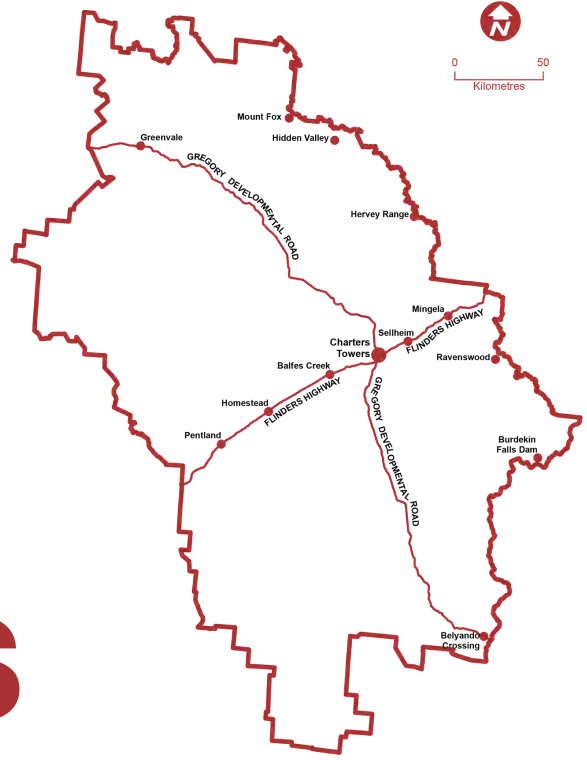




CHARTERS TOWERS
REGIONAL COUNCIL

2020-2024 PRIORITY PROJECTS





Acknowledgement of Country

Charters Towers Regional Council is committed to honouring Australian Aboriginal & Torres Strait Islander peoples unique cultural and spiritual relationships to the land, waters and seas and their rich contribution to our society.

We acknowledge the people of the Gudjala, Gugu Badhun, Birriah and Jangga first nation lands on which Charters Towers and its greater region are located, & is where we conduct our business. We pay respects to ancestors, Elders, past, present & emerging.

We are committed to a positive future for all.

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**2020-2024
PRIORITY PROJECTS**





CHARTERS TOWERS REGIONAL COUNCIL 2020-2024 PRIORITY PROJECTS



ABOUT

The 2020-2024 Priority Projects Plan has been prepared by the Charters Towers Regional Council on behalf of the community. The plan reflects the key priority needs of our community and highlights the importance of each individual project.

Charters Towers Regional Council covers a vast geographical area which presents a significant challenge for its residents to access the services they need compared to those from metropolitan councils. Our region is often overlooked by state and federal government funding for vital infrastructure that is needed to ensure economic development and growth, increased community engagement and to give residents access to vital services.

Council has already committed vast amounts of planning and resources to create strong foundations for the swift commencement of the ten key priority projects outlined in this document - all that is needed to begin construction is the gap in funding.

