



Ordinary Meeting

Council Chambers
Date: 18 April 2018
Time: 9:00am

MINUTES

MEMBERS IN ATTENDANCE

Members Present: Cr T Gilmore (Mayor), Crs, E Brown, K Davies, M Graham, A Pedersen, A Toppin and L Wyatt.

APOLOGIES/LEAVE OF ABSENCE/ABSENCE ON COUNCIL BUSINESS

Nil

BEREAVEMENTS/CONDOLENCES

A minute's silence was observed as a mark of respect for those residents who passed away during the previous month.

DECLARATION OF ANY MATERIAL PERSONAL INTERESTS/ CONFLICTS OF INTEREST

There were no Material Personal Interests or Conflicts of Interest declared by any Councillor or Senior Council Officer in relation to the items of business listed on the Agenda.

CONFIRMATION OF MINUTES

Moved by Cr Graham

Seconded by Cr Davies

"That the Minutes of the Ordinary Council Meeting held on 21 March 2018 be confirmed as true and correct."

CARRIED

BUSINESS ARISING OUT OF MINUTES OF PREVIOUS MEETINGS

Nil

CORPORATE AND COMMUNITY SERVICES

REGIONAL LAND USE PLANNING

ITEM-1 **N SETFORD - MCU - ROOMING ACCOMMODATION - LOT 16 M356145 - 25 EARL STREET, MAREEBA - MCU/18/0001**

Moved by Cr Toppin

Seconded by Cr Pedersen

"1. That in relation to the following development application:

APPLICATION		PREMISES	
APPLICANT	N Setford	ADDRESS	25 Earl Street, Mareeba
DATE LODGED	15 January 2018	RPD	Lot 16 on M356145
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use - Rooming Accommodation		

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

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

And

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

(A) APPROVED DEVELOPMENT: Development Permit for Material Change of Use - Rooming Accommodation

(B) APPROVED PLANS:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
973 - SK1 A	Cover Sheet	Own Home Design	24 August 2017
973 - SK2	Ground Floor Plan	Own Home Design	24 August 2017
973 - SK3 A	Elevations	Own Home Design	24 August 2017

(C) ASSESSMENT MANAGER'S CONDITIONS (COUNCIL)

(a) Development assessable against the Planning Scheme

1. Development must be carried out substantially 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 development approval would not have been issued if not for the conditions requiring the construction of infrastructure.

3.2 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.

3.3 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.

3.4 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.

3.5 Noise Nuisance

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.

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 Waste Management

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

3.7 Clothes Drying area

Sufficient area for clothes drying is to be provided for the units and is to be appropriately screened from view of adjoining properties and the street, to the satisfaction of Council's delegated officer.

4. Infrastructure Services and Standards

4.1 Access

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

If the access works are not completed at time of operational works (see condition 4.2), the applicant/developer is to make separate application for driveway access onto a Council road. The application is to be accompanied by the relevant fee and will be required to certify or be assessed for compliance by Council's delegated officer.

The applicant/developer must ensure that any redundant vehicle crossovers are removed and reinstated with kerb and channel.

4.2 Frontage works - Joyce Street

The applicant/developer is required to construct the following works, designed in accordance with FNQROC Development Manual standards (as amended) to the satisfaction of Council's delegated officer.

- The development side of Joyce Street only, must be widened from the edge of the existing bitumen seal to the existing kerb and channel, from the intersection of Earl and Joyce Streets to the eastern boundary of the site.
- The widening works must be bitumen or asphalt standard and must include sufficient overlapping of the existing bitumen seal to ensure an appropriate bond of surfaces is achieved, to the satisfaction of Council's delegated officer.

Prior to works commencing, plans for the works described above must be approved as part of a subsequent application for operational works.

Timing for Condition 4.2 - To be completed within three (3) years of the commencement of the use.

4.3 Stormwater Drainage/Water Quality

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

(b) All stormwater drainage must be discharged to an approved legal point of discharge.

4.4 Car Parking/Internal Driveways

The applicant/developer must ensure the development is provided with four (4) on-site car parking spaces which are available solely for the parking of vehicles associated with the use of the premises. All car parking spaces and internal driveways must be concrete, bitumen or asphalt sealed and appropriately drained prior to the commencement of the use and to the satisfaction of Council's delegated officer.

All car parking spaces and internal driveways 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.

4.5 Landscaping & Fencing

4.5.1 Prior to the commencement of the use of the site, a landscape plan must be prepared and submitted to Council's delegated officer for consideration and approval.

The landscape plan must include a 1.5 metre wide landscape strip along both the Earl and Joyce Street frontages of the site (where not fenced), excluding the access driveway and must include plant species selected from the Plant Schedule in Planning Scheme Policy 6 - Landscaping and preferred plant species.

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

4.5.2 Prior to the commencement of the use, a solid 1.8 metre high timber paling (no gaps) or 1.8 metre high colorbond fence (of neutral colour) is to be erected along both side and rear boundaries of the site (including the Earl Street frontage) to the extent depicted on the approved site plan (Drawing No. 973 - SK1 A, Cover Sheet, prepared by Own Home Design dated 24 August 2018).

The abovementioned fencing is to be erected and maintained in good order for the life of the development, to the satisfaction of Council's delegated officer.

4.6 Lighting

Where outdoor lighting is required 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.

4.7 Water Supply

Where the existing reticulated water supply does not currently service the site or is not at an adequate capacity, the developer is required to extend or upgrade the reticulated water supply

infrastructure to connect the site to Council's existing infrastructure at a point that has sufficient capacity to service the development in accordance with FNQROC Development Manual standards (as amended).

If a new or upgraded water service connection is required to service the development, it must be provided in accordance with FNQROC Development Manual standards (as amended) to the satisfaction of Council's delegated officer.

4.8 Sewerage Connection

The developer must connect the proposed development to Council's reticulated sewerage system in accordance with FNQROC Development Manual standards (as amended) to the satisfaction of Council's delegated officer.

Where sewerage connections are not available to the site, or where existing connections are not satisfactory for the proposed development, the developer is required to extend or upgrade the reticulated sewerage infrastructure to connect the site to Council's existing infrastructure at a point that has sufficient capacity to service the development in accordance with FNQROC Development Manual standards (as amended).

(D) ASSESSMENT MANAGER'S ADVICE

(a) Water Meters/Water Service Connection

Prior to the water service connection works commencing and the installation of the meters by Council, an application for a Plumbing Compliance Permit is required to be submitted with detailed hydraulic drawings. The cost of the required water connection and meter (capping of any existing meter may be required) will be determined based upon the approved hydraulic drawings at the time of lodgement of a Water Quotation Request.

(b) Property Connection to existing sewer main (house connection branch installation)

Prior to the property connection to the existing sewer main commencing, a request for a Property Connection Quotation must be lodged with Council. The cost of the required property connection will be determined based upon the assessment of the Property Connection Quotation Request.

(c) Compliance with applicable codes/policies

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

(d) 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.

(e) 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

(f) 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

(g) Transportation of Soil

All soil transported to or from the site must be covered to prevent dust or spillage during transport. If soil is tracked or spilt onto the road pavements as a result of works on the subject site, it must be removed prior to the end of the working day and within four (4) hours of a request from a Council Officer.

(E) RELEVANT PERIOD

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

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

(F) OTHER NECESSARY DEVELOPMENT PERMITS AND/OR COMPLIANCE PERMITS

- Development Permit for Building Work
- Development Permit for Operational Works (to include access crossover works)

(G) OTHER APPROVALS REQUIRED FROM COUNCIL

- Compliance Permit for Plumbing and Drainage Work

CARRIED

ITEM-2 BRIGHT ACQUISITIONS PTY LTD - MATERIAL CHANGE OF USE - CARAVAN PARK & ASSOCIATED USES LOT 560 ON NR6544 - 186 TINAROO CREEK RD, MAREEBA DA/14/0064

Moved by Cr Toppin

Seconded by Cr Wyatt

"1. That in relation to the application to change the following development approval:

APPLICATION		PREMISES	
APPLICANT	Bright Acquisitions Pty Ltd	ADDRESS	186 Tinaroo Creek Road, Mareeba
DATE REQUEST FOR CHANGE TO DEVELOPMENT APPROVAL LODGED	5 March 2018, amended 16 March 2018	RPD	Lot 560 on NR6544
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use - Accommodation Units, Caravan Park, Dwelling House, Educational Establishment, Host Farm, Motor Home Park, Residential Units, Shop, Tourist Facility and Ancillary and Associated Uses and the retention of Existing Rural Activities or Pursuits		

and in accordance with the Planning Act 2016,

- (A) The approved plan/s of Council's Decision Notice issued on 10 March 2015 be amended as follows:

The approved plans and/or documents for this development approval area listed in the following table:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
Figure 16	Setback and Buffer Considerations	Victor G Feros Town Planning Consultants	16 March 2018
Sheet 1	Proposed Master Plan	Victor G Feros Town Planning Consultants	16 March 2018
Sheet 2	Proposed Master Plan - Northern Precinct	Victor G Feros Town Planning Consultants	18 October 2017
Sheet 3	Proposed Master Plan - Northern Precinct Detail	Victor G Feros Town Planning Consultants	18 October 2017
Sheet 4	Proposed Master Plan - Western Precinct	Victor G Feros Town Planning Consultants	18 October 2017
Sheet 5	Proposed Master Plan - Southern Precinct	Victor G Feros Town Planning Consultants	18 October 2017
Sheet 6	Proposed Ground Floor Plan	Victor G Feros Town Planning Consultants	20 November 2014
Sheet 7	Proposed First Floor Plan	Victor G Feros Town Planning Consultants	20 November 2014
n/a	Staging Plan	Victor G Feros Town Planning Consultants	16 March 2018
n/a	Staging Schedule	Victor G Feros Town Planning Consultants	18 October 2017
n/a	Access Plan	Victor G Feros Town Planning Consultants	16 March 2018

(B) Condition 2.1 of Council's Decision Notice issued on 10 March 2015 be amended as follows:

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 in accordance with the Staging Plan dated 16 March 2018 and the Staging Schedule dated 18 October 2017 except where specified otherwise in these conditions of approval.

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@dilgp.gov.au (reference: 1803-4641 SPL) advising of Council's decision."

CARRIED

**ITEM-3 F ZUVELA - MCU - NON-RESIDENT WORKFORCE
ACCOMMODATION - LOT 1 RP745857 - 271 SPRINGS
ROAD, PADDY'S GREEN - MCU/17/0016**

Moved by Cr Pedersen

Seconded by Cr Graham

"1. That in relation to the following development application:

APPLICATION		PREMISES	
APPLICANT	F Zuvela	ADDRESS	271 Springs Road, Paddy's Green
DATE LODGED	11 January 2018	RPD	Lot 1 on RP745857
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use - Non-resident Workforce Accommodation		

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

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

And

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

(A) APPROVED DEVELOPMENT: Development Permit for Material Change of Use - Non-resident Workforce Accommodation

(B) APPROVED PLANS:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
32568-001	Proposed Workers Accommodation on Lot 1 on RP745857	Veris	15/11/17

(C) ASSESSMENT MANAGER'S CONDITIONS (COUNCIL)

(a) Development assessable against the Planning Scheme

1. Development must be carried out substantially 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 for each stage of the development must be complied with to the satisfaction of Council's delegated officer prior to the commencement of the use for each stage, except where specified otherwise in these conditions of approval.
- 2.2 Prior to the commencement of use for each stage, the applicant must demonstrate to Council that all the conditions of the development permit for the relevant stage have been complied with, except where specified otherwise in these conditions of approval.

3. General

For Stage 1 and 2 (unless otherwise stated)

- 3.1 The development approval would not have been issued if not for the conditions requiring the construction of infrastructure or the additional payment condition/s within these conditions of approval.
- 3.2 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.
- 3.3 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 for each stage and at the rate applicable at the time of payment.
- 3.4 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.
- 3.5 Noise Nuisance
 - 3.5.1 The applicant/developer must ensure the use is operated and managed (including noise generated by residents) to not exceed a maximum noise level of 3dB(A) above background levels as measured from noise sensitive locations.
 - 3.5.2 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.
- 3.6 Waste Management
 - 3.6.1 On site refuse storage area/s must be provided and be screened from view from adjoining properties and road reserve by 1 metre

wide landscaped screening buffer or 1.8m high solid fence or building.

- 3.6.2 Where bulk bins are used and are to be serviced on site, prior to the issue of a development permit for building works, Council's delegated officer must be satisfied 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 only.

3.7 Bushfire Management

- 3.7.1 The applicant/developer must ensure the development is provided with a minimum 5,000 litres of water storage for fire-fighting purposes in proximity to the approved use. Where tank storage is proposed, a 50mm male camlock fire brigade fitting must be installed.

- 3.7.2 A Bushfire Management Plan for the approved use, incorporating evacuation procedures for guests, must be prepared to the satisfaction of Council's delegated officer. The approved uses must comply with the requirements of the Management Plan at all times.

3.8 Length of Stay

The maximum length of stay for guests must not typically exceed 6 consecutive months, unless otherwise approved by Council's delegated officer.

3.9 Accommodation Capacity

For Stage 1

No more than 20 individual farm workers shall be accommodated on-site at any given time.

For Stage 2

No more than 40 individual farm workers shall be accommodated on-site at any given time.

3.10 Notification of Potential Rural Zone Impacts

The applicant is to erect signage in plain sight and in large legible writing at the kitchen/dining area, recreational area, and on each accommodation building advising residents that the subject land is zoned Rural under the Mareeba Shire Council Planning Scheme 2016 and is in a rural locality. The signage should generally state the following:

"Guests should take note:

- *The locality may be used for intensive rural uses;*

- *Guests may experience off site effects from rural activities, including noise, sprays and dust that may cause a loss of residential amenity. Existing and/or self-assessable agricultural and rural uses in the locality have a 'right to farm' or a right to legally continue the use."*

3.11 Residents accommodated by the approved use must be farm workers only.

The applicant/developer or any subsequent landowner/operator must keep a log book of all residents accommodated at the approved use which must include the dates of accommodation and the farm/s in which they were employed.

Any person not employed as a farm worker is not permitted to stay at the approved use.

3.12 Building Setback (Stage 2 only)

Both stage 2 accommodation buildings must be setback a minimum of 10 metres from the side and rear boundaries of the site.

4. Infrastructure Services and Standards

For Stage 1 and 2 (unless otherwise stated)

4.1 Access

The access crossover identified on the approved plan/s must be upgraded/constructed (from the edge of Springs Road and for a length of no less than 10 metres) in accordance with FNQROC Development Manual standards, to the satisfaction of Council's delegated officer.

Access to the development is limited to the abovementioned access only. No guests, visitors or service vehicles are permitted to access the approved use via any other site access point.

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 Car Parking/Internal Driveways

For Stage 1

4.3.1 Prior to the commencement of the use, the applicant/developer must ensure the development is provided with 2 minibus/van parking

spaces which are available solely for the parking of vehicles associated with the approved use.

The parking spaces must be constructed to a compacted gravel standard, delineated and appropriately drained prior to the commencement of the use and must be maintained to this standard for the life of the development, to the satisfaction of Council's delegated officer.

For Stage 2

- 4.3.2 Prior to the commencement of the use, the applicant/developer must ensure the development is provided with 2 additional minibus/van parking spaces (4 total) which are available solely for the parking of vehicles associated with the approved use.

The parking spaces must be constructed to a compacted gravel standard, delineated and appropriately drained prior to the commencement of the use and must be maintained to this standard for the life of the development, to the satisfaction of Council's delegated officer.

For Stage 1 and 2

- 4.3.3 All internal driveways servicing the development must be upgraded/constructed to a compacted gravel standard and maintained for the life of the development, to the satisfaction of Council's delegated officer.

- 4.3.4 Car parking associated with the approved use is not permitted within the Springs Road road reserve at any time.

4.4 Fencing

For Stage 1

- 4.4.1 The applicant/developer must erect the following solid screen boundary fencing, at a height of 2.4 metres, and constructed of timber (overlapping palings) or colorbond/iron of neutral colour:

- (i) From the south-west corner of the site along the western boundary of the site to the southern end of the "existing shed" identified on the submitted plan/s; and
- (ii) From the south-west corner of the site along the southern boundary of the site to a point 10 metres past the easternmost "5 x 2 bed accommodation rooms" building identified on the submitted plan/s.

