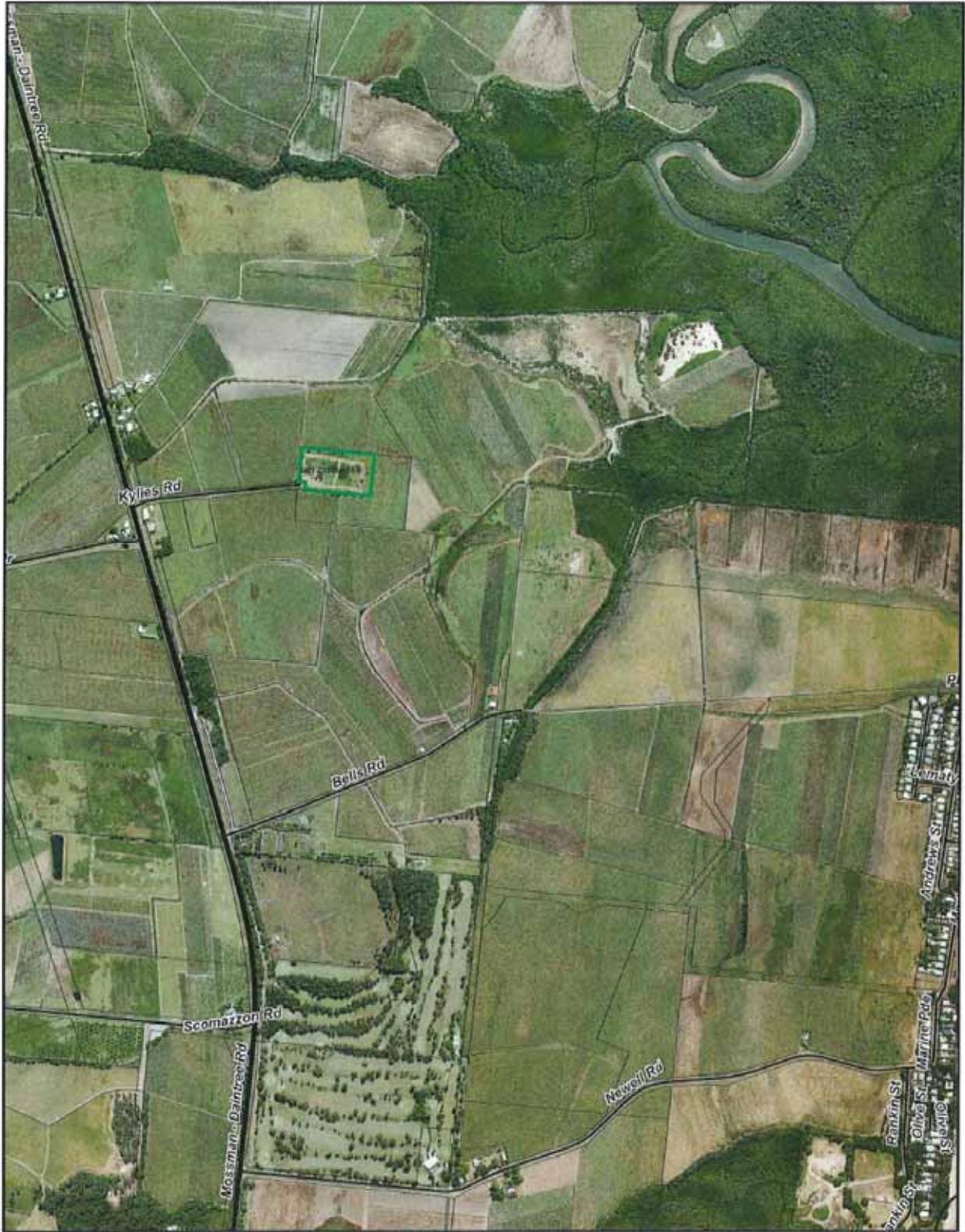


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Scale
1cm = (?? m or km) at A4
Map Grid of Australia
Zone 55 (GDA94)



Lot 250 SP564



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Scale
1cm = (77 m or km) at A4
Map Grid of Australia
Zone 55 (GDA94)



Attachment 4



30th June 2015

Linda Cardew
CEO Douglas Shire Council
Front Street
Mossman, QLD 4873

Dear Linda,

Last night a meeting was held by the committee of the Homeless Animal Society and Boarding Kennels Inc. I have been given the consent of the committee to formally request for you to start the process of assisting us to acquire Lot 250, Crown Plan SR 564 in the County of Solander in the Parish of Whyanbeel.

The acquiring of this land would be used for the purpose of Animal Husbandry and to home the associations refuge known as Paws and Claws. This property would also be required to house an onsite care taker wether this is in a separate residence or as part of the main building.

I would hope we can meet again shortly to discuss this process further in greater detail when you have obtained further detail.

Thank you for your assistance in this matter.

Kind regards



Michael Kerr
President

Lot 1, Captain Cook Highway Craiglie, Queensland 4877 - Postal: PO Box 719, Port Douglas
Queensland 4877 - Email: info@pawsandclaws.org.au - Telephone: 07 4098 5721