CONTENTS

03 777 Block - Industrial Economic Development

05 Saleyards Infrastructure Upgrades

07 150 Year Celebrations - Tourism Experience

09 Water Infrastructure Upgrade - Stage 2

11 Sewage Treatment Plant Upgrade

12 Kennedy Regiment Memorial Pool Replacement

13 Young's Block - Flying Fox Management Strategy

15 Pump Track - Defiance Mill Park

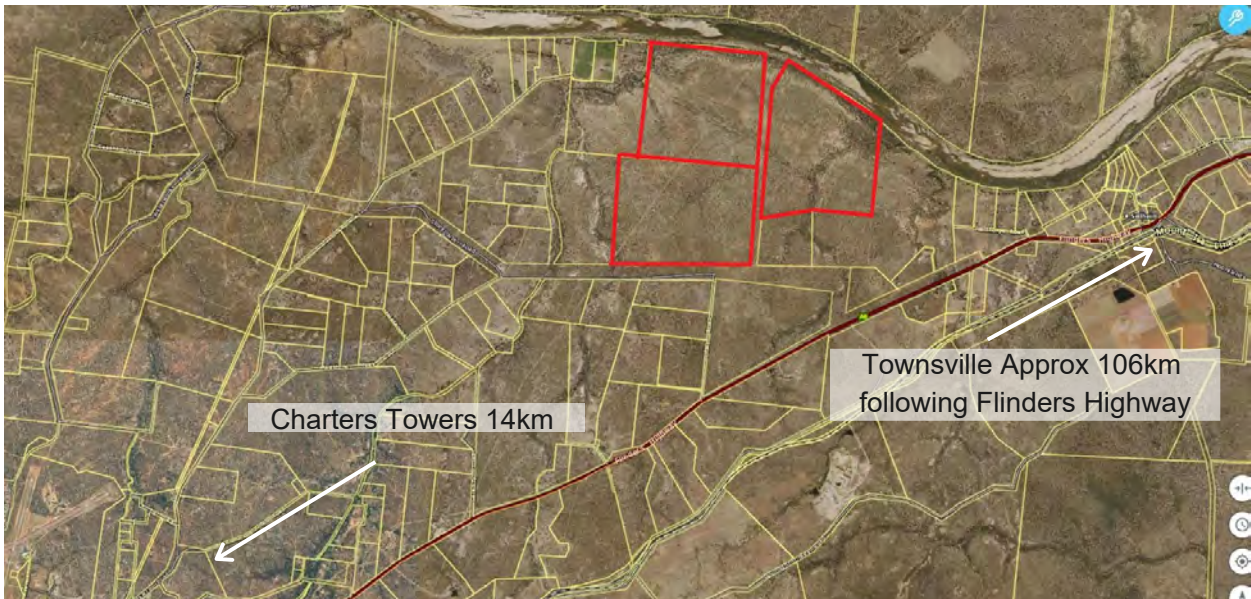
17 Charters Towers Water Park

18 Charters Towers Airport RNAV Installation



1. 777 BLOCK - INDUSTRIAL ECONOMIC DEVELOPMENT

Over the years, Council has had numerous enquiries from potential investors looking for commercial and industrial property but has lacked the land resources to act on these opportunities. This forces investors to go elsewhere and with them take valuable economic development opportunities. Council must purchase and develop fit for purpose land to ensure economic growth and take advantage of any investment opportunities that have the potential to arise in the future.



Background

In recent times the Charters Towers Region has seen a dramatic decrease in economic investment and employment opportunities. Two of the regions strongest industries, mining and primary production, have endured ongoing hardships resulting in the loss of employment opportunities, the growth in unemployment, stress on local retail businesses and decreased local government revenues. The catastrophic drought Eastern Australia has experienced has crippled many businesses in primary production industries which, when coupled by the decreased demand for Australian mineral exports, has led to economic hardship in the Charters Towers Region. For any community to survive, its members must have employment opportunities, and its local government must be able to generate revenue to provide services for the community to improve.

To ensure the future of economic investment and growth in the Charters Towers Region, Council has purchased three parcels of land totalling 777 hectares, on Stockroute Road, located approximately 14km North East of the Charters Towers CBD. Known as the “777 Block”, the land borders the banks of the Burdekin River. Council made the decision to purchase the properties at a Special Meeting held on 19 December 2019 with the acquisition of the land being a strategic investment for Council aligning with key objectives as outlined in the Corporate Plan 2018-2023. These specific parcels of land were chosen due to their close proximity to Charters Towers CBD, access to electricity and their environmental features that make them versatile and attractive for a variety of industrial uses. Council is undertaking an Engineering Constraints Assessment & Master Planning Report for the area in readiness for investors.

777 BLOCK - INDUSTRIAL ECONOMIC DEVELOPMENT

(Continued)

Benefits to the Community

Development of the 777 Block will benefit the community in the ways described below:

- Increased local industry results in more revenue in the community and stimulates job creation
- Will help to attract new industry and enhance industry diversification
- Economic development has a flow on effect for all industry in the local economy and helps to retain and expand the current industry in the region
- Increased tax revenue for community projects and infrastructure
- Improved quality of life through more jobs and better infrastructure

Projected Cost

Cost of development is estimated to be \$5M.

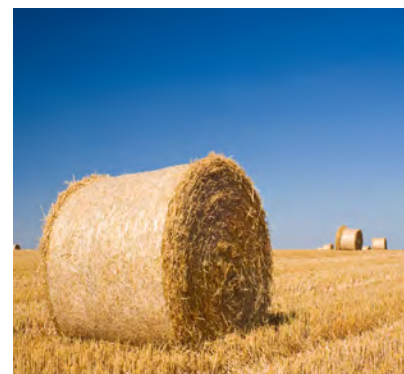
Scope of Works

Below are the key elements of the proposed assessment:

- Preliminary Design (including concept)
- Traffic Management Plan
- Detailed Design (including road lighting)
- Internal Traffic Management Plan
- Upgrade of highway intersection
- Masterplan with development option

Recommendation

Given its benefits to investors from a geographic, monetary and diversity of use perspective, the Charters Towers Region attracts large volumes of enquiries from interested stakeholders. Although the process is already unfolding, much time, effort and funding is needed to ensure the development of 777 Block and take advantage of any potential economic development opportunities for the Charters Towers Region. Council requires external funding to develop 777 Block to attract investors.



2. SALEYARDS INFRASTRUCTURE UPGRADES

For many years, Council has been voicing its concerns over the danger of the current Flinders Highway access points to the Dalrymple Saleyards. The interaction of heavy vehicles with light vehicles and pedestrians is a high risk activity, particularly during event days when many vehicles turn into the saleyards causing blind spots and confusion for both highway drivers and saleyard traffic. The high number of near misses and incidents are of high concern to the community and an upgraded intersection and Event Traffic Management Plan must be implemented.