For Stage 2

- 4.4.2 The fencing required under 4.4.1 (ii) above must be extended along the southern boundary of the site to a point 10 metres past the easternmost accommodation building for Stage 2. The fencing must be of the height and standard required under 4.4.1.

All fencing must be erected prior to the commencement of the use for each stage and must be maintained in good order and safe repair for the life of the development, to the satisfaction of Council's delegated officer.

4.5 Water Supply

- 4.5.1 The development must be provided with a potable water supply that satisfies 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).

- 4.5.2 All non-potable water supplied to the development must be clearly labelled at each tap - Non-Potable Water - not safe for Human Consumption.

4.6 On-Site Wastewater Management

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

5. Additional Payment Condition (For Stage 1 and 2)

- 5.1 The additional payment condition has been imposed as the development will create additional demand on trunk infrastructure which will create additional trunk infrastructure costs for council.
- 5.2 Prior to the commencement of the use for each stage, the applicant/developer must pay a one-off payment of \$1,800.00 **per stage** toward trunk infrastructure with the amount of the contribution increased on 1 July each year in accordance with the increase for the PPI index for the period starting on the day the development approval takes effect, adjusted by reference to the 3-yearly PPI index average to the date of payment.

5.3 The trunk infrastructure for which the payment is required is:

- The trunk transport infrastructure servicing the land (roads)

5.4 The developer may elect to provide part of the trunk infrastructure instead of making the payments.

5.5 If the developer elects to provide part of the trunk infrastructure the developer must:

- Discuss with Council's delegated officer the part of the works to be undertaken;
- Obtain the necessary approvals for the part of the works;
- Indemnify the Council in relation to any actions, suits or demands relating to or arising from the works;
- Take out joint insurance in the name of the Council and the developer in the sum of \$20,000,000 in relation to the undertaking of the works;
- Comply with the reasonable direction of Council officers in relation to the completion of the works;
- Complete the works to the standards required by the Council; and
- Complete the works prior to the commencement of the use.

(D) ASSESSMENT MANAGER'S ADVICE

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

(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.

(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

(F) RELEVANT PERIOD

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

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

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

- Development Permit for Building Work

(H) OTHER APPROVALS REQUIRED FROM COUNCIL

- 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)."

CARRIED

ITEM-4 ROADHOUSE PROPERTY UNIT TRUST - MCU TOURIST PARK, SHORT TERM ACCOMMODATION & FOOD AND DRINK OUTLET - 1, 3-5 & 7 WILLIAMS CLOSE, MAREEBA - MCU/17/0017

Moved by Cr Pedersen

Seconded by Cr Toppin

"1. That in relation to the following development application:

APPLICATION		PREMISES	
APPLICANT	Roadhouse Property Unit Trust	ADDRESS	1, 3-5 & 7 Williams Close, Mareeba
DATE LODGED	22 January 2018	RPD	Lots 10, 11 and 12 on SP168631
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use - Tourist Park, Short-term Accommodation & Food and Drink Outlet		

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

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

And

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

(A) APPROVED DEVELOPMENT: Development Permit for Material Change of Use - Tourist Park, Short-term Accommodation & Food and Drink Outlet

(B) APPROVED

PLANS:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
1370-SK01 B	Existing Site Plan	Jim Papas	13.12.17
1370-SK02 B	General Arrangement of Proposed Development	Jim Papas	13.12.17
1370-SK03 B	General Arrangement – Sewerage Reticulation	Jim Papas	13.12.17
1370-SK04 B	General Arrangement – Landscape and Potable Water Reticulation	Jim Papas	13.12.17
1370-SK05 B	General Arrangement – Roadworks	Jim Papas	13.12.17
1370-SK06 B	Details, Pavement Notes etc.	Jim Papas	13.12.17
1370-SK07 A	General Arrangement – Temporary RV Arrangement	Jim Papas	11.01.18
BD17-11-839/SK1	Proposed Roadhouse	Buck Design Pty Ltd	Nov 17
BD17-11-839/SK2	Proposed Hostel Building	Buck Design Pty Ltd	Nov 17
Acacia 2	Floor Plan	Asset Cabins & Homes	25 Aug 2017
Acacia 2	Concept 3D	Asset Cabins & Homes	25 Aug 2017
Banskia	-	Asset Cabins & Homes	21 Mar 2014
Bluegum Opt 1	-	Asset Cabins & Homes	2 Apr 2014
Bluegum Opt 2	-	Asset Cabins & Homes	2 Apr 2014
Correa 5RM	Floor Plan	Asset Cabins & Homes	21 Aug 2017
Mallee	Floor Plan	Asset Cabins & Homes	27 Sept 2017

(C) ASSESSMENT MANAGER'S CONDITIONS (COUNCIL)

 (a) Development assessable against the Planning Scheme

1. Development must be carried out substantially 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 for each stage of the development must be complied with to the satisfaction of Council's delegated officer prior to the commencement of the use for each stage, except where specified otherwise in these conditions of approval.
- 2.2 Prior to the commencement of use for each stage, the applicant must demonstrate to Council that all the conditions of the development permit for the relevant stage 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 the commencement of the use of the respective stage, 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 Noise Nuisance
 - 3.4.1 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.
 - 3.4.2 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.

3.4.3 Acoustic Screen Fencing - Stage 1

Prior to the commencement of the use of Stage 1, the applicant/developer must erect a solid 2.4 metre high, neutral colour, screen boundary fence for:

- (i) the entire northern boundaries of Lots 10 and 11 on SP168631; and
- (ii) that part of the northern boundary of Lot 12 on SP168631, commencing at the western boundary of Lot 12 on SP168631 and extending to a minimum of twenty metres to the east of the proposed backpackers accommodation building.

The fence must be designed and constructed in accordance with the Department of Transport and Main Roads' *Road Traffic Noise Management: Code of Practice, Chapter 5*. The applicant/developer must provide RPEQ certification that the fence has been designed and constructed in accordance with the beforementioned code of practice.

All fencing must be erected prior to the commencement of the use and must be maintained in good order and safe repair for the life of the development, to the satisfaction of Council's delegated officer.

3.4.4 Full time onsite manager

A full time, onsite manager must be present onsite at all times during the operation of the approved use. The contact details for the onsite manager are to be made public accessible to all adjoining property owners.

3.5 Waste Management

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

Certification by a Registered Professional Engineer of Queensland (RPEQ) must be provided to Council which demonstrates that internal access is of adequate design and construction to allow waste collection/delivery vehicle to enter and exit the site in a forward gear, prior to the issue of a development permit for operational works.

3.6 Maximum Accommodation Density

Each bedroom within the development must accommodate no more than two (2) persons at any one time.

4. Infrastructure Services and Standards

4.1 Access

Commercial access crossovers must be constructed (from the edge of the road pavement 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 Prior to the approval of operational works, 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 Drainage Manual (QUDM) and the FNQROC Development Manual to the satisfaction of Council's delegated officer. Where staged works are proposed, the Stormwater Management Plan and Report must detail the stormwater drainage for the whole of the development and for each stage of the development.

4.2.2 The Stormwater Management Plan must ensure a non-worsening effect on surrounding land as a consequence of the development, and must take all reasonable and practicable measures to ensure discharge occurs in compliance with the Queensland Urban Drainage Manual (QUDM) and the FNQROC Development Manual.

4.2.3 The applicant/developer must construct the stormwater drainage infrastructure for the development in accordance with the approved Stormwater Management Plan and Report.

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

4.3 Frontage Works - Williams Close - Stage 1

Prior to the commencement of Stage 1 of the use, the applicant/developer is required to widen Williams Close, generally in accordance with Drawing No. 1370-SK02 Amdt B, designed in accordance with FNQROC Development Manual standards (as amended) to the satisfaction of Council's delegated officer.

The widening works must be bitumen or asphalt standard, and must include sufficient overlapping of the existing bitumen seal to ensure an appropriate bond of surfaces is achieved, to the satisfaction of Council's delegated officer.

Prior to works commencing, plans for the works described above must be approved as part of a subsequent application for operational works.

4.4 Car Parking/Internal Driveways

The developer must ensure that the development is provided with 55 on-site car parking spaces and one (1) 20 seater bus parking bay which are available solely for the parking of vehicles associated with the use of the premises.

The onsite car parking spaces must be provided for the approved stages as follows:

Stage 1 - 22 spaces.
Stage 2 - 10 spaces.
Stage 3 - 10 spaces.
Stage 4 - 2 spaces.
Stage 5 - 1 space.
Stage 6 - 6 spaces.
Stage 7 - 4 spaces & 1 20-seater bus parking space.

All car parking spaces and internal driveways/vehicle manoeuvring areas (as shown on the approved plans) must be sealed, line marked where necessary, and appropriately drained prior to the commencement of the use, to the satisfaction of Council's delegated officer.

All car parking spaces and internal driveways must be constructed in compliance with the following standards and 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.

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

Access to the site is restricted to 2 axle vehicles with the exception of delivery/service vehicles.

4.5 Landscaping

4.5.1 The development must be landscaped in accordance with an approved landscape plan.

4.5.2 Prior to the issue of the development permit for operational works, a detailed landscape plan showing each stage, must be prepared for the site and submitted to Council's delegated officer for consideration and approval.

4.5.3 The landscape plan must demonstrate compliance with the Landscaping Code. Plant species are to be generally selected from the Plant Schedule in Planning Scheme Policy 6 - Landscaping and preferred plant species.

4.5.4 The landscaping plan must incorporate the following:

- the planting of street trees along the Williams Close frontage;
- landscaping strips within the subject land, along the Williams Close frontage, the northern boundary and internal roads.

4.5.5 A minimum of 25% of new plants is provided as larger, advanced stock with a minimum plant height of 0.7 metres and mulched to a minimum depth of 0.1 metres with organic mulch.

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

4.6 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.

4.7 Water Supply

- (a) Where the existing reticulated water supply does not currently service the site or is not at an adequate capacity, the developer is required to extend or upgrade the reticulated water supply infrastructure to connect the site to Council's existing infrastructure at a point that has sufficient capacity to service the development in accordance with FNQROC Development Manual standards (as amended).
- (b) A water service connection must be provided to the subject lot in accordance with FNQROC Development Manual standards (as amended) to the satisfaction of Council's delegated officer.

Prior to works commencing, plans for the works described above must be approved as part of an Operational Works application.

4.8 Sewerage Connection

The developer must connect the proposed development to Council's reticulated sewerage system in accordance with FNQROC Development Manual standards (as amended) to the satisfaction of Council's delegated officer.

Where sewerage connections are not available to the site, or where existing connections are not satisfactory for the proposed development, the developer is required to extend or upgrade the reticulated sewerage infrastructure to connect the site to Council's existing infrastructure at a point that has sufficient capacity to service the development in accordance with FNQROC Development Manual standards (as amended).

Prior to works commencing, plans for the works described above must be approved as part of an Operational Works application.

5. Additional Payment Condition/s

5.1 The additional payment condition has been imposed as the development will create additional demand on trunk infrastructure which will create additional trunk infrastructure costs for council.

5.2 The developer must pay a one-off payment of **\$69,600.00** as a contribution toward trunk infrastructure with the amount of the contribution increased on 1 July each year in accordance with the increase for the PPI index for the period starting on the day the development approval takes effect, adjusted by reference to the 3-yearly PPI index average to the date of payment.

Category	Use Charge	Unit Measure	of	Charge Rate	No of Units	Amount
Proposal						
Stage 1	Accommodation (short term)	1-2 bed cabin		\$3,000.00	3	\$9,000.00
		3 or more bed cabin		\$4,200.00	2	\$8,400.00
		Total Stage 1				\$17,400.00
Stage 2	Accommodation (short term)	1-2 bed cabin		\$3,000.00	0	\$0
		3 or more bed cabin		\$4,200.00	2	\$8,400.00
		Total Stage 2				\$8,400.00
Stage 3	Accommodation (short term)	1-2 bed cabin		\$3,000.00	0	\$0
		3 or more bed cabin		\$4,200.00	2	\$8,400.00
		Total Stage 3				\$8,400.00
Stage 4	Accommodation (short term)	1-2 bed cabin		\$3,000.00	2	\$6,000.00
		3 or more bed cabin		\$4,200.00	0	\$0
		Total Stage 4				\$6,000.00
Stage 5	Accommodation (short term)	1-2 bed cabin		\$3,000.00	2	\$6,000.00
		3 or more bed cabin		\$4,200.00	0	\$0
		Total Stage 5				\$6,000.00
Stage 6	Accommodation (short term)	1-2 bed cabin		\$3,000.00	8	\$24,000.00
		3 or more bed cabin		\$4,200.00	0	\$0
		Total Stage 6				\$24,000.00
Stage 7	Accommodation (short term)	1-2 bed cabin		\$3,000.00	0	\$0
		3 or more bed cabin		\$4,200.00	2	\$8,400.00
		Total Stage 7				\$8,400.00
Credit						
Water (Lot 10 and 11 only)	-	Per Service		\$4,500.00	2	\$9,000.00
TOTAL						\$69,600.00

5.3 The trunk infrastructure for which the payment is required is:

- The trunk water supply and sewerage network servicing the land.

5.4 The developer may elect to provide or upgrade part of the trunk infrastructure instead of making the payment.

5.5 If the developer elects to provide or upgrade part of the trunk infrastructure the developer must:

- Discuss with Council's delegated officer the works to be undertaken;
- Obtain the necessary approvals for the works;
- Indemnify the Council in relation to any actions, suits or demands relating to or arising from the works;
- Take out joint insurance in the name of the Council and the developer in the sum of \$20,000,000 in relation to the undertaking of the works;
- Comply with the reasonable direction of Council officers in relation to the completion of the works;
- Complete the works to the standards required by the Council; and
- Complete the works prior to the commencement of the use.

(D) ASSESSMENT MANAGER'S ADVICE

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

(b) Water Meters/Water Service Connection

Prior to the water service connection works commencing and the installation of the meters by Council, an application for a Plumbing Compliance Permit is required to be submitted with detailed hydraulic drawings. The cost of the required water connection and meter (capping of any existing meter may be required) will be determined based upon the approved hydraulic drawings at the time of lodgement of a Water Quotation Request.

(c) 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.

(d) A Trade Waste Permit will be required prior to the commencement of use.

(e) 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.

(f) 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.

(g) 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.

(h) 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.

(i) Motor Home Park/Caravan Park/Camping Ground

The applicant is advised that an application to Council for approval to operate under Council *Local Law No 1 (Administration) 2011* is required prior to the commencement of the motor home park/caravan park/camping ground.

(E) REFERRAL AGENCY CONDITIONS

Department of State Development, Manufacturing, Infrastructure and Planning conditions dated 22 February 2018.

(F) RELEVANT PERIOD

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

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

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

- Development Permit for Building Work
- Development Permit for Operational Works

(H) OTHER APPROVALS REQUIRED FROM COUNCIL

Compliance Permit for Plumbing and Drainage Work

CARRIED
Cr Brown recorded his vote against the motion

ITEM-5 B PROVE - ROL SUBDIVISION (1 INTO 3 LOTS) - LOT 198 NR1994 - POPOVIC ROAD, KOAH - RAL/17/0011

Moved by Cr Wyatt

Seconded by Cr Graham

"1. That in relation to the following development application:

APPLICATION		PREMISES	
APPLICANT	B Prove	ADDRESS	198 Popovic Road, Koah
DATE LODGED	14 December 2017	RPD	Lot 198 on NR1994
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Reconfiguring a Lot - Subdivision (1 into 3 Lots)		

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

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

And

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

(A) APPROVED DEVELOPMENT: Development Permit for Reconfiguring a Lot - Subdivision (1 into 3 Lots)

(B) APPROVED PLANS:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
-	Site Plan	Applicant	14/12/2017

(C) ASSESSMENT MANAGER'S CONDITIONS (COUNCIL)

(a) Development assessable against the Planning Scheme

1. Development must be carried out substantially 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 endorsement of the plan of survey, except where specified otherwise in these conditions of approval.