Above: Aerial view of the Dalrymple Saleyards

Background

The Flinders Highway is a key route that connects Townsville to Western communities. Being one of the only sealed sections of road that connects these communities to the coast, the highway is heavily used by commercial and private vehicles. Agriculture and primary production are key economic pillars of the Charters Towers Region and use of the Dalrymple Saleyards is growing in demand, increasing traffic to the facility.

Council is preparing an initial concept for an upgrade of the saleyards infrastructure that includes an upgraded intersection, internal traffic reviews and an increased water supply capacity. Contact has also been made with the DTMR who have verbally confirmed they are willing to engage with Council in relation to the proposed concept intersection designs and have requested council provide a Traffic Impact Assessment/Event Traffic Management Plan to support the designs. The designs will include redefining vehicle movements for various vehicle types and re-configuring internal parking and vehicle access to loading ramps, thereby separating heavy and light vehicles and pedestrian traffic.



Above: Entrance to Dalrymple Saleyards (Google Maps 2020)

SALEYARDS INFRASTRUCTURE UPGRADES

(Continued)

Benefits to the Community

By upgrading the intersection and creating an Event Traffic Management Plan, the community will benefit by having:

- A safer solution to a well-known “high risk” access point
- Minimal delays on the busy highway due to bottle neck issues during event days
- Less confusion for traffic using the highway and entering/exiting the saleyards
- An area that better accommodates pedestrians
- An intersection that allows for more reaction time from motorists
- Increased water supply

Projected Cost

All improvements listed below are estimated to cost \$5 million.

Key Assessment Components

Below are the key elements of the proposed assessment:

- Preliminary Design (including Concept)
- Traffic Management Plan/Event Management Plan
- Detailed Design (including Road Lighting)
- Internal Traffic Management Plan
- Water Infrastructure Upgrade



Above: The proposed works area adjacent to the Dalrymple Saleyards in red. (QGlobe & Langtree Consulting)

3. 150 YEAR CELEBRATIONS TOURISM EXPERIENCE

The year 2022 is significant to Charters Towers being 150 years since the declaration of the goldfields and the development of what would become Charters Towers after the first discovery of gold by Jupiter Mosman at the historic Towers Hill. Preparations are underway to ensure this environmental, historic and culturally significant event is commemorated appropriately. Funding is needed to ensure the commemoration explores the Charters Towers Regions' rich heritage, celebrates the evolution of its unique culture and helps to preserve the region for future generations.

Background

The historic township of Charters Towers is a 'must see' for tourists visiting outback Queensland. Once known as "The World" during its boom years in the late 19th century, Charters Towers was a bustling city with a population of 30,000 (making it the second biggest city in Queensland outside of Brisbane) and a reputation for being able to supply "anything one might desire, leaving no reason to travel elsewhere". Charters Towers has a rich history that is significant to the development of Queensland as a proud and thriving state. Historic buildings line the streets and significant cultural heritage can be found throughout the region – little historic gems waiting to tell their stories. Charters Towers also played a key role in the allied forces resistance during WWII.

To give justice to the various historic and culturally significant aspects of the region, Council have developed with an overarching plan which is made up of various elements including:

- Mosman Street Road Reserve Walking Track including viewing platform over mine shaft
- Miner's Memorial
- Underground Experience

Much thought was put into the elements included in the overarching plan to ensure all aspects have been developed to create recreational, cultural, educational and tourism opportunities that can be enjoyed and their symbolic importance remembered by residents and visitors for years to come.



Left: Proposed location of the Mosman Street Road Reserve Walking Track including viewing platform over mine shaft (Langtree Consulting & QGlobe)



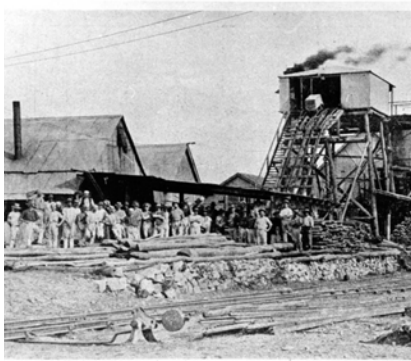
150 YEAR CELEBRATIONS TOURISM EXPERIENCE

(Continued)

Benefits to the Community

The planned 150 Year Celebrations/Tourism experience will benefit the community in the following ways:

- improve the current aesthetics and make use of council land that is currently under utilised
- enhance the existing Towers Hill and Mosman Creek Recreation Corridor Master Plans
- provide the community with more recreational opportunities
- positively impact the economy
- foster a culture of community health and well-being
- improve community social interaction and inclusivity
- positive impacts on the local tourism industry
- ensure the cultural heritage of the region is remembered and honoured for years to come
- provide an educational experience



Projected Cost

The Mosman Street Road Reserve Walking Track component will cost \$1,306,358 and funding for this part of the project has been secured through the Federal Governments Local Roads and Community Infrastructure Program.

Key Components of Plan

Below are the key elements of the proposed plan include:

- Mosman Street Road Reserve Walking Track
- Miner's Memorial
- Underground Experience



4. WATER INFRASTRUCTURE UPGRADE PROJECT (WIUP) - STAGE 2

The essential water services in the Charters Towers Region are ageing infrastructure. For years Council have proactively tried to address the issue with a four stage Water Infrastructure Upgrade Project. With the successful completion of Stage One: Upgrade of the Raw Water System & Water Treatment Plant of the project, Council requires funding to commence Stage Two: The Reservoir Upgrade which will allow access to the increased capacity afforded by Stage 1.



Above: Water tanks on Towers Hill.

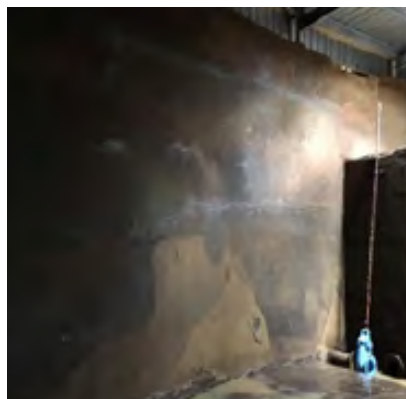
Background

A major upgrade to its existing water network is the next step in water security for Charters Towers. In 2018 Council commissioned a Reservoir & Pipeline Scoping Study that detailed several ways to approach the network upgrade. The most sustainable option for Council has been to split the project into four stages with the completion of Stage 1 – Upgrade of the Raw Water System and Water Treatment Plant, finished in 2020 at a cost of \$21.55m. It is essential that Council commence Stage Two – The Reservoir Upgrade to ensure the needs of the community are met.

The township is currently serviced by two water reservoirs located on Towers Hill. One of the reservoirs is an above ground steel tank that was constructed in 1985 and is in good condition. The other reservoir is an in-ground concrete tank that was constructed over 120 years ago, is past the theoretical end of its asset life and needs to be retired as soon as practical. Towers Hill has high heritage values so installing a replacement reservoir at (or immediately adjacent to) the existing reservoirs is costly and problematic.



Above: Example of water pipeline.



Above: Inside original water tank built late 1800's.



Above: Stage 1 – Upgrade of the Raw Water System and Water Treatment Plant.

WATER INFRASTRUCTURE UPGRADE PROJECT (WIUP) - STAGE 2

(Continued)