3. General

- 3.1 The development approval would not have been issued if not for the conditions requiring the construction of infrastructure within the conditions of approval.
- 3.2 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.
- 3.3 All payments or bonds required to be made to the Council pursuant to any condition of this approval must be made prior to the endorsement of the plan of survey and at the rate applicable at the time of payment.
- 3.4 The developer must relocate (in accordance with FNQROC standards) any services such as water, sewer, drainage, telecommunications and electricity that are not wholly located within the lots that are being created/serviced where required by the relevant authority, unless approved by Council's delegated officer.
- 3.5 Where approved existing buildings and structures are to be retained, setbacks to any new property boundaries are to be in accordance with Planning Scheme requirements for the relevant structure and/or Queensland Development Code.
- 3.6 All works must be designed, constructed and carried out in accordance with FNQROC Development Manual requirements and to the satisfaction of Council's delegated officer.

3.7 Bushfire Management

Any new dwelling erected on each lot shall:

- (i) Achieve a setback from hazardous vegetation of 1.5 times the predominant mature canopy tree height or 10 metres, whichever is greater.
- (ii) Include on-site water storage of not less than 5,000 litres, with a 50mm male camlock fire brigade fitting where necessary, to be provided at the same time the dwelling is constructed.

3.8 Rural Addressing

The applicant must pay the relevant fee per additional lot for provision of rural addressing at the rate identified in the Fees and Charges Schedule at the time of payment.

3.9 Charges

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

3.10 Access Easement/s

Easements must be provided through lots 1 and 2 over the entire length of the shared access driveway mentioned in Condition 4.2 in favour of Lots 2 and 3 for the purpose of access. Easement documents should include shared maintenance provisions for the access driveway mentioned in Condition 4.2.

Copies of the easement documents must be submitted to Council for review prior to the endorsement of a plan of survey.

4. Infrastructure Services and Standards

4.1 Access

An access crossover must be constructed (from the edge of the road pavement to the property boundary of Lot 1) in accordance with the FNQROC Development Manual, to the satisfaction of Council's delegated officer.

4.2 Internal Road/Driveway

A shared access driveway through lots 1 and 2 (to access Lots 2 and 3) must be constructed/upgraded to an all-weather gravel standard with minimum formation width of 4 metres, to the satisfaction of Council's delegated officer prior to the endorsement of a plan of survey.

4.3 Roadworks – External

Popovic Road (from its intersection with Koah Road to a point 10 metres past the access crossover for Lot 1) must be upgraded/constructed to Rural Road Type <100vpd standard in accordance with FNQROC Development Manual standards (as amended) to the satisfaction of Council's delegated officer.

The upgrade/construction works must ensure that all sections of the road are aligned within the road reserve and must include a minimum 3.5 metre wide bitumen seal between the roads intersection with Koah Road to a point 50 metres past the dwelling house on Lot 196 on NR1994. After this point, Council will accept a formed gravel construction standard.

Prior to works commencing, plans for the works described above must be approved as part of a subsequent application for operational works.

4.4 Stormwater Drainage

The applicant must ensure a non-worsening effect on surrounding land as a consequence of the development and must take all reasonable and practicable measures to ensure discharge occurs in compliance with the Queensland Urban Drainage Manual (QUDM) and the FNQROC Development Manual.

4.5 On-Site Wastewater Management

At the time of construction of a new dwelling on any lot, any associated on-site effluent disposal system must be constructed in compliance with the latest version On-Site Domestic Wastewater Management Standard (ASNZ1547) to the satisfaction of the Council's delegated officer.

5. Additional Payment Condition/s

5.1 The additional payment condition has been imposed as the development will create additional demand on trunk infrastructure which will create additional trunk infrastructure costs for council.

5.2 The developer must pay a one-off payment of \$9,000.00 (\$4,500.00 per additional lot) as a contribution toward trunk infrastructure with the amount of the contribution increased on 1 July each year in accordance with the increase for the PPI index for the period starting on the day the development approval takes effect, adjusted by reference to the 3-yearly PPI index average to the date of payment.

5.3 The trunk infrastructure for which the payment is required is:

- The trunk transport network servicing the land (\$4,500.00 per additional lot)

5.4 The developer may elect to provide part of the trunk infrastructure instead of making the payment.

5.5 If the developer elects to provide part of the trunk infrastructure the developer must:

- Discuss with Council's delegated officer the part of the works to be undertaken;
- Obtain the necessary approvals for the part of the works;
- Indemnify the Council in relation to any actions, suits or demands relating to or arising from the works;
- Take out joint insurance in the name of the Council and the developer in the sum of \$20,000,000 in relation to the undertaking of the works;
- Comply with the reasonable direction of Council officers in relation to the completion of the works;
- Complete the works to the standards required by the Council; and
- Complete the works prior to endorsement of the plan of subdivision.

- 5.6 The value, as agreed by Council's delegated officer, of the external works required under Condition 4.3 will be credited towards the additional payment required under Condition 5.2. Any credit will not exceed \$9,000.00.

(D) ASSESSMENT MANAGER'S ADVICE

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

- (b) Easement Documents

Council has developed standard easement documentation to assist in the drafting of formal easement documents for Council easements. Please contact the Planning Section for more information regarding the drafting of easement documents for Council easements.

- (c) Endorsement Fees

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

- (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) Notation on Rates Record

A notation will be placed on Council's Rate record with respect to each lot regarding the following conditions:

- conditions regarding bushfire management
- a registered easement over the subject site (Lots 1 & 2 only)
- An on-site effluent disposal system must be constructed in accordance with the approved site and soil evaluation report

- (f) Transportation of Soil

All soil transported to or from the site must be covered to prevent dust or spillage during transport. If soil is tracked or spilt onto the road pavements as a result of works on the subject site, it must be removed prior to the end of the working day and within four (4) hours of a request from a Council Officer.

- (g) 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

(h) 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

(E) RELEVANT PERIOD

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

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

(F) OTHER NECESSARY DEVELOPMENT PERMITS AND/OR COMPLIANCE PERMITS

- Development Permit for Operational Works (to include access approval for Condition 4.1)

(G) OTHER APPROVALS REQUIRED FROM COUNCIL

- Nil"

CARRIED

ITEM-6 J & L PAPAS - ROL SUBDIVISION (1 INTO 3 LOTS) - LOT 6 RP732287 - 393 EMERALD END ROAD, MAREEBA - RAL/18/0005

Moved by Cr Pedersen

Seconded by Cr Toppin

"1. That in relation to the following development application:

APPLICATION		PREMISES	
APPLICANT	J & L Papas	ADDRESS	393 Emerald End Road, Mareeba
DATE LODGED	12 March 2018	RPD	Lot 6 on RP732287
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Reconfiguring a Lot - Subdivision (1 into 3 lots)		

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

Refused by Council for reasons set out in (B).

(A) REFUSED DEVELOPMENT: Development Permit for Reconfiguring a Lot – Subdivision (1 into 3 lots)

(B) ASSESSMENT MANAGER'S REASONS FOR REFUSAL:

1. *The proposed development is in conflict with Overall outcomes (a) and (b) of the Agricultural land overlay code;*
2. *The proposed development conflicts with the following Performance Outcomes and Acceptable Outcome of the Agricultural land overlay code:*

PO1

*The fragmentation or loss of productive capacity of land within the 'Class A' area or 'Class B' area identified on the **Agricultural land overlay maps (OM-001a-n)** is avoided unless:*

- (a) *an overriding need exists for the development in terms of public benefit;*
- (b) *no suitable alternative site exists; and*
- (c) *loss or fragmentation is minimised to the extent possible.*

AO1

*Buildings and structures are not located on land within the 'Class A' area or 'Class B' area identified on the **Agricultural land overlay maps (OM-001a-n)** unless they are associated with:*

- (a) *animal husbandry; or*
- (b) *animal keeping; or*
- (c) *cropping; or*
- (d) *dwelling house; or*
- (e) *home based business; or*
- (f) *intensive animal industry (only where for feedlotting); or*

- (g) *intensive horticulture; or*
- (h) *landing; or*
- (i) *roadside stalls; or*
- (j) *winery.*

P02

*Sensitive land uses in the 'Class A' area, 'Class B' area or the 'Broadhectare rural' area identified on the **Agricultural land overlay maps (OM-001a-n)** are designed and located to:*

- (a) *avoid land use conflict;*
- (b) *manage impacts from agricultural activities, including chemical spray drift, odour, noise, dust, smoke and ash;*
- (c) *avoid reducing primary production potential; and*
- (d) *not adversely affect public health, safety and amenity.*

P03

*Development in the 'Class A' area or 'Class B' area identified on the **Agricultural land overlay maps (OM-001a-n)**:*

- (a) *ensures that agricultural land is not permanently alienated;*
- (b) *ensures that agricultural land is preserved for agricultural purposes; and*
- (c) *does not constrain the viability or use of agricultural land.*

P06

*Any Reconfiguring a lot in the 'Class A' area, 'Class B' area or the 'Broadhectare rural' area identified on the **Agricultural land overlay maps (OM-001a-n)**, including boundary realignments, only occurs where it:*

- (a) *improves agricultural efficiency;*
- (b) *facilitates agricultural activity; or*
- (d) *facilitates conservation outcomes; or*
- (d) *resolves boundary issues where a structure is built over the boundary line of two lots;"*

CARRIED

ITEM-7

D KEARNEY - ROL SUBDIVISION (1 INTO 2 LOTS) - LOT 11 SP101831 - 173 DE LACY ROAD, DIMBULAH - RAL/18/0006

Moved by Cr Brown

Seconded by Cr Pedersen

"That Council defers consideration of this application to the next meeting and requests that officers prepare a report outlining possible conditions for approval."

CARRIED

GOVERNANCE AND COMPLIANCE

ITEM-8 BUSINESS CONTINUITY MANAGEMENT POLICY AND PLAN

Moved by Cr Pedersen

Seconded by Cr Wyatt

"That Council adopt the Business Continuity Management Policy and Plan attached to the report."

CARRIED

ITEM-9 CORPORATE PLAN 2018 - 2022

Moved by Cr Davies

Seconded by Cr Graham

"That Council adopt the Mareeba Shire Corporate Plan 2018 -2022 as attached to this report."

CARRIED

ITEM-10 OPERATIONAL PLAN 2017-2018 PROGRESS REPORT JANUARY TO MARCH QUARTER

Moved by Cr Davies

Seconded by Cr Brown

"That Council receive and note the progress report on implementation of the 2017/18 Operational Plan for the January to March 2018 quarter."

CARRIED

ITEM-11 DEVELOPMENT AND GOVERNANCE QUARTERLY REPORT - JANUARY TO MARCH 2018

Moved by Cr Wyatt

Seconded by Cr Graham

"That Council receive and note the quarterly report of the Development and Governance Group for January to March 2018."

CARRIED

ITEM-12 WASTONVILLE RURAL FIRE BRIGADE

Moved by Cr Davies

Seconded by Cr Toppin

"That Council provides in principle support for Watsonville Fire Brigade to have a lease arrangement for Lot 308 W2631 if or when Council acquires the lot."

CARRIED**ITEM-13 FNQ MOTORSPORTS CLUB LEASE**

Moved by Cr Pedersen

Seconded by Cr Wyatt

"That Council repeal the resolution made on 6 December 2012 for the report titled FNQ Motorsports Club - Proposed Lease Mareeba Industrial Land."

CARRIED**ITEM-14 DEPARTMENT OF NATURAL RESOURCES, MINES AND
ENERGY - MAREEBA TOWN RESERVE - LOT 34
NR804428 PURPOSE OF RESERVE TO BE CHANGED TO
STRATEGIC LAND MANAGEMENT**

Moved by Cr Graham

Seconded by Cr Toppin

"That Council requests the Department of Natural Resources, Mining and Energy to:

1. make Council the trustee of Lot 569 M3568 Reserve - Township;
2. amalgamate that portion of Lot 569 M3568 adjoining Granite Creek, Bicentennial Lakes, Basalt Gully with Lot 2 USL 9106 and Lot 34 NR804428 as Reserve - Park & Recreation;
3. to change the purpose of the remainder of Lot 569 M3568 Reserve - Township to be Reserve - Strategic Land Management."

CARRIED**BUILDING AND PLUMBING SERVICES****ITEM-15 BUILDING CERTIFICATION SERVICES**

Moved by Cr Toppin

Seconded by Cr Brown

"That Council discontinues its Building Certification Services with exception of Class 1 & 10 structures in remote areas of Council, as per the attached map."

CARRIED

ENVIRONMENTAL HEALTH

ITEM-16 COLLABORATIONS FESTIVAL APPLY FOR TEMPORARY EVENT PERMIT TO HOLD MUSIC AND ART CULTURE FESTIVAL

Moved by Cr Brown

Seconded by Cr Toppin

"That Council in accordance with section 9(2)(c) of Council's Local Law No. 1 (Administration) 2011 refuse to grant the approval for the application by Bushcraft Productions for the Music and Art Culture Festival proposed for 20 July 2018 to the 23 July 2018 at 545 Kay Road Mareeba; as Council is not satisfied that the proposed operation and management of the temporary entertainment event would be consistent with the following additional criteria prescribed under Schedule 12 of Council's Subordinate Local Law No. 1 (Administration) 2011:

- a) The physical suitability of the area or road for the proposed event, including access roads servicing the event; and
- b) The likelihood of the event causing nuisance, inconvenience or annoyance to the occupiers of the adjoining land, vehicular traffic or pedestrians; and
- c) The likely effect on the amenity of the surrounding area; and
- d) The likely effect on the local environment and any possible pollution or other environmental damage."

CARRIED

LOCAL LAWS

ITEM-17 PROPOSED ADOPTION OF LOCAL LAWS AND SUBORDINATE LOCAL LAWS

Moved by Cr Pedersen

Seconded by Cr Brown

"That Council:

- 1. repeals the proposed local law-making process:
- 2. proposes to adopt each of the following local laws:
 - (i) Local Law No. 1 (Administration) 2018;
 - (ii) Local Law No. 2 (Animal Management) 2018;
 - (iii) Local Law No. 3 (Community Environmental Management) 2018;
 - (iv) Local Law No. 4 (Local Government Controlled Areas, Facilities and Roads) 2018;
 - (v) Local Law No. 5 (Parking) 2018.

3. proposes to make each of the following proposed subordinate local laws:

- (i) Subordinate Local Law No. 1 (Administration) 2018;
- (ii) Subordinate Local Law No. 2 (Animal Management) 2018;
- (iii) Subordinate Local Law No. 3 (Community Environmental Management) 2018;
- (iv) Subordinate Local Law No. 4 (Local Government Controlled Areas, Facilities and Roads) 2018;

4. repeals the local laws listed below upon the adoption of the local laws listed above:

- (i) Local Law No. 1 (Administration) 2011;
- (ii) Model Local Law No. 2 (Meetings) 2008;
- (iii) Local Law No. 2 (Animal Management) 2011;
- (iv) Local Law No. 3 (Community Environmental Management) 2011;
- (v) Local Law No. 4 (Local Government Controlled Areas, Facilities and Roads) 2011;
- (vi) Local Law No. 5 (Parking) 2011.

5. repeals the subordinate local laws listed below upon the adoption of the subordinate local laws listed above:

- (i) Subordinate Local Law No. 1 (Administration) 2011;
- (ii) Subordinate Local Law No. 2 (Animal Management) 2011;
- (iii) Subordinate Local Law No. 3 (Community Environmental Management) 2011;
- (iv) Subordinate Local Law No. 4 (Local Government Controlled Areas, Facilities and Roads) 2011;
- (v) Subordinate Local Law No. 5 (Parking) 2011.

6. pursuant to section 257 of the *Local Government Act 2009* ("the Act"), to delegate to the Chief Executive Officer of Council its powers under section 38 of the Act and section 15 of the *Local Government Regulations 2012* to decide the consultation process for the local laws and subordinate local laws, and the Review."

CARRIED

FINANCE

ITEM-18 FINANCIAL STATEMENTS FOR PERIOD ENDING 31 MARCH 2018

Moved by Cr Pedersen

Seconded by Cr Davies

"That Council note the financial report for the period ending 31 March 2018 and endorse the emergency purchase orders."

CARRIED

ITEM-19 BUILDING AND PLUMBING FEES AND CHARGES 2018-2019

Moved by Cr Davies

Seconded by Cr Brown

"That Council adopts the Building & Plumbing Fees and Charges for the 2018-2019 financial year, as per the schedule attached to these Minutes as Appendix 1."

CARRIED**ITEM-20 GENERAL AND FINANCE FEES AND CHARGES 2018-2019**

Moved by Cr Wyatt

Seconded by Cr Toppin

"That Council adopts the 2018-2019 Fees and Charges for General and Finance, as per the schedule attached to these Minutes as Appendix 2."

CARRIED**ITEM-21 HALL HIRE, RURAL ADDRESSING AND AERODROMES FEES AND CHARGES 2018-2019**

Moved by Cr Toppin

Seconded by Cr Brown

"That Council adopts the following 2018-2019 Fees and Charges, as per the schedule attached to these Minutes as Appendix 3 :

1. Council Hall Hire; and
2. Mareeba Sports Hall; and
3. Rural Addressing; and
4. Aerodromes."

CARRIED

ITEM-22 LIBRARY FEES AND CHARGES 2018-2019

Moved by Cr Pedersen

Seconded by Cr Graham

"That Council:

1. adopts the 2018-2019 Fees and Charges Schedule for the Mareeba Shire Library Service, as per the schedule attached to these Minutes as Appendix 4; and
2. notes that the CEO has delegated authority to waive or reduce fees up to the value of \$10,000 as per the Debt Recovery Policy."

CARRIED**ITEM-23 PLANNING - URBAN AND REGIONAL - FEES AND CHARGES 2018-2019**

Moved by Cr Brown

Seconded by Cr Davies

"That Council adopts the Planning - Urban and Regional Activities Fees and Charges for the 2018/2019 financial year, as per the schedule attached to these Minutes as Appendix 5."

CARRIED**ITEM-24 WATER CHARGES**

Moved by Cr Wyatt

Seconded by Cr Brown

"That Council:

1. provides discounted untreated water to sporting clubs connected to the Mareeba untreated water supply either based on the untreated water usage at Davies Park or the historical water usage by Council itself on the specific area;
2. withdraws all levied untreated water charges to sporting clubs in the Mareeba township between 1 January 2014 and 1 July 2017; and
3. implements the discounted untreated water charges from 1 July 2017."

CARRIED

INFRASTRUCTURE SERVICES

TECHNICAL SERVICES

ITEM-29 TENDER EVALUATION TMSC2018-01 FULL SERVICE SUPPLY & DELIVERY OF ASPHALT OVERLAY WORKS

Moved by Cr Davies

Seconded by Cr Brown

"That Council awards Tender TMSC2018-01 for Full Service Supply and Delivery of Asphalt Overlay Works to Pioneer North Queensland Pty Ltd on a schedule of rates basis at the tendered price of \$412,560.50 including GST."

CARRIED

ITEM-30 PETITION FOR PROPOSAL TO SEAL AND IMPROVE DRAINAGE ON MCIVER ROAD, MAREEBA

Moved by Cr Graham

Seconded by Cr Brown

"That Council receives the Petition and refers it to Council officers for further investigation and report to a future Council Meeting."

CARRIED

ITEM-31 TRAFFIC ADVISORY COMMITTEE - MINUTES OF MEETING HELD 5 APRIL 2018

Moved by Cr Pedersen

Seconded by Cr Wyatt

"That Council notes the minutes of the Traffic Advisory Committee Meeting held 5 April 2018."

CARRIED

**ITEM-32 APPLICATION FOR TEMPORARY ROAD CLOSURE OF
AN AREA OF ROAD RESERVE ABUTTING LOT 122 ON
SP295178 - RA760 LEADINGHAM CREEK ROAD,
DIMBULAH**

Moved by Cr Graham

Seconded by Cr Brown

"That Council, as the Road Manager, advises the Department of Natural Resources Mines & Energy (DNRME) that in relation to the application for temporary road closure of that portion of dedicated road, Council does not object to the temporary closure of this section of dedicated road."

CARRIED

**ITEM-33 INFRASTRUCTURE SERVICES, TECHNICAL SERVICES
MONTHLY ACTIVITIES REPORT - MARCH 2018**

Moved by Cr Davies

Seconded by Cr Graham

"That Council receives the Technical Services Monthly Report for the month of March 2018."

CARRIED

WORKS

**ITEM-34 INFRASTRUCTURE SERVICES, WORKS SECTION
ACTIVITY REPORT - MARCH 2018**

Moved by Cr Toppin

Seconded by Cr Graham

"That Council receives the Infrastructure Services, Works Progress Report for the month of March 2018."

CARRIED

WATER & WASTE

**ITEM-35 INFRASTRUCTURE SERVICES, WATER AND
WASTEWATER GROUP MONTHLY OPERATIONS
REPORT - MARCH 2018**

Moved by Cr Graham

Seconded by Cr Davies

"That Council receives the Infrastructure Services, Water and Wastewater Progress Report for the month of March 2018."

CARRIED

**ITEM-36 INFRASTRUCTURE SERVICES, WASTE OPERATIONS
REPORT - MARCH 2018**

Moved by Cr Davies

Seconded by Cr Wyatt

"That Council receives the Infrastructure Services, Waste Operations Progress Report, March 2018."

CARRIED**CHIEF EXECUTIVE OFFICER****ITEM-37 KURANDA MENS SHED GROUP**

Moved by Cr Toppin

Seconded by Cr Brown

"That Council:

1. gives usage rights of a portion of the Reserve - Local Government lot 318 NR 7869 to the Kuranda Mens Shed Group; and
2. when necessary, provide matching assistance, to a maximum value of \$40,000, for the development of a new structure on the site."

CARRIED**BUSINESS WITHOUT NOTICE**

It was noted that Cr Gilmore will be away on Council business for the May Council meeting and that Cr Pedersen will Chair the meeting in his absence.

It was also noted that the CEO will also be away on leave and his absence Jennifer McCarthy will be Acting CEO.

NEXT MEETING OF COUNCIL

The next meeting of Council will be held at 9:00 am on Wednesday 16 May 2018.

There being no further business, the meeting closed at 9:47 am.

.....
Cr Tom Gilmore
Mayor

**APPENDIX 1 - ITEM-19
2019**
BUILDING AND PLUMBING FEES AND CHARGES 2018-

Description	Cost Recovery Fee (Y/N)	Paragraph of S97(2) of LG Act 2009 under which fee is fixed	Provision of Local Government Act	Unit	Fee/Charge \$	GST (Y/N)
2018/19 Fees and Charges						
Building & Plumbing						
Inspection Fees						
Inspection Costs (Class 1 and 10 Buildings)						
One inspection cost for all locations	Y	(e)	BA1975s51(2)	Inspection	\$200.00	Y
Inspection Costs (Class 2 - 9 Buildings)						
One inspection cost of all locations	Y	(e)	BA1975s51(2)	Inspection	\$260.00	Y
Class 1a - New Dwelling						
Application	Y	(a)	BA1975s51(2)	Application	\$145.00	N
Assessment	Y	(e)	BA1975s51(2)	Assessment	\$425.00	Y
Inspections x 4 minimum	Y	(e)	BA1975s51(2)	Inspection	\$800.00	Y
Class 1a - Additions/Alterations - Extension to Dwellings etc.						
Application	Y	(a)	BA1975s51(2)	Application	\$145.00	N
Assessment	Y	(e)	BA1975s51(2)	Assessment	\$305.00	Y
Inspections x 4 minimum	Y	(e)	BA1975s51(2)	Inspection	\$800.00	Y
Class 1a - Additions/Alterations - Re-roof or Re-stump						
Application	Y	(a)	BA1975s51(2)	Application	\$145.00	N
Assessment	Y	(e)	BA1975s51(2)	Assessment	\$110.00	Y
Inspections x 1	Y	(e)	BA1975s51(2)	Inspection	\$200.00	Y
Class 1a - Minor Alterations e.g. Building Repairs						
Application	Y	(a)	BA1975s51(2)	Application	\$145.00	N
Assessment	Y	(e)	BA1975s51(2)	Assessment	\$85.00	Y
Inspections x 1 minimum	Y	(e)	BA1975s51(2)	Inspection	\$430.00	Y
Class 10a - Garage, Carport, Shed or the like - Greater than 18m2						
Application	Y	(a)	BA1975s51(2)	Application	\$145.00	N
Assessment	Y	(e)	BA1975s51(2)	Assessment	\$205.00	Y
Inspections x 1 minimum	Y	(e)	BA1975s51(2)	Inspection	\$200.00	Y
Class 10a - Patios and Roofed Decks						
Application	Y	(a)	BA1975s51(2)	Application	\$145.00	N
Assessment	Y	(e)	BA1975s51(2)	Assessment	\$205.00	Y
Inspections x 1 minimum	Y	(e)	BA1975s51(2)	Inspection	\$200.00	Y
Class 10b - Fences, Rainwater Tank, Pervious Shade Sail or the like						

Description	Cost Recovery Fee (Y/N)	Paragraph of S97(2) of LG Act 2009 under which fee is fixed	Provision of Local Government Act	Unit	Fee/Charge \$	GST (Y/N)
Application	Y	(a)	BA1975s51(2)	Application	\$145.00	N
Assessment	Y	(e)	BA1975s51(2)	Assessment	\$205.00	Y
Inspections x 1 minimum	Y	(e)	BA1975s51(2)	Inspection	\$200.00	Y
Class 10b - Retaining Walls						
Application	Y	(a)	BA1975s51(2)	Application	\$145.00	N
Assessment	Y	(e)	BA1975s51(2)	Assessment	\$150.00	Y
Inspections x 1 minimum	Y	(e)	BA1975s51(2)	Inspection	\$200.00	Y
Class 10b - Swimming Pools, Spas, Above Ground Swimming Pools						
Application	Y	(a)	BA1975s51(2)	Application	\$145.00	N
Assessment	Y	(e)	BA1975s51(2)	Assessment	\$110.00	Y
Inspections x 1 minimum	Y	(e)	BA1975s51(2)	Inspection	\$200.00	Y
Temporary Fence Inspections x 1 minimum	Y	(e)	BA1975s51(2)	Inspection	\$200.00	Y
Demolition All Classes (Excluding Plumbing)						
Application	Y	(a)	BA1975s51(2)	Application	\$145.00	N
Assessment	Y	(e)	BA1975s51(2)	Assessment	\$155.00	Y
Inspections x 1 minimum	Y	(e)	BA1975s51(2)	Inspection	\$200.00	Y
BOND APPLICABLE - Clean-Up Bond						
Amendment to Application Class 1 & 10 (Inspections Not Included)						
Application	Y	(a)	BA1975s51(2)	Application	\$75.00	N
Assessment	Y	(e)	BA1975s51(2)	Assessment	\$190.00	Y
Temporary Structure						
Application	Y	(a)	BA1975s51(2)	Application	\$90.00	N
Assessment	Y	(e)	BA1975s51(2)	Assessment	\$255.00	Y
Inspections x 1 minimum	Y	(e)	BA1975s51(2)	Inspection	\$200.00	Y
Extension of Time or Renewal of Building Approval - Submitted by a Private Certifier						
Administration	Y	(a)	BA1975s51(2)	Application	\$75.00	Y
Change of Builder Notification						
Notification	Y	(e)	BA1975s51(2)	Application	\$65.00	N
Preliminary Approvals						
Preliminary Approval Class 1 to 10						
Application	Y	(a)	BA1975s51(2)	Application	\$145.00	N
Assessment (charge 30% of fee as per normal schedule)	Y	(e)	BA1975s51(2)	Assessment	Assessment Charge is 30% of	Y

Description	Cost Recovery Fee (Y/N)	Paragraph of S97(2) of LG Act 2009 under which fee is fixed	Provision of Local Government Act	Unit	Fee/Charge \$	GST (Y/N)
Inspections x 1 minimum if required	Y	(e)	BA1975s51(2)	Inspection	\$200.00	Y
Concurrence Agency Advice						
Swimming Pool Compliance Inspection						
Assessment	Y	(e)	BA1975s51(2)	Assessment	\$145.00	Y
Inspections x 1 minimum	Y	(e)	BA1975s51(2)	Inspection	\$200.00	Y
Swimming Pool Compliance Certificate Renewal						
Assessment	Y	(e)	BA1975s51(2)	Assessment	\$80.00	Y
Inspection x 1	Y	(e)	BA1975s51(2)	Inspection	\$200.00	Y
<i>Re-inspection Fee will be charged if necessary</i>						
Bushfire Assessment						
Application	Y	(a)	BA1975s51(2)	Application	\$145.00	N
Assessment	Y	(e)	BA1975s51(2)	Assessment	\$150.00	Y
Inspections x 1 minimum	Y	(e)	BA1975s51(2)	Inspection	\$200.00	Y
Inspection for Fire Safety Compliance						
Assessment including report depending on complexity	Y	(a)	BA1975s51(2)	Assessment	POA	
Inspections x 1 minimum	Y	(e)	BA1975s51(2)	Inspection	\$200.00	Y
Assessment of Alternate Solution						
Assessment	Y	(e)	BA1975s51(2)	Assessment	POA	Y
Siting Dispensation - includes report						
Assessment	Y	(e)	BA1975s51(2)	Assessment	\$90.00	N
Inspections x 1 minimum	Y	(e)	BA1975s51(2)	Inspection	\$200.00	Y
Temporary Accommodation Permit						
Assessment	Y	(a)	LL1	Assessment	\$90.00	N
Inspections x 1 minimum (if necessary)	Y	(a)	LL1	Inspection	\$200.00	Y
Temporary Accommodation Renewal						
Assessment	Y	(a)	LL1	Assessment	\$75.00	N
Building Records Search						
Building Record Search - (Domestic and Commercial)						
Building File Information Only	Y	(c)	BA1975s51(2)	Application	\$50.00	N
Building File Summary and Plans	Y	(c)	BA1975s51(2)	Application	\$130.00	N

Description	Cost Recovery Fee (Y/N)	Paragraph of S97(2) of LG Act 2009 under which fee is fixed	Provision of Local Government Act	Unit	Fee/Charge \$	GST (Y/N)
Building File Summary, Plans and Inspection	Y	(c)	BA1975s51(2)	Application	\$330.00	Y
View building/plumbing file at counter						
Administration	Y	(c)	BA1975s51(2)	Application	\$35.00	N
Certificate of Classification						
Certificate of Classification (if not previously issued)						
Application	Y	(a)	BA1975s51(2)	Application	POA	N
Inspections (depending on location) x 1 minimum	Y	(a)	BA1975s51(2)	Inspection	\$200.00	Y
Copy of Certificate of Classification or Final Inspection Certificate						
Administration	Y	(a)	BA1975s51(2)	Application	\$45.00	N
Application for House Relocation						
Pre-inspection for Relocation of structure - preliminary approval						
Application	Y	(a)	BA1975s51(2)	Application	\$145.00	N
Assessment	Y	(e)	BA1975s51(2)	Assessment	\$155.00	Y
Inspections x 1. minimum	Y	(e)	BA1975s51(2)	Inspection	\$200.00	Y
<i>Please note additional charge for out of Shire inspections</i>						
Road Transport Bond						
BOND APPLICATION (refundable)	N		LGA2009s262(3)(2)	Bond	\$5,000.00	N
Preliminary approval Class 1 to 10						
Application	Y	(a)	BA1975s51(2)	Application	\$145.00	N
Assessment (charge 30% of fee as per normal schedule)	Y	(e)	BA1975s51(2)	Assessment	Assessment Charge is 30% of fee as per schedule fee for new building	Y
Inspections x 1 minimum if required	Y	(e)	BA1975s51(2)	Inspection	\$200.00	
Lodgement Fee (Development Permit)						
Private Certifier Lodgement Class 1 and 10 - Non Commercial						
Application	Y	(a)	BA1975s51(2)	Application	\$165.00	N
Private Certifier Lodgement - Class 2 to 9 - Commercial Developments						
Application	Y	(a)	BA1975s51(2)	Application	\$340.00	N