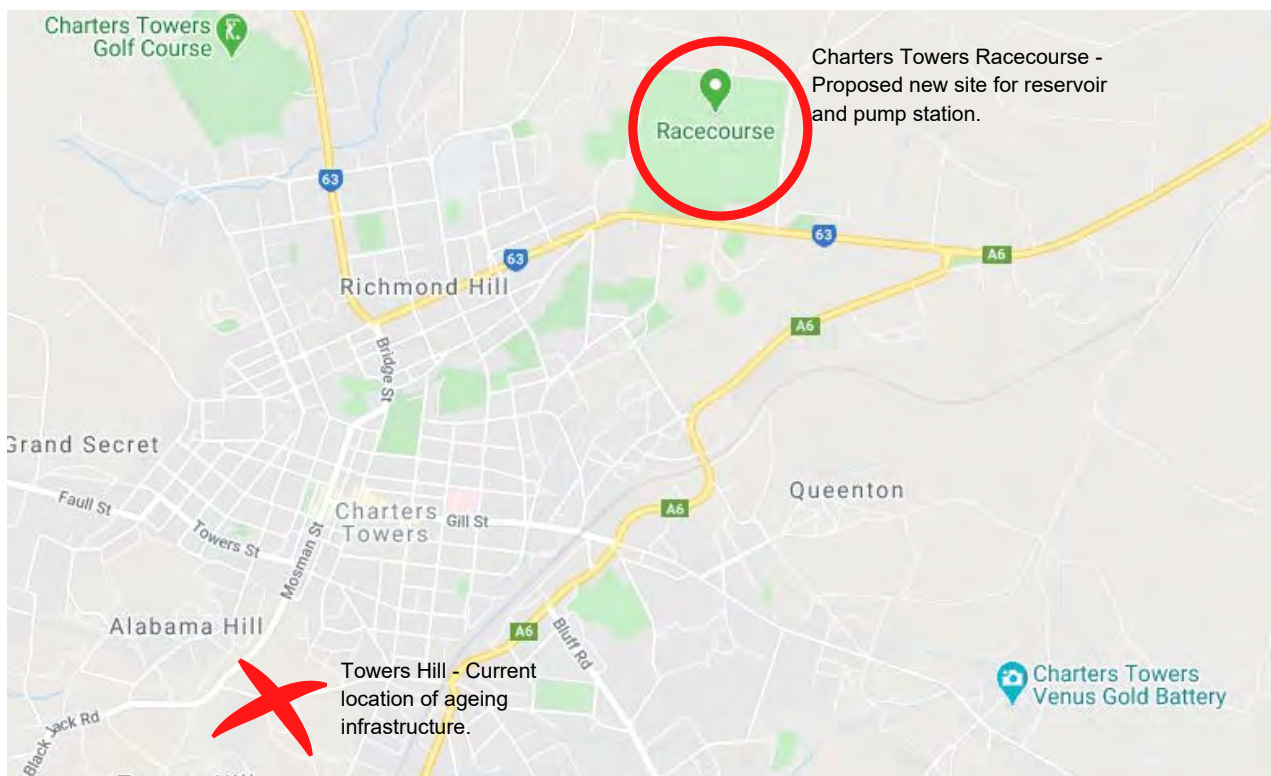
Benefits to the Community

The completion of Stage 2 of the Water Treatment Plant Upgrade will benefit the community in the following ways:

- New infrastructure is more energy efficient
- Less strain on council resources
- Less financial strain on ratepayers
- Proactively addressing the real issue of the ageing infrastructure failing
- The ability for Council to keep up with increasing water demands

Projected Cost

Council has proactively sought costings for the Water Infrastructure Upgrade - Stage 2 that includes a reservoir and pumping station to be located at the Charters Towers Racecourse. The total of which is \$23,257,300.



Above: Current and proposed location of reservoir (Google Maps 2020)



Above: Inside water tank built 1985



Above: Example of Water Treatment Plant



Above: Example of water reservoir

5. SEWAGE TREATMENT PLANT UPGRADE

The Charters Towers Sewage Treatment Plant requires replacement due to ageing infrastructure and changes to government regulations. The upgrade will ensure Council facilities are inline with the Great Barrier Reef environmental requirements.

Background

The existing Sewage Treatment Plant has served the Charters Towers community since 1975 and is in need of replacing. The replacement will meet the requirements of the current legislation which requires Queensland sewerage operators to limit the amount of run off that has been historically allowed. The legislation sets limits on the amount of sediment, fertiliser and pesticide allowed to drain into coastal water catchments that eventually flow into the world's biggest coral reef - The Great Barrier Reef.



(Image: Google Maps 2020)

Benefits to the Community

An upgrade of the Sewage Treatment Plant will benefit the community in the following ways:

- Ensures the Sewage Treatment Plant is inline with the Great Barrier Reef environmental requirements
- New infrastructure is more energy efficient
- Requires less use of council resources due to a more efficient system
- Proactively addresses the real issue of the ageing infrastructure failing
- Provides recycled water for community use



Projected Cost

\$17M

Key Upgrade Components

Key outcomes for the proposed plan include:

- More efficient treatment process resulting in higher quality effluent
- More recycled water options for the community

6. KENNEDY REGIMENT MEMORIAL POOL REPLACEMENT

The Kennedy Regiment Memorial Pool is currently at the end of its service life and requires renewal. The 50-year-old structure has poor internal condition requiring repairs to rectify a long-term leak that is losing approximately 75,000L of valuable water per day.

Background

Built in 1970, the Kennedy Regiment Memorial Pool (KRMP) is one of the most popular community facilities in the Region. As the only public pool in Charters Towers it is widely used for aquatic activities such as swimming lessons, fitness classes and swimming carnivals, as well as a welcome way to catch up with friends and beat the heat in the Region's warmer months.

An Engineering Audit was conducted in 2017 that outlines the ongoing costs and maintenance benefits of replacement compared to those of repair. The options assessment provided in the audit discussed three possible refurbishment options compared to the costs of renewal. When further explored, refurbishment options require a high capital expenditure (\$2-4 million) to increase the service life by only 10 to 15 years, while a capital expenditure in the order of \$7 million would achieve a complete asset renewal and would increase service life by 40 to 50 years. Undoubtedly, the most sustainable outcome is the pools' replacement.



Above Left: Starting blocks at the deep end of the KRMP

Above Middle: Inside image of the corroded water pipes at the KRMP

Above Right: Picture taken Australia Day 2019. Cement pathway decay visible behind diving blocks.

Benefits to the Community

The replacement of the Kennedy Memorial Pool has the following positive impacts on the community:

- Decreased community health risks associated with decaying/ageing facilities
- Ongoing savings to Council resources
- Positive impacts to the local tourism industry
- Positive short and long-term impacts for the economy
- Improve the existing aesthetics of the current space that is centrally located in the municipality
- Foster a culture of community health and well-being
- Improve community social interaction and inclusivity
- A proactive response to what could be costly on Council resources if left without repair

Projected Cost

\$6.89 M

Key Upgrades Required

The scope of works for this project include:

- Demolition of the existing pool, pool surrounds, pipework & balance tank
- Site Preparation
- Construction of a new 50m pool including wetdeck, tiling, etc.
- Construction of a new balance tank
- New pool pipework
- New pool concrete concourse
- Site improvements works and landscaping
- Miscellaneous items



7 YOUNG'S BLOCK - FLYING FOX MANAGEMENT STRATEGY

Flying foxes and their management in the Charters Towers Region is a contentious and long running issue. Since 2001 Charters Towers and the surrounding areas have been experiencing increasing numbers of flying foxes. The flying foxes are roosting in public places such as parks, school grounds, public facilities and residential areas and come with economic, health, heritage and environmental risks severely impacting residents' quality of life and Council resources. An initial program is in place to relocate the flying foxes but ongoing funding is needed to ensure its success.