Description	Cost Recovery Fee (Y/N)	Paragraph of S97(2) of LG Act 2009 under which fee is fixed	Provision of Local Government Act	Unit	Fee/Charge \$	GST (Y/N)
Compliance Permit - New Plumbing Works						
Minor Plumbing works, modifications to Existing Plumbing and Drainage						
Application	Y	(a)	PDA2002s85&86	application	\$90.00	N
Assessment	Y	(e)	PDA2002s85&86	assessment	\$70.00	N
Inspections x 1 minimum	Y	(e)	PDA2002s85&86	inspection	\$190.00	N
Minor Plumbing Connection (Class 10a Sheds)						
Application	Y	(a)	PDA2002s85&86	application	\$90.00	N
Assessment	Y	(e)	PDA2002s85&86	per fixture - minimum charge \$90	\$18.00	N
Inspections x 2 minimum	Y	(e)	PDA2002s85&86	inspection	\$380.00	N
Town Sewer Connection (Domestic and Commercial)						
Application	Y	(a)	PDA2002s85&86	application	\$90.00	N
Assessment	Y	(e)	PDA2002s85&86	per fixture - minimum charge \$90	\$18.00	N
Inspections x 4 minimum	Y	(e)	PDA2002s85&86	inspection	\$760.00	N
Minor Plumbing Connection (Domestic Sheds - Unsewered)						
Application	Y	(a)	PDA2002s85&86	application	\$90.00	N
Assessment	Y	(e)	PDA2002s85&86	per fixture - minimum charge \$90	\$18.00	N
Assessment Site and Soil Report	Y	(e)	PDA2002s85&86	assessment	\$90.00	N
Inspection x 2 minimum	Y	(e)	PDA2002s85&86	inspection	\$380.00	N
Installation of on-site disposal system (in connection with building permit)						
Application	Y	(a)	PDA2002s85&86	application	\$90.00	N
Assessment Site & Soil Report	Y	(e)	PDA2002s85&86	assessment	\$90.00	N
Assessment	Y	(e)	PDA2002s85&86	per fixture - minimum charge \$90	\$90.00	N
Inspections x 4 minimum	Y	(e)	PDA2002s85&86	inspection	\$760.00	N
Installation of on-site disposal system (as standalone application)						
Application	Y	(a)	PDA2002s85&86	application	\$90.00	N
Assessment Site & Soil Report	Y	(e)	PDA2002s85&86	assessment	\$90.00	N
Inspections x 2 minimum	Y	(e)	PDA2002s85&86	inspection	\$380.00	N
Shop Fit-Out - Commercial						
Application	Y	(a)	PDA2002s85&86	application	\$90.00	N

Description	Cost Recovery Fee (Y/N)	Paragraph of S97(2) of LG Act 2009 under which fee is fixed	Provision of Local Government Act	Unit	Fee/Charge \$	GST (Y/N)
Assessment	Y	(e)	PDA2002s85&86	per fixture - minimum charge \$90	\$18.00	N
Inspections x 3 minimum	Y	(e)	PDA2002s85&86	inspection	\$380.00	N
Additional/Alterations to plumbing fixtures - existing drainage connection						
Application	Y	(a)	PDA2002s85&86	application	\$90.00	N
Assessment	Y	(e)	PDA2002s85&86	assessment	\$90.00	N
Inspections x 2 minimum	Y	(e)	PDA2002s85&86	inspection	\$380.00	N
Replacement of land application area						
Application	Y	(a)	PDA2002s85&86	application	\$90.00	N
Assessment Site & Soil Report	Y	(e)	PDA2002s85&86	assessment	\$90.00	N
Inspections x 2 minimum	Y	(e)	PDA2002s85&86	inspection	\$380.00	N
Compliance Permit - Existing Plumbing Works						
Inspections						
Inspections x 1 minimum	Y	(e)	PDA2002s85&86	inspection	\$190.00	N
Disconnection from Council Sewer System						
Application	Y	(a)	PDA2002s85&86	application	\$90.00	N
Assessment	Y	(e)	PDA2002s85&86	per fixture - minimum charge \$90	\$90.00	N
Inspections x 1 minimum	Y	(e)	PDA2002s85&86	inspection	\$365.00	N
Connection to Council sewerage system						
Application	Y	(a)	PDA2002s85&86	application	\$90.00	N
Assessment	Y	(e)	PDA2002s85&86	per fixture - minimum charge \$90	\$18.00	N
Inspections x 2 minimum	Y	(e)	PDA2002s85&86	inspection	\$380.00	N
Administrative						
Provide copy of "as constructed" file						
Administration	Y	(c)	PDA2002s85&86	application	\$20.00	N
Amendment to Drainage Plan						
Application	Y	(a)	PDA2002s85&86	application		N
Assessment	Y	(e)	PDA2002s85&86	per fixture - minimum charge \$90	\$140.00	N
Change of Plumber						
Notification	Y	(e)	PDA2002s85&86	application	\$60.00	N

Description	Cost Recovery Fee (Y/N)	Paragraph of S97(2) of LG Act 2009 under which fee is fixed	Provision of Local Government Act	Unit	Fee/Charge \$	GST (Y/N)
On Site Sewerage Facility						
Annual Administration Fee	Y	(e)	PDA2002s85&86	application	\$0.00	N
Noncompliance Fee	Y	(e)	PDA2002s85&86	application	\$100.00	N
Noncompliance Fee for water quality test failure and sample analysis fee cost + 0.5 admin	Y	(e)	PDA2002s85&86	application	Cost + 0.5 admin	N
Inspections x 2 minimum	Y	(e)	PDA2002s85&86	inspection	\$380.00	N
Concurrence Agency Advice						
On Site Concurrence Agency						
Assessment	Y	(e)	PDA2002s85&86	assessment	\$90.00	N
Solar Hot Water Systems						
Installation of Solar Hot Water Systems under State Government rebate scheme of Fee set by State Government	Y	(a)	PDA2002s85&86	assessment	\$30.00	N
Back flow prevention device						
Annual Administration Fee	Y	(e)	PDA2002s85&86	application	\$50.00	N
Non compliance Fee	Y	(e)	PDA2002s85&86	application	\$100.00	N
Non compliance Fee for water quality test failure and sample analysis fee cost + 0.5 admin	Y	(e)	PDA2002s85&86	application	Cost + 0.5 admin	N
Inspections x 2 minimum	Y	(e)	PDA2002s85&86	inspection	\$380.00	N

APPENDIX 2 - ITEM-20
GENERAL AND FINANCE FEES AND CHARGES 2018-2019

Description	Cost Recovery Fee (Y/N)	Paragraph of S97(2) of LG Act 2009 under which fee is fixed	Provision of Local Government Act	Unit	Fee/Charge \$	GST (Y/N)
2018/19 Fees and Charges						
General and Finance						
General						
Rates Search Fee	Y	(c)	LGR S104	property	\$72.50	N
Water Meter Reading fee	Y	(c)	LGR S101	search	\$60.50	N
Dishonoured Cheque Fee	N			cheque	\$52.00	Y
Right to Information						
Application Fee	Y	(c)	RTI Reg 2009 S4	application	As per RTI regulation	N
Searching, Retrieving & Supervising (for each 15 minutes or part thereof)	Y	(c)	RTI Reg 2009 S5	15 mins (or part thereof)	As per RTI regulation	N
Photocopies of Documents (A4, B&W, per copy)	Y	(c)	RTI Reg 2009 S6	copy	As per RTI regulation	N
No charge for 2 hours or less of processing time						
NOTE: Charges subject to change. Please confirm RTI fees with the Rights to Information Officer before charging customer.						

APPENDIX 3 - ITEM-21 HALL HIRE, RURAL ADDRESSING AND AERODROMES FEES AND CHARGES 2018-2019

Description	Cost Recovery Fee (Y/N)	Paragraph of 597(2) of LG Act 2009 under which fee is fixed	Provision of Local Government Act	Unit	Fee/Charge \$	GST (Y/N)
2018/19 Fees and Charges						
Hall Hire						
All Halls and Facilities unless specified below - Please refer to facility hire application kit for a full list of "Conditions of Hire"						
Bond - All user						
Bond refundable (refer to Conditions of Hire)	N				\$200.00	Y
Commercial or Specific Personal Event (a)						
Day rate - 8.00am - 6.00pm	N			day	\$105.00	Y
Part day - minimum 4 hours	N			hour	\$15.00 per hour	Y
Night rate - 6.00pm to midnight	N			night	\$125.00	Y
Part night rate - minimum 3 hours	N			hour	\$25.00 per hour	Y
Plus Bar/Kitchen (in addition to any charges above)	N				\$60.00	Y
Community Group non-profit (b)						
Day rate - 8.00am - 6.00pm	N			day	\$52.50	Y
Part day - minimum 4 hours	N			hour	\$7.50 per hour	Y
Night rate - 6.00pm to midnight	N			night	\$62.50	Y
Part night rate - minimum 3 hours	N			hour	\$12.50 per hour	Y
Plus Bar/Kitchen (in addition to any charges above)	N				\$30.00	Y
Park light hire						
Light hire - minimum 4 hours	N			hour	\$10.00 per hour	Y
Circus						
Hire occurrence	N				\$255.00	Y
Security Bond occurrence - Deposit or part thereof of bond may be refunded depending upon condition in which grounds are left					\$655.00	
Additional Penalties						
Key Return Policy - lost/not returned - broken locks etc				Occurrence	see below	Y
Council may retain such amount of bond which will cover any costs incurred for replacement items, including keys, locks etc						
Notes						
a - Commercial - an organisation that produces and distributes goods and services and is run for the benefit of its owners. Or a function that provides an income to the host of is attended by invitation						
Exception - a commercial event that delivers a community programme ie. Yoga or Zumba class, where there are less than 15 participants/attendees who are charged \$6 or less per event, the minimum hours for the part day/night is not applicable and only the hour rate is applicable						
b - Community Group non-profit - an organisation that does not receive funding (external, State, Federal) or who are not offering a commercial fee for service type activities. For example - schools, sporting clubs, community groups. An event hosted by a local not for profit organisation or charity. The event must be accessible by the general public						
Noise Control - The playing of pre-recorded or live amplified music is not to exceed the sound levels specified in the Environmental Protection Regulation 1988. Should the noise level exceed that specified in the						

Description	Cost Recovery Fee (Y/N)	Paragraph of 597(2) of LG Act 2009 under which fee is fixed	Provision of Local Government Act	Unit	Fee/Charge \$	GST (Y/N)
Environmental Protection Regulation 1988, the deposit will be forfeited to Council.						
Hall Hire - Mareeba Sports Hall						
Full day hire - 7.00am - 6.00pm	N			day	\$135.00	Y
Half day hire - 4 hours between 7.00am - 6.00pm	N				\$80.00	Y
Hourly hall hire	N			hour	\$35.00	Y
Friday or Saturday night hall hire - 6.00pm - midnight	N			night	\$285.00	Y
ALCOHOL on premises - (additional cleaning/floor repairs)	N				\$205.00	Y
\$500.00 deposit for ALL HIRES for key, cleaning & repairs						

Description	Cost Recovery Fee (Y/N)	Paragraph of 597(2) of LG Act 2009 under which fee is fixed	Provision of Local Government Act	Unit	Fee/Charge \$	GST (Y/N)
2018/19 Fees and Charges						
Rural Addressing						
Charges						
New Rural Address	N			application	\$295.00	N/A
Replacement Rural Address	N			application	\$255.00	N/A
Replacement Number	N			each	\$3.50	N/A
Replacement Number Sleeve	N			each	\$28.00	N/A
Replacement Post	N			Each	\$13.50	N/A

Description	Cost Recovery Fee (Y/N)	Paragraph of 597(2) of LG Act 2009 under which fee is fixed	Provision of Local Government Act	Unit	Fee/Charge \$	GST (Y/N)
2018/19 Fees and Charges						
Aerodromes						
Landing Fees (Mareeba and Chillagoe)						
Fixed Wing Aircraft and Helicopters (MTOW - maximum take-off weight) less than 2000kg	N			Per tonne per Landing	\$5.20	Y
Fixed Wing Aircraft (MTOW - maximum take-off weight) 2000kg to 5700kg	N			Per tonne per Landing	\$10.10	Y
Helicopters (MTOW - maximum take-off weight) 2000kg to 5700kg	N			Per tonne per Landing	\$7.20	Y
Fixed Wing Aircraft and Helicopters (MTOW - maximum take-off weight) greater than 5700kg	N			Per tonne per Landing	\$15.50	Y
Note: Repetitive operations charged at one landing per hour (where an aircraft makes more than one landing per hour)						
Annualised landing fees at Mareeba Airport for aircraft utilised in flight training under 2000kg	N			Annum	\$2,000.00	Y
Annualised landing fees at Mareeba Airport for aircraft utilised in flight training between 2000kg and 5700kg	N			Annum	\$4,100.00	Y
Grassed Areas Parking - Mareeba Only (No tie-downs)						
Mareeba Parking - per year less than 5700kg. On application to be paid in advance for 12 month period direct to MSC	N			Year	\$410.00	Y
Mareeba Parking less than 5700kg.	N			Day	\$2.10	Y
Mareeba Parking of aircraft 5700kg and above	N			Day or part thereof	\$20.00	Y
Hardstand Parking and tie-downs - Mareeba Only						
Mareeba Parking - per year less than 5700kg. On application to be paid in advance for 12 month period direct to MSC	N			Year	\$615.00	Y
Mareeba Parking less than 5700kg.	N			Day	\$3.10	Y
Mareeba Parking of aircraft 5700kg and above	N			Day or part thereof	\$31.00	Y

APPENDIX 4 - ITEM-22**LIBRARY FEES AND CHARGES 2018-2019**

2018/2019 Register of Cost-Recovery Fees and Schedule of Commercial and Other Charges

Description	Cost Recovery Fee (Y/N)	Paragraph of LG Act 2009	Provision of Local Government Act	Unit	Fee/Charge \$	GST (Y/N)
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2018/19 Fees and Charges
Libraries

Charges						
Lost charge - Cost value of item plus notice charge & administration fee	N			item	Cost + \$31	Y
Damaged item charges - items deemed unusable	N			item	Cost + \$15.30	Y
Visitor membership fee	N			unlimited	\$46.00	Y
Replacement CD/DVD cover/cases	N			item	\$5.00	Y
Replacement membership card	N			card	\$6.00	Y
Library bags	N			bag	\$5.00	Y
Book Sale						
Non-fiction - jigsaws - DVD & CD	N			item	\$3.50	Y
Fiction	N			item	\$2.50	Y
Junior books	N			item	\$2.00	Y
Magazines	N			item	\$0.50	Y
Photocopying						
Black & white - A4 per side	N			A4 page	\$0.30	Y
Black & white - A3 per side	N			A3 page	\$0.60	Y
Printing						
Black & white - A4 page	N			A4 page	\$0.30	Y
Colour - A4 page	N			A4 page	\$3.00	Y
Internet						
National & State Library online databases				Free	FREE	
USB Stick	N			Item	\$12.00	Y
WiFi				Free	FREE	

2018/2019 Register of Cost-Recovery Fees and Schedule of Commercial and Other Charges

Description	Cost Recovery Fee (Y/N)	Paragraph of LG Act 2009	Provision of Local Government Act	Unit	Fee/Charge \$	GST (Y/N)
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Full PC Use

Full PC Use is offered at no cost for the first hour, with fees to apply thereafter depending on availability

Library member	N			30 min	\$2.00	Y
Library member + Concession Card (Seniors, Veterans, Health Care)	N			30 min	\$1.00	Y
Non-Library members, per 1/2 hour or part thereof	N			30 min	\$3.00	Y
Non-Library members, per hour or part thereof	N			60 min	\$6.00	Y
Inter Library Loan (ILL)						
University Loan charge	N			University Library	\$16.50	Y
Processing Charge for uncollected items	N			Uncollected item	\$15.00	Y
Replacement Inter Library Loan wrapper (new fee)	N			Per item label	\$5.00	Y
ILL (Inter Library Loan) charge - Freight	N			Freight per item	\$2.50	Y