Background

Over many years the Charters Towers Regional Council has made numerous costly attempts to deter flying foxes from roosting in public spaces and consequently damaging the facilities, environment and posing health risks to the community.

In December 2017 Charters Towers and Ravenswood experienced a significant flying fox event resulting in excess of 200,000 flying foxes in the centre of Charters Towers during the peak. Due to public health concerns the Charters Towers Swimming pool, premier parks Lissner and Centenary and the C&K Community Kindergarten closed for three days. This event received and continues to receive global media attention as flying fox numbers continue to fluctuate in the community.

Flying foxes are a protected species and care must be taken when devising management strategies to deter their roosting patterns. Council has been working with the CSIRO, the Department of Environment and Science and environmental contractors to come up with a strategy that will result in the flying foxes' relocation to suitable alternative roost sites away from the city centre. An experienced environmental contractor, has been engaged to conduct the initial dispersal and relocation. The methods used by the contractor will include some of those that have been used in the past, however, this time the intention is to relocate the flying foxes to the new designated roost and to undertake sustained efforts to retain them in their new location. The process is complex and may take weeks or months. Following the initial dispersal period, Charters Towers Regional Council will manage the ongoing relocation activities as part of its flying fox management plan.

The identified alternative roost site is known as 'Young's Block' that comprises approx. 20 hectares of council owned land located on the eastern side of Charters Towers. In preparation for the relocation, the site has been altered to replicate the environment that currently encourages flying foxes to roost at Lissner Park and care will be taken to make it secure, effective and low maintenance to ensure Charters Towers Regional Council do not require a large amount of resources to maintain it into the future.



Above: The horizon at Lissner Park, Charters Towers during the 2017 fluctuation.

YOUNG'S BLOCK - FLYING FOX MANAGEMENT STRATEGY

(Continued)

Stages of the Strategy

The relocation of the Lissner Park roost is made up of two (2) main elements:

- The development of an alternative roost site
- the development and implementation of a relocation strategy, with the goal of relocating the Lissner Park flying fox roost to the alternative roost site at Young's Block

Benefits to the Community

The successful implementation of the flying fox management strategy includes:

- Positive impacts on the local tourism industry
- Decreased risk of harmful diseases spread by flying foxes in the community
- Savings to Council resources
- Increased access to public facilities (parks, swimming pool, kindergarten)
- Preservation of heritage listed trees and structures
- Positive implications for both commercial and private real estate in the region
- Positive environmental impacts for both the current roosting sites and the proposed site
- Minimal harm to the flying foxes

Projected Cost

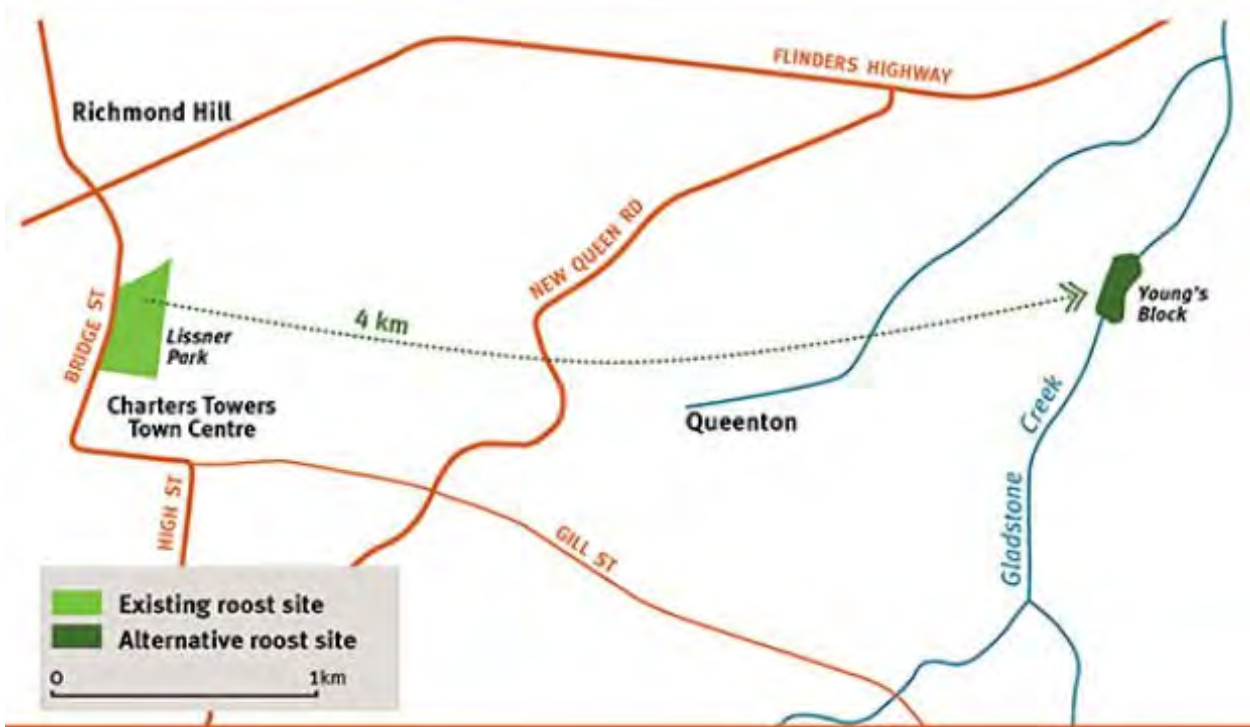
The Queensland State Government has invested in the development of Young's Block, however Council require ongoing funding of \$1.25M over the next five years to ensure the strategy is successfully carried out.

Further Funding Required

Although the initial outlays to establish the management strategy have been met, Council are needing further funding to ensure the program is able to be maintained and ongoing costs met.

PARTIAL FUNDING

Charters Towers flying fox relocation map



Above: Map of roost relocation from Lissner Park to Young's Block. (Department of Environment & Science 2020)

8. PUMP TRACK DEFIANCE MILL PARK

The current deteriorated state of the BMX Track located at Defiance Mill Park is rendering the space usable. The dirt track requires high level maintenance which is not within council service levels. A modular track would reduce the impact on Council resources greatly.

Background

From 2011 to 2013 Council conducted a lengthy investigation in the Charters Towers community which highlighted the need for open space and recreational infrastructure in the region. After vast community engagement, consultation and workshops the “Mosman Creek Corridor and Towers Hill Walking Track Master Plans” were devised. The need for an upgrade of the existing Pump Track was outlined in the report but due to tight budget restraints and the scale of other priority projects it has never come to fruition.

The Master Plans identified the key existing recreation spaces that were being underutilised by the community and endeavoured to harness the facility’s full potential by making the spaces safer and more accessible. These iconic areas included the Towers Hill Walking Track and the Mosman Creek Corridor (the latter of which included the upgrade of the Pump Track) and was projected to cost in excess of \$12M.

The Mosman Creek Corridor Master Plan also included 14 major components that would link together with walking/cycle paths and lighting and would complete the overall redevelopment of the recreational facilities. Through a staged implementation, almost all components are complete, but the wait continues for the Pump Track Upgrade.

The design and materials used to construct the proposed upgrade will ensure easy maintenance and longevity.



Above Left: Child on similar Pump Track to the proposed.
Above Right: Consultants' sketch of Defiance Mill Park Pump Track.
Below: Image of similar Pump Track as proposed.
(All images courtesy of Langtree Consulting)

PUMP TRACK DEFIANCE MILL PARK

(Continued)

Benefits to the Community

The upgrade of the Pump Track will:

- improve the existing aesthetics and make use of the current space that is centrally located in the municipality
- contribute to the Towers Hill and Mosman Creek Recreation Corridor Master Plans (2013)
- provide the community with a safer recreational opportunity
- positively impact the economy
- foster a culture of community health and well-being
- improve community social interaction and inclusivity
- positive impacts on the local tourism industry

Projected Cost

The projected cost for the Defiance Mill Park Pump Track is estimated to cost \$400,000 which has been funded through the Federal Government's Local Roads and Community Infrastructure Program

Key Upgrades Required

Upgrade the existing decaying BMX Track with quality materials to ensure longevity, that it meets safety standards and is easy to maintain on an ongoing basis.

**FUNDING
SECURED**



Above: Image for illustrative purposes only. (Langtree Consulting)



9. CHARTERS TOWERS WATER PARK

With the information gathered during community consultations and investigations, Charters Towers Regional Council has identified the need for a recreational space that allows for community engagement, will provide economic development and nurtures a culture of community growth, health and well-being.

Background

At the forefront, Council is committed to promoting the health, prosperity and well-being of the community. The Charters Towers Water Park has been designed to expand upon Council's existing Towers Hill and Mosman Creek Recreation Corridor Master Plans (2013) and to develop a unified approach to creating and maintaining infrastructure that compliments and enhances the overall delivery of recreational facilities to the community. The proposed site of the water park is the currently vacant council land situated on the corner of Water and Burdekin Streets. Contractors have been engaged to deliver the concept design for the Charters Towers Water Park Masterplan and a quantity survey Council is developing.