**APPENDIX 5 - ITEM-23
CHARGES 2018-2019**
PLANNING - URBAN AND REGIONAL - FEES AND

Description	Cost Recovery Fee (Y/N)	Paragraph of 597(2) of LG Act 2009 under which fee is fixed	Provision of Local Government Act	Unit	Fee/Charge \$	GST (Y/N)
2018/19 Fees and Charges						
Planning - Urban and Regional						
General						
Town Planning Sign for public notification	N			sign	\$55.00	Y
Planning Certificates						
Limited Planning & Development Certificate	Y	(a)	PA2016s265	certificate	\$155.00	N
Standard Planning & Development Certificate	Y	(a)	PA2016s265	certificate	\$510.00	N
Full Planning & Development Certificate - Vacant Site	Y	(a)	PA2016s265	certificate	\$1,505.00	N
Full Planning & Development Certificate - Developed Site	Y	(a)	PA2016s265	certificate	\$2,080.00	N
Planning Schemes						
Hard copy of Planning Scheme						
Mareeba Shire Planning Scheme 2004	Y	(c)	PA2016s264	copy	\$130.00	N
Mareeba Shire Council Planning Scheme 2016	Y	(c)	PA2016s264	copy	POA	N
CD copy of Planning Scheme						
Mareeba	Y	(c)	PA2016s264	copy	\$25.00	N
Application - General						
Pre-lodgement meeting and written pre-lodgement advice	Y	(a)	PA2016s51	application	\$545.00	N
Note: If a development application is submitted within 12 months of the pre-lodgement enquiry, the pre-lodgement enquiry fee will be discounted from the application fee, subject to the development application being substantially consistent with the pre-lodgement enquiry.						
Application Fees						
Note: If the development application is submitted within 12 months of a pre-lodgement enquiry, the pre-lodgement enquiry fee will be discounted from the development application fee, subject to the development application being substantially consistent with the pre-lodgement enquiry.						
Compliance Assessment						
Application for Compliance Permit under Schedule 18 of SPA regulations	N			application	\$910.00	N
Application for Compliance Certificate	N			application	\$365.00	N
Application for Building Work assessable against the Planning Scheme						
Boundary Dispensation Overlay Assessment Concurrence Agency Assessment Oversize Sheds	Y	(a)	PA2016s54	application	\$445.00	N

Description	Cost Recovery Fee (Y/N)	Paragraph of S97(2) of LG Act 2009 under which fee is fixed	Provision of Local Government Act	Unit	Fee/Charge \$	GST (Y/N)
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Material Change of Use						
Adult Store - Code	Y	(a)	PA2016s51	application	\$1,530.00	N
Adult Store - Impact	Y	(a)	PA2016s51	application	\$2,620.00	N
Agricultural supplies store - Code	Y	(a)	PA2016s51	application	\$1,530.00	N
Agricultural supplies store - Impact	Y	(a)	PA2016s51	application	\$2,620.00	N
Air services - Code	Y	(a)	PA2016s51	application	\$6,300.00	N
Air services - Impact	Y	(a)	PA2016s51	application	\$8,005.00	N
Animal husbandry - Code*	Y	(a)	PA2016s51	application	\$1,530.00	N
Animal husbandry - Impact*	Y	(a)	PA2016s51	application	\$2,620.00	N
Animal keeping - Code*	Y	(a)	PA2016s51	application	\$1,530.00	N
*except kennel						
Kennel	Y	(a)	PA2016s51		\$4,085.00	N
Animal keeping - Impact*	Y	(a)	PA2016s51	application	\$2,620.00	N
*except kennel						
Kennel	Y	(a)	PA2016s51		\$6,145.00	N
Aquaculture - Code						
Less than 5 hectares	Y	(a)	PA2016s51	application	\$1,530.00	N
5 hectares or greater	Y	(a)	PA2016s51	application	\$4,085.00	N
Aquaculture - Impact						
Less than 5 hectares	Y	(a)	PA2016s51	application	\$2,620.00	N
5 hectares or greater	Y	(a)	PA2016s51	application	\$6,145.00	N
Bar - Code	Y	(a)	PA2016s51	application	\$1,530.00	N
Bar - Impact	Y	(a)	PA2016s51	application	\$2,620.00	N
Brothel - Code	Y	(a)	PA2016s51	application	\$1,530.00	N
Brothel - Impact	Y	(a)	PA2016s51	application	\$2,620.00	N
Bulk landscape supplies - Code	Y	(a)	PA2016s51	application	\$1,530.00	N
Bulk landscape supplies - Impact	Y	(a)	PA2016s51	application	\$2,620.00	N
Caretaker's accommodation - Code	Y	(a)	PA2016s51	application	\$1,060.00	N
Caretaker's accommodation - Impact	Y	(a)	PA2016s51	application	\$1,705.00	N

Description	Cost Recovery Fee (Y/N)	Paragraph of S97(2) of LG Act 2009 under which fee is fixed	Provision of Local Government Act	Unit	Fee/Charge \$	GST (Y/N)
Car wash - Code						
Up to 250 sq.m GFA	Y	(a)	PA2016s51	application	\$1,530.00	N
251 sq.m or greater	Y	(a)	PA2016s51	application	\$4,085.00	N
Car wash - Impact						
Up to 250 sq.m GFA	Y	(a)	PA2016s51	application	\$2,620.00	N
251 sq.m or greater	Y	(a)	PA2016s51	application	\$6,145.00	N
Cemetery - Code						
Cemetery - Impact	Y	(a)	PA2016s51	application	\$1,530.00	N
Child care centre - Code	Y	(a)	PA2016s51	application	\$2,620.00	N
Child care centre - Impact	Y	(a)	PA2016s51	application	\$1,530.00	N
Club - Code	Y	(a)	PA2016s51	application	\$2,620.00	N
Club - Impact	Y	(a)	PA2016s51	application	\$1,530.00	N
Community care centre - Code	Y	(a)	PA2016s51	application	\$2,620.00	N
Community care centre - Impact	Y	(a)	PA2016s51	application	\$1,530.00	N
Community residence - Code	Y	(a)	PA2016s51	application	\$2,620.00	N
Community residence - Impact	Y	(a)	PA2016s51	application	\$1,060.00	N
Community use - Code	Y	(a)	PA2016s51	application	\$1,705.00	N
Community use - Impact	Y	(a)	PA2016s51	application	\$1,530.00	N
Crematorium - Code	Y	(a)	PA2016s51	application	\$2,620.00	N
Crematorium - Impact	Y	(a)	PA2016s51	application	\$1,530.00	N
Cropping - Code	Y	(a)	PA2016s51	application	\$2,620.00	N
Cropping - Impact	Y	(a)	PA2016s51	application	\$1,530.00	N
Detention facility - Code	Y	(a)	PA2016s51	application	\$2,620.00	N
Detention facility - Impact	Y	(a)	PA2016s51	application	\$4,085.00	N
Dual occupancy - Code	Y	(a)	PA2016s51	application	\$6,145.00	N
Dual occupancy - Impact	Y	(a)	PA2016s51	application	\$1,060.00	N
Dwelling house - Code	Y	(a)	PA2016s51	application	\$1,705.00	N
Dwelling house - Impact	Y	(a)	PA2016s51	application	\$1,060.00	N
Dwelling unit - Code	Y	(a)	PA2016s51	application	\$1,705.00	N
Dwelling unit - Impact	Y	(a)	PA2016s51	application	\$1,060.00	N
Educational establishment - Code	Y	(a)	PA2016s51	application	\$1,705.00	N
Educational establishment - Impact	Y	(a)	PA2016s51	application	\$4,085.00	N
Emergency services - Code	Y	(a)	PA2016s51	application	\$6,145.00	N

Description	Cost Recovery Fee (Y/N)	Paragraph of S97(2) of LG Act 2009 under which fee is fixed	Provision of Local Government Act	Unit	Fee/Charge \$	GST (Y/N)
Emergency services - Impact	Y	(a)	PA2016s51	application	\$2,620.00	N
Environmental facility - Code	Y	(a)	PA2016s51	application	\$1,060.00	N
Environmental facility - Impact	Y	(a)	PA2016s51	application	\$1,705.00	N
Extractive industry - Code	Y	(a)	PA2016s51	application	\$4,085.00	N
Extractive industry - Impact	Y	(a)	PA2016s51	application	\$6,145.00	N
Food and drink outlet - Code	Y	(a)	PA2016s51	application	\$1,530.00	N
Food and drink outlet - Impact	Y	(a)	PA2016s51	application	\$2,620.00	N
Function facility - Code	Y	(a)	PA2016s51	application	\$1,530.00	N
Function facility - Impact	Y	(a)	PA2016s51	application	\$2,620.00	N
Funeral parlour - Code	Y	(a)	PA2016s51	application	\$1,530.00	N
Funeral parlour - Impact	Y	(a)	PA2016s51	application	\$2,620.00	N
Garden centre - Code	Y	(a)	PA2016s51	application	\$1,530.00	N
Garden centre - Impact	Y	(a)	PA2016s51	application	\$2,620.00	N
Hardware and trade supplies - Code	Y	(a)	PA2016s51	application	\$1,530.00	N
Up to 1,000 sq.m GFA	Y	(a)	PA2016s51	application	\$1,530.00	N
1,001 sq.m to 2,500 sq.m GFA	Y	(a)	PA2016s51	application	\$4,085.00	N
greater than 2,500 sq.m GFA	Y	(a)	PA2016s51	application	\$6,300.00	N
Hardware and trade supplies - Impact	Y	(a)	PA2016s51	application	\$2,620.00	N
Up to 1,000 sq.m GFA	Y	(a)	PA2016s51	application	\$6,145.00	N
1,001 sq.m to 2,500 sq.m GFA	Y	(a)	PA2016s51	application	\$8,005.00	N
greater than 2,500 sq.m GFA	Y	(a)	PA2016s51	application	\$1,530.00	N
Health care services - Code	Y	(a)	PA2016s51	application	\$4,085.00	N
Up to 250 sq.m GFA	Y	(a)	PA2016s51	application	\$1,530.00	N
251 sq.m or greater	Y	(a)	PA2016s51	application	\$4,085.00	N
Health care services - Impact	Y	(a)	PA2016s51	application	\$2,620.00	N
Up to 250 sq.m GFA	Y	(a)	PA2016s51	application	\$6,145.00	N
251 sq.m or greater	Y	(a)	PA2016s51	application	\$1,530.00	N
High impact industry - Code	Y	(a)	PA2016s51	application	\$4,085.00	N
Up to 500 sq.m GFA	Y	(a)	PA2016s51	application	\$6,300.00	N
501 sq.m to 5,000 sq.m GFA	Y	(a)	PA2016s51	application	\$2,620.00	N
greater than 5,000 sq.m GFA	Y	(a)	PA2016s51	application	\$6,300.00	N
High impact industry - Impact	Y	(a)	PA2016s51	application	\$2,620.00	N
Up to 500 sq.m GFA	Y	(a)	PA2016s51	application	\$2,620.00	N

Description	Cost Recovery Fee (Y/N)	Paragraph of S97(2) of LG Act 2009 under which fee is fixed	Provision of Local Government Act	Unit	Fee/Charge \$	GST (Y/N)
501 sq.m to 5,000 sq.m GFA	Y	(a)	PA2016s51	application	\$6,145.00	N
greater than 5,000 sq.m GFA	Y	(a)	PA2016s51	application	\$8,005.00	N
Home based business - Code	Y	(a)	PA2016s51	application	\$1,060.00	N
Home based business - Impact	Y	(a)	PA2016s51	application	\$1,705.00	N
Hospital - Code	Y	(a)	PA2016s51	application	\$6,300.00	N
Hospital - Impact	Y	(a)	PA2016s51	application	\$8,005.00	N
Hotel - Code	Y	(a)	PA2016s51	application	\$4,085.00	N
Hotel - Impact	Y	(a)	PA2016s51	application	\$6,145.00	N
Indoor sport and recreation - Code	Y	(a)	PA2016s51	application	\$1,530.00	N
Indoor sport and recreation - Impact	Y	(a)	PA2016s51	application	\$2,620.00	N
Intensive animal industry - Code	Y	(a)	PA2016s51	application	\$4,085.00	N
Intensive animal industry - Impact	Y	(a)	PA2016s51	application	\$6,145.00	N
Intensive horticulture - Code	Y	(a)	PA2016s51	application	\$1,530.00	N
Intensive horticulture - Impact	Y	(a)	PA2016s51	application	\$2,620.00	N
Landing - Code	Y	(a)	PA2016s51	application	\$1,530.00	N
Landing - Impact	Y	(a)	PA2016s51	application	\$2,620.00	N
Low impact industry - Code	Y	(a)	PA2016s51	application	\$1,530.00	N
Up to 500 sq.m GFA	Y	(a)	PA2016s51	application	\$4,085.00	N
501 sq.m to 5,000 sq.m GFA	Y	(a)	PA2016s51	application	\$6,300.00	N
greater than 5,000 sq.m GFA	Y	(a)	PA2016s51	application	\$2,620.00	N
Low impact industry - Impact	Y	(a)	PA2016s51	application	\$6,145.00	N
Up to 500 sq.m GFA	Y	(a)	PA2016s51	application	\$8,005.00	N
501 sq.m to 5,000 sq.m GFA	Y	(a)	PA2016s51	application	\$1,530.00	N
greater than 5,000 sq.m GFA	Y	(a)	PA2016s51	application	\$2,620.00	N
Major electricity infrastructure - Code	Y	(a)	PA2016s51	application	POA	N
Major electricity infrastructure - Impact	Y	(a)	PA2016s51	application	POA	N
Major sport, recreation and entertainment facility - Code	Y	(a)	PA2016s51	application	\$1,530.00	N
Major sport, recreation and entertainment facility - Impact	Y	(a)	PA2016s51	application	\$2,620.00	N
Marine industry - Code	Y	(a)	PA2016s51	application	\$1,530.00	N
Marine industry - Impact	Y	(a)	PA2016s51	application	\$2,620.00	N
Market - Code	Y	(a)	PA2016s51	application	\$1,060.00	N
Market - Impact	Y	(a)	PA2016s51	application	\$1,705.00	N
Medium impact industry - Code	Y	(a)	PA2016s51	application		N

Description	Cost Recovery Fee (Y/N)	Paragraph of S97(2) of LG Act 2009 under which fee is fixed	Provision of Local Government Act	Unit	Fee/Charge \$	GST (Y/N)
Up to 500 sq.m GFA	Y	(a)	PA2016s51	application	\$1,530.00	N
501 sq.m to 5,000 sq.m GFA	Y	(a)	PA2016s51	application	\$4,085.00	N
greater than 5,000 sq.m GFA	Y	(a)	PA2016s51	application	\$6,300.00	N
Medium impact industry - Impact						
Up to 500 sq.m GFA	Y	(a)	PA2016s51	application	\$2,620.00	N
501 sq.m to 5,000 sq.m GFA	Y	(a)	PA2016s51	application	\$6,145.00	N
greater than 5,000 sq.m GFA	Y	(a)	PA2016s51	application	\$8,005.00	N
Motor sport facility - Code	Y	(a)	PA2016s51	application	POA	N
Motor sport facility - Impact	Y	(a)	PA2016s51	application	POA	N
Multiple dwelling - Code						
3 to 10 units	Y	(a)	PA2016s51	application	\$1,530.00	N
11 to 25 units	Y	(a)	PA2016s51	application	\$4,085.00	N
More than 25 units	Y	(a)	PA2016s51	application	\$6,300.00	N
Multiple dwelling - Impact						
3 to 10 units	Y	(a)	PA2016s51	application	\$2,620.00	N
11 to 25 units	Y	(a)	PA2016s51	application	\$6,145.00	N
More than 25 units	Y	(a)	PA2016s51	application	\$8,005.00	N
Nature-based tourism - Code	Y	(a)	PA2016s51	application	POA	N
Nature-based tourism - Impact	Y	(a)	PA2016s51	application	POA	N
Nightclub entertainment facility - Code	Y	(a)	PA2016s51	application	\$1,530.00	N
Nightclub entertainment facility - Impact	Y	(a)	PA2016s51	application	\$2,620.00	N
Non-resident workforce accommodation - Code	Y	(a)	PA2016s51	application	\$1,530.00	N
Non-resident workforce accommodation - Impact	Y	(a)	PA2016s51	application	\$2,620.00	N
Office - Code						
Up to 250 sq.m GFA	Y	(a)	PA2016s51	application	\$1,530.00	N
251 sq.m or greater	Y	(a)	PA2016s51	application	\$4,085.00	N
Office - Impact						
Up to 250 sq.m GFA	Y	(a)	PA2016s51	application	\$2,620.00	N
251 sq.m or greater	Y	(a)	PA2016s51	application	\$6,145.00	N
Outdoor sales - Code	Y	(a)	PA2016s51	application	\$1,530.00	N
Outdoor sales - Impact	Y	(a)	PA2016s51	application	\$2,620.00	N
Outdoor sport and recreation - Code	Y	(a)	PA2016s51	application	\$1,530.00	N
Outdoor sport and recreation - Impact	Y	(a)	PA2016s51	application	\$2,620.00	N

Description	Cost Recovery Fee (Y/N)	Paragraph of S97(2) of LG Act 2009 under which fee is fixed	Provision of Local Government Act	Unit	Fee/Charge \$	GST (Y/N)
Outstation - Code	Y	(a)	PA2016s51	application	\$1,060.00	N
Outstation - Impact	Y	(a)	PA2016s51	application	\$1,705.00	N
Park - Code	Y	(a)	PA2016s51	application	\$1,060.00	N
Park - Impact	Y	(a)	PA2016s51	application	\$1,705.00	N
Parking station - Code	Y	(a)	PA2016s51	application	\$1,060.00	N
Parking station - Impact	Y	(a)	PA2016s51	application	\$1,705.00	N
Permanent plantation - Code	Y	(a)	PA2016s51	application	\$1,530.00	N
Permanent plantation - Impact	Y	(a)	PA2016s51	application	\$2,620.00	N
Place of worship - Code	Y	(a)	PA2016s51	application	\$1,530.00	N
Place of worship - Impact	Y	(a)	PA2016s51	application	\$2,620.00	N
Port services - Code	Y	(a)	PA2016s51	application	\$1,530.00	N
Port services - Impact	Y	(a)	PA2016s51	application	\$2,620.00	N
Relocatable home park - Code						
Up to 10 dwellings	Y	(a)	PA2016s51	application	\$1,530.00	N
11 to 25 dwellings	Y	(a)	PA2016s51	application	\$4,085.00	N
More than 25 dwellings	Y	(a)	PA2016s51	application	\$6,300.00	N
Relocatable home park - Impact						
Up to 10 dwellings	Y	(a)	PA2016s51	application	\$2,620.00	N
11 to 25 dwellings	Y	(a)	PA2016s51	application	\$6,145.00	N
More than 25 dwellings	Y	(a)	PA2016s51	application	\$8,005.00	N
Renewable energy facility - Code	Y	(a)	PA2016s51	application	\$6,300.00	N
Renewable energy facility - Impact	Y	(a)	PA2016s51	application	\$8,005.00	N
Research and technology industry - Code	Y	(a)	PA2016s51	application	\$1,530.00	N
Research and technology industry - Impact	Y	(a)	PA2016s51	application	\$2,620.00	N
Residential care facility - Code						
Up to 20 rooms/beds	Y	(a)	PA2016s51	application	\$1,530.00	N
21 to 100 rooms/beds	Y	(a)	PA2016s51	application	\$4,085.00	N
greater than 100 rooms/beds	Y	(a)	PA2016s51	application	\$6,300.00	N
Residential care facility - Impact						
Up to 20 rooms/beds	Y	(a)	PA2016s51	application	\$2,620.00	N

Description	Cost Recovery Fee (Y/N)	Paragraph of S97(2) of LG Act 2009 under which fee is fixed	Provision of Local Government Act	Unit	Fee/Charge \$	GST (Y/N)
21 to 100 rooms/beds	Y	(a)	PA2016s51	application	\$6,145.00	N
greater than 100 rooms/beds	Y	(a)	PA2016s51	application	\$8,005.00	N
Resort complex - Code	Y	(a)	PA2016s51	application	POA	N
Resort complex - Impact	Y	(a)	PA2016s51	application	POA	N
Retirement facility - Code	Y	(a)	PA2016s51	application	\$6,300.00	N
Retirement facility - Impact	Y	(a)	PA2016s51	application	\$8,005.00	N
Roadside stall - Code	Y	(a)	PA2016s51	application	\$1,060.00	N
Roadside stall - Impact	Y	(a)	PA2016s51	application	\$1,705.00	N
Rooming accommodation - Code	Y	(a)	PA2016s51	application	\$1,530.00	N
Up to 20 rooms/beds	Y	(a)	PA2016s51	application	\$4,085.00	N
21 to 100 rooms/beds	Y	(a)	PA2016s51	application	\$6,300.00	N
greater than 100 rooms/beds	Y	(a)	PA2016s51	application	\$2,620.00	N
Rooming accommodation - Impact	Y	(a)	PA2016s51	application	\$6,145.00	N
Up to 20 rooms/beds	Y	(a)	PA2016s51	application	\$8,005.00	N
21 to 100 rooms/beds	Y	(a)	PA2016s51	application	\$1,530.00	N
greater than 100 rooms/beds	Y	(a)	PA2016s51	application	\$2,620.00	N
Rural industry - Code	Y	(a)	PA2016s51	application	\$1,530.00	N
Rural industry - Impact	Y	(a)	PA2016s51	application	\$2,620.00	N
Rural workers' accommodation - Code	Y	(a)	PA2016s51	application	\$1,530.00	N
Rural workers' accommodation - Impact	Y	(a)	PA2016s51	application	\$2,620.00	N
Sales office - Code	Y	(a)	PA2016s51	application	\$1,060.00	N
Sales office - Impact	Y	(a)	PA2016s51	application	\$1,705.00	N
Service industry - Code	Y	(a)	PA2016s51	application	\$1,530.00	N
Up to 250 sq.m GFA	Y	(a)	PA2016s51	application	\$4,085.00	N
251 sq.m or greater	Y	(a)	PA2016s51	application	\$2,620.00	N
Service industry - Impact	Y	(a)	PA2016s51	application	\$6,145.00	N
Up to 250 sq.m GFA	Y	(a)	PA2016s51	application	\$4,085.00	N
251 sq.m or greater	Y	(a)	PA2016s51	application	\$6,145.00	N
Service station - Code	Y	(a)	PA2016s51	application	\$1,530.00	N
Service station - Impact	Y	(a)	PA2016s51	application	\$4,085.00	N
Shop - Code	Y	(a)	PA2016s51	application	\$1,530.00	N
Up to 1,000 sq.m GFA	Y	(a)	PA2016s51	application	\$4,085.00	N
1,001 sq.m to 2,500 sq.m GFA	Y	(a)	PA2016s51	application	\$1,530.00	N

Description	Cost Recovery Fee (Y/N)	Paragraph of S97(2) of LG Act 2009 under which fee is fixed	Provision of Local Government Act	Unit	Fee/Charge \$	GST (Y/N)
greater than 2,500 sq.m GFA	Y	(a)	PA2016s51	application	\$6,300.00	N
Shop - Impact						
Up to 1,000 sq.m GFA	Y	(a)	PA2016s51	application	\$2,620.00	N
1,001 sq.m to 2,500 sq.m GFA	Y	(a)	PA2016s51	application	\$6,145.00	N
greater than 2,500 sq.m GFA	Y	(a)	PA2016s51	application	\$8,005.00	N
Shopping centre - Code						
Up to 1,000 sq.m GFA	Y	(a)	PA2016s51	application	\$1,530.00	N
1,001 sq.m to 2,500 sq.m GFA	Y	(a)	PA2016s51	application	\$4,085.00	N
greater than 2,500 sq.m GFA	Y	(a)	PA2016s51	application	\$6,300.00	N
Shopping centre - Impact						
Up to 1,000 sq.m GFA	Y	(a)	PA2016s51	application	\$2,620.00	N
1,001 sq.m to 2,500 sq.m GFA	Y	(a)	PA2016s51	application	\$6,145.00	N
greater than 2,500 sq.m GFA	Y	(a)	PA2016s51	application	\$8,005.00	N
Short-term accommodation - Code						
Up to 20 rooms/beds	Y	(a)	PA2016s51	application	\$1,530.00	N
21 to 100 rooms/beds	Y	(a)	PA2016s51	application	\$4,085.00	N
greater than 100 rooms/beds	Y	(a)	PA2016s51	application	\$6,300.00	N
Short-term accommodation - Impact						
Up to 20 rooms/beds	Y	(a)	PA2016s51	application	\$2,620.00	N
21 to 100 rooms/beds	Y	(a)	PA2016s51	application	\$6,145.00	N
greater than 100 rooms/beds	Y	(a)	PA2016s51	application	\$8,005.00	N
Showroom - Code	Y	(a)	PA2016s51	application	\$1,530.00	N
Showroom - Impact	Y	(a)	PA2016s51	application	\$2,620.00	N
Special industry - Code	Y	(a)	PA2016s51	application	POA	N
Special industry - Impact	Y	(a)	PA2016s51	application	POA	N
Substation - Code	Y	(a)	PA2016s51	application	\$1,530.00	N
Substation - Impact	Y	(a)	PA2016s51	application	\$2,620.00	N
Telecommunications facility - Code	Y	(a)	PA2016s51	application	\$1,530.00	N
Telecommunications facility - Impact	Y	(a)	PA2016s51	application	\$2,620.00	N
Theatre - Code	Y	(a)	PA2016s51	application	\$1,530.00	N
Theatre - Impact	Y	(a)	PA2016s51	application	\$2,620.00	N
Tourist attraction - Code	Y	(a)	PA2016s51	application	POA	N
Tourist attraction - Impact	Y	(a)	PA2016s51	application	POA	N

Description	Cost Recovery Fee (Y/N)	Paragraph of S97(2) of LG Act 2009 under which fee is fixed	Provision of Local Government Act	Unit	Fee/Charge \$	GST (Y/N)
Tourist park - Code	Y	(a)	PA2016s51	application	\$1,530.00	N
Tourist park - Impact	Y	(a)	PA2016s51	application	\$2,620.00	N
Transport depot - Code	Y	(a)	PA2016s51	application	\$1,530.00	N
Transport depot - Impact	Y	(a)	PA2016s51	application	\$2,620.00	N
Utility installation - Code	Y	(a)	PA2016s51	application	\$1,530.00	N
Utility installation - Impact	Y	(a)	PA2016s51	application	\$2,620.00	N
Veterinary services - Code	Y	(a)	PA2016s51	application	\$1,530.00	N
Veterinary services - Impact	Y	(a)	PA2016s51	application	\$2,620.00	N
Warehouse - Code	Y	(a)	PA2016s51	application	\$1,530.00	N
Warehouse - Impact	Y	(a)	PA2016s51	application	\$2,620.00	N
Wholesale nursery - Code	Y	(a)	PA2016s51	application	\$1,530.00	N
Wholesale nursery - Impact	Y	(a)	PA2016s51	application	\$2,620.00	N
Winery - Code	Y	(a)	PA2016s51	application	\$1,530.00	N
Winery - Impact	Y	(a)	PA2016s51	application	\$2,620.00	N
Undefined Use					Fee as determined by the Manager Development & Governance or Senior Planner	
Inconsistent Use					Normal Fee plus 50%	
Reconfiguration						
Reconfiguration up to 2 Lots, all boundary realignments and access easement	Y	(a)	PA2016s51	application	\$1,015.00	N
Reconfiguration up to 3 - 10 Lots	Y	(a)	PA2016s51	application	\$1,730.00	N
Reconfiguration up to 11 - 25 Lots	Y	(a)	PA2016s51	application	\$5,225.00	N
Reconfiguration up to 26 - 50 Lots	Y	(a)	PA2016s51	application	\$7,535.00	N
Reconfiguration up to >50 Lots	Y	(a)	PA2016s51	application	\$12,055.00	N
Preliminary Approvals						
Applications involving a s242 Preliminary Approval	Y	(a)	PA2016s49		Normal fee plus \$7,866.00	
Combined Applications						
The fee shall be the combined total of all applicable fees unless otherwise determined by the Manager Development & Governance or Senior Planner	Y	(a)	PA2016s49,s51		POA	
Application Requiring Fee Determination						
Any development application which is deemed to be complex, unusual or of significant scale and likely to require significant additional assessment inputs (including the use of	Y	(a)	PA2016s49,s51		POA	

Description	Cost Recovery Fee (Y/N)	Paragraph of S97(2) of LG Act 2009 under which fee is fixed	Provision of Local Government Act	Unit	Fee/Charge \$	GST (Y/N)
external consultants) will have an application fee determined based on expected costs to Council. Expected costs will include both internal and external assessment costs. Applicants should confirm during pre-lodgement discussions whether the application requires a fee determination.						
Consultant Fees						
The cost of external consultant's fees for any further assessment or advice required by Council in consideration of any application or submission and/or technical report may be charged to the Applicant. The Applicant will be notified of Council's intent to refer the Application to a consultant following receipt of a response to Information Request (or earlier). If Council elects to recover the cost of the consultant the consultant's costs must be paid prior to the final determination of the Application.	Y	(a)	PA2016s49,s51		POA	
Survey Plans						
Application for Compliance Assessment for Endorsement of Survey Plan (Base Fee)	Y	(a)	PR2017 Schedule 18	application	\$575.00	N
Endorsement of Survey Plan per lot fee (in addition to base fee) - based on DNRM valuation roll maintenance fee	Y	(a)	PR2017 Schedule 18	lot	\$35.00	N
Re-endorsement of a survey plan	Y	(a)	PR2017 Schedule 18	application	\$250.00	N
Endorsement of CMS/Easement/Covenant	Y	(a)	PR2017 Schedule 18	document	\$330.00	N
Superseded Applications						
Application under a Superseded Planning Scheme for exempt or self assessable development	Y	(a)	PA2016s29	application	\$595.00	N
<i>NOTE - the application fee for a Superseded Application is an additional cost is to be added to application fee for the MCU/Rol/DW</i>						
Application under a Superseded Planning Scheme for Code or Impact	Y	(a)	PA2016s29	application	\$915.00	N
Extension of Relevant Period	Y	(a)	PA2016s86	application	Charge is 35% of current prescribed fee. Minimum fee \$500.00	

Description	Cost Recovery Fee (Y/N)	Paragraph of S97(2) of LG Act 2009 under which fee is fixed	Provision of Local Government Act	Unit	Fee/Charge \$	GST (Y/N)
Application to Change Development Approval						
Application to change Development Approval after appeal period ends	Y	(a)	PA2016s52	application	Charge is 50% of current prescribed fee. Minimum fee \$500.00	Y
Application to change Development Approval after appeal period ends - Court Order	Y	(a)	PA2016s52	application	\$2,940.00 plus all legal costs including GST	Y
Application to Change a Compliance Certificate / Permit						
Application to change a Compliance Certificate	Y	(a)	PA2016s51	application	\$285.00	N
Application to change a Compliance Permit	Y	(a)	PA2016s51	application	\$730.00	N
Application to Change Development Application						
Additional fee to be paid based on % of current application fee:						
- if prior to issue of Information Request - 25%	Y	(a)	PA2016s51	application	25%	N
- if prior to the Decision Making period - 50%	Y	(a)	PA2016s51	application	50%	N
- in Decision Making stage, but prior to report being completed - 75%	Y	(a)	PA2016s51	application	75%	N
- after report is completed - 100%	Y	(a)	PA2016s51	application	100%	N
Refund of Development Application - withdrawn application						
Refund based on % of application fee paid:						
- if prior to issue of Information Request - 75%	Y	(a)	PA2016s109		75%	N
- if prior to the Decision Making period - 50%	Y	(a)	PA2016s109		50%	N
Refund of Development Application - lapsed application	Y	(a)	PA2016s109		80% of application fee paid	N
Application lapsed as not properly made application (s266 of SPA) - refund 80% of application fee paid	Y	(a)	PA2016s84	application	\$95.00	N
Application to Cancel Development Approval						
Lapsed Application						
Lapsed application or approval - no refund applies in any other circumstance					Nil	
Operational Works						
Operational Works Application						
Application for works on Council road reserve involving an access (where associated with a MCU or RoL approval)	Y	(a)	PA2016s51	application	\$255.00	N
Application for Advertising Sign	Y	(a)	PA2016s51	application	\$1,025.00	N
Application for Clearing of Vegetation	Y	(a)	PA2016s51	application	\$445.00	N