The concept design includes the construction, foundation and installation of aquatic play equipment with water filtration and treatment that incorporates the fundamental elements including earthworks, a water play park and a water play shade structure. Other water park features included in the plan consist of: Picnic Shelter/BBQ Station, Amenities Block, Pathways including Lighting, External Services and Landscaping.



Above: Proposed site for Charters Towers Water Park - Corner of Water & Burdekin Streets (Image: GHD)



Above: Artists impressions of proposed playscape. (Images: GHD)

Benefits to the Community

The creation of the water park will:

- improve the existing aesthetics and make use of the current space that is centrally located in the municipality
- enhance the existing Towers Hill and Mosman Creek Recreation Corridor Master Plans (2013)
- provide the community with more recreational opportunities
- positively impact the economy
- foster a culture of community health and well-being
- improve community social interaction and inclusivity
- positive impacts on the local tourism industry

Projected Cost

The total cost of implementing the Charters Towers Water Park is estimated at \$2,691,471 (Excl. GST).

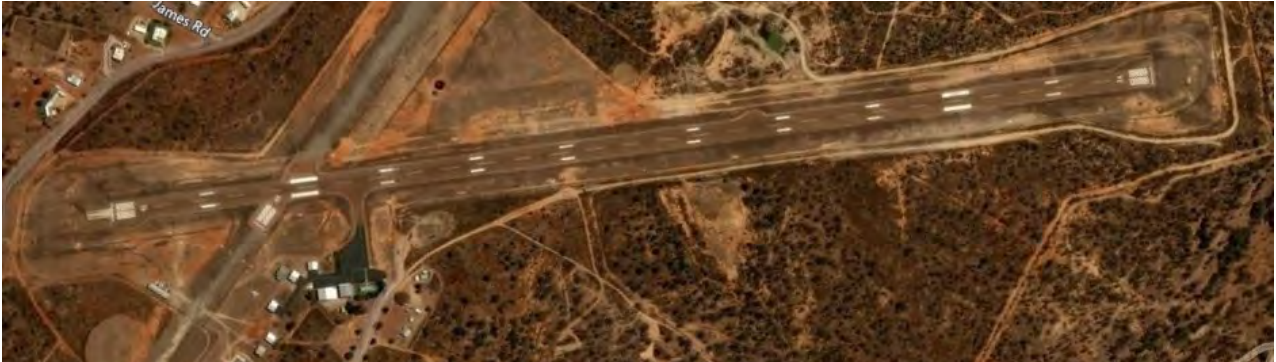
Key Upgrades Required

Construction and fit out of a water park recreational space in Charters Towers on vacant Council land.



10. CHARTERS TOWERS AIRPORT RNAV INSTALLATION

The Charters Towers Airport does not have a RNAV Navigational System and as a result, cannot support air operations in poor weather conditions. This leaves the people of the Charters Towers Region vulnerable in the event of natural disasters and medical emergencies and severely impacts their quality of life.



Above: Charters Towers Airport (Google Maps 2020)

Background

In the event of a natural disaster or medical emergency, every second counts. Given the limited facilities of the Charters Towers Health Service, if a patient requires lifesaving surgery or medical treatment, they are often evacuated to Townsville via emergency aircraft. Currently, if an emergency takes place and the weather conditions are poor, aircraft cannot safely land at the Charters Towers Airport. The alternative to air-travel is road via the Flinders Highway, which is not only a time consuming journey but is also subject to lengthy closures during weather events which cut the distribution of food and medical supplies to many small communities in Western Queensland. The Charters Towers Airport needs a RNAV Navigational System to ensure the community receives life saving medical treatment and has the ability to restock vital supplies in the event of poor weather during emergencies.

RNAV Navigational Systems allow an aircraft's position to be continuously determined whenever they are within the coverage of navigation aids and in all weather conditions. To qualify for a RNAV Navigational System the Charters Towers Airport must meet the minimum standard facility criteria and unfortunately needs extensive work to achieve this including upgrades of the existing runway.

Benefits to the Community

The installation of the RNAV Navigational System at the Charters Towers Airport will benefit the community in the following ways:

- faster response time in the event of an emergency during poor weather conditions
- the ability for the Western communities of Queensland to access life saving medical treatment in all weather conditions in the event of a medical emergency
- the ability for the Western communities of Queensland who rely on the Flinders Highway to access vital supplies in the event of road closures due to poor weather conditions

Projected Cost

\$900,000

Key Upgrades Required

The list of upgrades needed to ensure a RNAV Navigational System can be installed at the airport include:

- Design Fees & Maintenance Contract
- CASA Flight Validation Estimates
- Fence Line Survey & Certification
- Tree Removal & Perimeter Fence Relocation
- Runway Upgrades
- Earthworks
- Wind Indicator Relocation

**FUNDING
SECURED**





CHARTERS TOWERS
REGIONAL COUNCIL

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