Description	Cost Recovery Fee (Y/N)	Paragraph of S97(2) of LG Act 2009 under which fee is fixed	Provision of Local Government Act	Unit	Fee/Charge \$	GST (Y/N)
Operational Works Application (Op Works associated with RoL for more than 5 lots)						
Base Fee	Y	(a)	PA2016s51	application	\$1,465.00	N
Plus amount per lot	Y	(a)	PA2016s51	lot	\$125.00	N
Other Operational Works Application (including ass with RoL up to 5 lots)	Y	(a)	PA2016s51	application	1.5% of cost (min \$223 max \$10,000)	N
Reassessment of Engineering Plans						
As a result of substantially amended plans Base Fee	Y	(a)	PA2016s51	application	\$805.00	N
Plus amount per lot	Y	(a)	PA2016s51	lot	\$70.00	N
Checking of Landscape Plans (associated with Op Works)						
(i) Landscape plans submitted by Landscape Architect or Landscape Designer and who will:	Y	(a)	PA2016s51			
(a) submit a conforming statement of compliance; and	Y	(a)	PA2016s51			
(b) undertake a final inspection; and	Y	(a)	PA2016s51			
(c) submit as constructed landscaping plans (where required)	Y	(a)	PA2016s51	application	\$515.00	N
(ii) Landscape plans submitted and not in accordance with (i) above	Y	(a)	PA2016s51	application	\$1,730.00	N
Checking of Street Lighting Plans (associated with Op Works)						
Base Fee	Y	(a)	PA2016s51	application	\$355.00	N
Plus amount per Lot	Y	(a)	PA2016s51	lot	\$15.00	N
Construction Monitoring (Op Works associated with RoL for more than 5 lots)						
Base Fee	Y	(a)	PA2016s51	application	\$1,465.00	N
Plus amount per Lot	Y	(a)	PA2016s51	lot	\$265.00	N
Construction Monitoring of other Operational Works (including ass with RoL up to 5 lots)	Y	(a)	PA2016s51	application	1.5% of cost (min \$223 max \$10,000)	N
Re-inspection of Outstanding works and/or Early Plan Sealing Inspection	Y	(a)	PA2016s51	application	\$660.00	N
Bonds for Construction Security and Defects Liability	Y	(a)	PA2016s51	application	5% of value of works (minimum \$1,000)	N
Bonds for Outstanding Works and Early Plan Sealing	Y	(a)	PA2016s51	application	150% of Value of Works Being Bonded	N

Description	Cost Recovery Fee (Y/N)	Paragraph of S97(2) of LG Act 2009 under which fee is fixed	Provision of Local Government Act	Unit	Fee/Charge \$	GST (Y/N)
Developers Contributions						
Parking						
Vehicle space provided by Council off street						
Kuranda town - Business and Village zone	N		PA2016s113	space	\$9,695.00	N
Kuranda town - other areas	N		PA2016s113	space	\$2,420.00	N
Mareeba town - Commercial, Business and Industry zone	N		PA2016s113	space	\$6,145.00	N
Mareeba town - other areas	N		PA2016s113	space	\$2,420.00	N
Other Towns	N		PA2016s113	space	POA	N
Parks Contribution	N		PA2016s113	charge	\$4,585.00	N
Drainage	N		PA2016s113	charge	\$4,585.00	N
Roads	N		PA2016s113	charge	\$4,585.00	N
Water/Sewerage Contribution						
Mareeba						
Water contribution	N		PA2016s113	charge	\$4,585.00	N
Sewerage contribution	N		PA2016s113	charge	\$4,585.00	N
Kuranda (Refer to Maps)						
Water for District/Area						
<i>Note: EDC = Equivalent Domestic Connection</i>						
Water for Kuranda LLZ	N		PA2016s113	charge	\$5,675.00	N
Water for Warril HLZ	N		PA2016s113	charge	\$9,145.00	N
Water for Mason HLZ	N		PA2016s113	charge	\$7,790.00	N
Sewerage for Area 1	N		PA2016s113	charge	\$4,585.00	N
Sewerage for Area 2	N		PA2016s113	charge	\$4,585.00	N
Sewerage for Area 3	N		PA2016s113	charge	\$7,675.00	N
Sewerage for Area 4	N		PA2016s113	charge	\$7,075.00	N
Chillagoe						
Water Contribution	N		PA2016s113	charge	\$4,585.00	N
Dimbulah						
Water Contribution	N		PA2016s113	charge	\$4,585.00	N
Mt Molloy						
Water Contribution	N		PA2016s113	charge	\$4,585.00	N

Description	Cost Recovery Fee (Y/N)	Paragraph of S97(2) of LG Act 2009 under which fee is fixed	Provision of Local Government Act	Unit	Fee/Charge \$	GST (Y/N)
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APPENDIX 6 - ITEM-25
2019
WATER AND WASTEWATER FEES AND CHARGES 2018-

Description	Cost Recovery Fee (Y/N)	Paragraph of 597(2) of LG Act 2009 under which fee is fixed	Provision of Local Government Act	Unit	Fee/Charge \$	GST (Y/N)
2018/19 Fees and Charges						
Waste						
Domestic Waste						
Up to 1m ³ (trailer or utility load)* With Exception Mareeba 2m ³ .	N			trailer or utility load	No charge	
* excludes regulated waste (eg tyres, asbestos). Greater than 1m ³ /load will be charged at commercial rates and may be directed to Mareeba Waste Transfer Station at the Operator's discretion. A fee will be charged for unsorted waste.						
Mattresses (Domestic 2 free per day)				each	No charge	
* Non-shire residents and commercial operators	N			each	\$25.00	N
Sorting fee - Required if mixed load requires sorting by Council staff. PER M3	N			cubic metre	\$115.00	Y
Green Waste						
					No charge	
Mulch Purchase						
Box trailer or utility load - self load	N			cubic metre	\$12.00	Y
Box trailer or utility load - machine to load	N			cubic metre	\$16.00	Y
Purchases greater than 500m ³ (in one instance)	N			>500m ³	\$10.00 per m ³	Y
Minimum fee commercial waste - weigh bridge charge	N			each	\$20.00	Y
Recyclables (Commercial)						
Includes HDPE, PET, Aluminium and steel cans, glass, other packaging items labelled as recyclable.	N			tonne	\$20.00	Y
Scrap Metal - Commercial and Domestic						
Car bodies - must have fluids and tyres removed - EACH				each	No charge	
Car Bodies with fluids and or tyres	N			each	\$50.00	Y
Motor bikes - must have fluids and tyres removed - EACH				each	No charge	
Motor bikes - with fluids and or tyres	N			each	\$15.00	Y
White goods - fridges/freezers must be degassed (sorting fee will apply if goods are in fridges or freezers \$115.00)	N			each	\$115.00	Y
White goods, air conditioners not de-gassed \$25.00	N			each	\$25.00	Y
Air conditioners and fridges - must be degassed				each	No charge	
Gas bottles - must be degassed	N			each	\$5.00	Y

Description	Cost Recovery Fee (Y/N)	Paragraph of 597(2) of LG Act 2009 under which fee is fixed	Provision of Local Government Act	Unit	Fee/Charge \$	GST (Y/N)
Commercial Waste Mareeba Waste Management Facility						
Minimum fee commercial waste - weight bridge charge				Each	\$20.00	
Plastic Mulch Netting, Fluming (Minimum Charge \$20/load)				tonne	\$25.00	Y
Plastic Mulch Netting, Fluming (Minimum Charge \$5 /load)				Trailer / ute	\$5.00	Y
MSW - Municipal Solid Waste	N			tonne	\$90.00	Y
C&I - Commercial and Industrial	N			tonne	\$75.00	Y
C&D - Construction and Demolition	N			tonne	\$75.00	Y
Concrete	N			tonne	\$20.00	Y
Green waste				tonne	No Charge	
Dead Animals						
Small animal - each - (cat, small dog, possum - disposed as wet waste)	N			each	\$5.00	Y
Medium animal - each (wallaby, large dog, calf, goat, pig - disposed as wet waste)	N			each	\$20.00	Y
Regulated Waste						
Batteries						
Oil (excludes cooking oils)	N			each	No Charge	
Paint (wet) will not be accepted				litre	50c per litre	N
Tyres						
Passenger	N			each	\$8.00	Y
Light truck	N			each	\$11.00	Y
Truck	N			each	\$25.00	Y
Super Single	N			each	\$50.00	Y
Solid Small - Up to 0.3m high	N			each	\$18.00	Y
Solid Medium - 0.3m - 0.45m	N			each	\$28.00	Y
Solid Large - 0.45 - 0.6m	N			each	\$35.00	Y
Solid XL - Greater than 0.6m	N			each	\$50.00	Y
Tractor Small - Up to 1m high	N			each	\$77.00	Y
Tractor large - 1m - 2m	N			each	\$130.00	Y
Fork Lift small - Up to 0.3m high	N			each	\$10.00	Y
Fork Lift Medium - 0.3m - 0.45m	N			each	\$19.00	Y
Fork Lift Large - 0.45m - 0.6m	N			each	\$28.00	Y

Description	Cost Recovery Fee (Y/N)	Paragraph of 597(2) of LG Act 2009 under which fee is fixed	Provision of Local Government Act	Unit	Fee/Charge \$	GST (Y/N)
Grader	N			each	\$100.00	Y
Motor Cycle	N			each	\$6.00	Y
Earth Mover Small - Up to 1m high	N			each	\$103.00	Y
Earth Mover Medium - 1m - 1.5m	N			each	\$227.00	Y
Earth mover large - 1.5m - 2m	N			each	\$450.00	Y
Passenger with rim	N			each	\$10.00	Y
Light Truck with rim	N			each	\$16.00	Y
Truck with rim	N			each	\$32.00	Y
Bobcat	N			each	\$12.00	Y

Description	Cost Recovery Fee (Y/N)	Paragraph of 597(2) of LG Act 2009 under which fee is fixed	Provision of Local Government Act	Unit	Fee/Charge \$	GST (Y/N)
2018/19 Fees and Charges						
Wastewater						
Charges						
Connection to Council's Sewerage System	N			connection	Quoted service	N
*Based on 1.5m tapping and standard 1.5m from property boundary and 150mm join						
Build over Council sewerage System	N			application	\$315.00	N
Hire of Fogging Crew (day hire)	N			Labour per hour + materials max 4 hours	Quoted service	Y
Hire of Sewer Trailer	N			Labour per hour + materials max 4 hours	Quoted service	Y
Trade Waste Application						
Application for Trade Waste first year	N			year	\$140.00	N
Trade Waste Approvals						
Category One Utility Charge (Low Volume; Low Strength) <500 KL waste per year (minimum flat fee)	N			year	\$145.00	N
Category Two Utility Charge (High Volume; Low Strength) >500KL waste calculated on individual case basis	N			metered rate	Per metered rate	N
Category Three Utility Charge (High Volume; High Strength) - Cat 3 charges calculated on individual case basis	N			metered rate	Per metered rate	N
Sampling of Grease Arrestor (per test)	N			test	\$330.00	N
Sample - Tested strength of BOD5 by weight	N			test	\$325.00	N
Sample - Tested strength of Suspended Solids by weight	N			test	\$315.00	N
Permit for Food Waste Disposal Units						
MSC Sewerage Area						
Category A - < 400 Watt rating	N			year	\$1,235.00	N
Category B - 401 to 700 Watt rating	N			year	\$3,700.00	N
Category C - 701 to 1000 Watt rating	N			year	\$4,940.00	N
Category D - 1001 to 1500 Watt rating	N			year	\$7,415.00	N
Category E - 1501 to 2000 Watt rating	N			year	\$8,645.00	N
Category F - > 2000 Watt rating	N			year	\$9,990.00	N
Search Fee - Query what Trade waste Service is on the property	N			search	\$215.00	N

Description	Cost Recovery Fee (Y/N)	Paragraph of 597(2) of LG Act 2009 under which fee is fixed	Provision of Local Government Act	Unit	Fee/Charge \$	GST (Y/N)
Waste Discharge						
Grease trap waste Mareeba	N			litre	\$0.16	N
Septic effluent waste Mareeba	N			KL	\$52.00	N
Liquid Waste - Anything other than grease trap or septic - Mareeba	N			KL	\$52.00	N
Standpipes						
Hire of Standpipe - Short Term (less than two (2) weeks) \$250 Deposit. Maximum 7 day hire period (minimum charge of \$50.00)	N			per hire	\$10.00 per day	N
Hire of Standpipe - Long Term (greater than two (2) weeks up to six (6) months) \$750 Deposit	N			per hire	\$5.00 per day	N
Standpipe Management System - Electronic Key	N			per hire	\$50.00	N
Water Supply from Fire Hydrants (other than for fire-fighting purposes) KL	N			KL	\$1.50	N

Description	Cost Recovery Fee (Y/N)	Paragraph of 597(2) of LG Act 2009 under which fee is fixed	Provision of Local Government Act	Unit	Fee/Charge \$	GST (Y/N)
2018/19 Fees and Charges						
Water						
Charges						
Water Service Connection Including Meter - 20mm ø per m	N			meter	\$1,175.00	N
Meter Size - 25mm	N			meter	\$1,525.00	N
Meter Size - 32mm - Short Meter	N			quote	Quoted Service	N
Meter Size - 40mm - Short Meter	N			quote	Quoted Service	N
Meter Size - 50mm - Short Meter	N			quote	Quoted Service	N
New Meter Installation Only - 20mm ø per m	N			meter	\$565.00	N
New Meter Installation Only - 25mm ø per m	N			meter	\$580.00	N
New Meter Installation Only - 32mm ø per m	N			quote	Quoted Service	N
New Meter Installation Only - 40mm ø per m	N			quote	Quoted Service	N
New Meter Installation Only - 50mm ø per m	N			quote	Quoted Service	N
Renewal of Water Service 20mm	N			application	\$945.00	N
Renewal of Water Service 25mm	N			application	\$1,265.00	N
Renewal of Water Service 32mm	N			application	\$1,385.00	N
Renewal of Water Service 40mm	N			application	\$1,670.00	N
Renewal of Water Service 50mm	N			application	\$1,700.00	N
Disconnection of Water Service at Owners Request	N			application	\$180.00	N
Reconnection after Requested Disconnection 20mm	N			application	\$565.00	N
Reconnection after Requested Disconnection 25mm	N			application	\$580.00	N
Reconnection after Requested Disconnection 32mm	N			application	\$855.00	N
Reconnection after Requested Disconnection 40mm	N			application	\$985.00	N
Reconnection after Requested Disconnection 50mm	N			application	\$1,070.00	N
Reconnection (after breach of water regulations or non payment) - 20mm	N			application	\$565.00	N
Reconnection (after breach of water regulations or non payment) - 25mm	N			application	\$580.00	N
Reconnection (after breach of water regulations or non payment) - 32mm	N			application	\$855.00	N
Reconnection (after breach of water regulations or non payment) - 40mm	N			application	\$985.00	N

Description	Cost Recovery Fee (Y/N)	Paragraph of 597(2) of LG Act 2009 under which fee is fixed	Provision of Local Government Act	Unit	Fee/Charge \$	GST (Y/N)
Reconnection (after breach of water regulations or non payment) - 50mm	N			application	\$1,070.00	N
Water Testing	N			not available	Not Available	
Meter/Service Testing (to be refunded if meter/service found to be faulty)	N			test	\$330.00	N
Final Water Meter Reading request	N			reading	\$50.00	N
Hydrant flow & pressure test	N			test	\$250.00	N
Install Lockable Stop Valve with padlock	N				\$205.00	
Locations - Mareeba	N			location	\$176.00	Y
Locations - Dimbulah/Kuranda	N			location	\$506.00	Y
Locations - Mount Molloy	N			location	\$506.00	Y
Locations - Chillagoe	N			location	\$825.00	Y

**APPENDIX 7 - ITEM-26 VISITOR INFORMATION CENTRE TOURISM BROCHURE
 DISPLAY FEES AND CHARGES 2018-2019**

2018/2019 Register of Cost-recovery Fees and Schedule of Commercial and Other Charges

Description	Cost Recovery Fee (Y/N)	Paragraph of S97(2) of LG Act 2009	Provision of Local Government Act	Unit	Fee/Charge \$	GST (Y/N)
2018/2019 Fees and Charges						
Visitor Information Centres						
Annual Visitor Information Centre Tourism Brochure Display Fees						
Yearly fee	N				\$140.00	Y
3 quarters	N				\$105.00	Y
2 quarters	N				\$70.00	Y
1 quarter	N				\$35.00	Y
Annual Additional Visitor Information Centre Tourism Brochure Display Fees						
Yearly fee	N				\$65.00	Y
3 quarters	N				\$48.75	Y
2 quarters	N				\$32.50	Y
1 quarter	N				\$16.25	Y