



Ordinary Meeting

Council Chambers

Date: 17/05/2017

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

Cr Davies informed the meeting that he had a conflict of interest, in accordance with Section 173 of the *Local Government Act 2009*, in relation to *ITEM-18 Meeting Standard 19.06.2016*. Cr Davies advised that he would leave the room during the discussion and would not vote in relation to ITEM-18.

CONFIRMATION OF MINUTES

Moved by Cr Toppin

Seconded by Cr Graham

"That the Minutes of the Ordinary Council Meeting held on 19 April 2017 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 BTM & S STANKOVICH PTY LTD - SUBDIVISION (1 INTO 28 LOTS & DRAINAGE/BALANCE AREA) - LOT 200 SP292105 - KAROBEAN DRIVE, MAREEBA - DA/17/0010

Moved by Cr Toppin

Seconded by Cr Pedersen

1. That in relation to the following development application:

APPLICATION		PREMISES	
APPLICANT	BTM & S Stankovich Pty Ltd	ADDRESS	Karobean Drive, Mareeba
DATE LODGED	12 April 2017	RPD	Lot 200 on SP292105
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Reconfiguring a Lot - Subdivision (1 into 28 lots and drainage/balance area)		

and in accordance with the Sustainable Planning Act 2009, 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 28 lots and drainage/balance area)

(B) **APPROVED PLANS:**

Plan/Document Number	Plan/Document Title	Prepared by	Dated
7202-LL1 Rev A Sheet 1	Proposed Reconfiguration of a Lot (1 into 30 lots)	Twine Surveys Pty Ltd	6.2.2017
7202-LL1 Rev A Sheet 2	Proposed Reconfiguration of a Lot (1 into 30 lots)	Twine Surveys Pty Ltd	6.2.2017

(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, and subject to any alterations:
 - found necessary by the Council's delegated officer at the time of examination of the engineering plans or during construction of the development because of particular engineering requirements; and
 - to ensure compliance with the following conditions of approval.
 2. Timing of Effect
 - 2.1 The conditions of the development permit must be complied with to the satisfaction of Council's delegated officer prior to the endorsement of the plan of survey of the development, 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 or the Adopted Infrastructure Charges Notice must be made prior to the endorsement of the plan of survey and at the rate applicable at the time of payment.
 - 3.3 The developer must relocate (in accordance with FNQROC standards) any services such as water, sewer, drainage, telecommunications and electricity that are not wholly located within the lots that are being created/serviced where required by the relevant authority, unless approved by Council's delegated officer.
 - 3.4 Where utilities (such as sewers on non-standard alignments) traverse lots to service another lot, easements must be created in favour of Council for access and maintenance purposes. The developer is to pay all costs (including Council's legal expenses) to prepare and register the easement documents.
 - 3.5 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.
 - 3.6 Charges

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

4.1 Access

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

The provision of roll-over kerb along the frontage of each allotment will satisfy this condition.

4.2 Stormwater Drainage

- (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) Prior to works commencing the applicant must submit a Stormwater Management Plan and Report prepared and certified by a suitably qualified design engineer (RPEQ) that meets or exceeds the standards of design and construction set out in the Queensland Urban Drainage Manual (QUDM) and the FNQROC Development Manual to the satisfaction of Council's delegated officer.
- (c) Prior to works commencing the applicant must submit a Stormwater Quality 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 Urban Stormwater Quality Planning Guideline and the Queensland Water Quality Guideline to the satisfaction of Council's delegated officer.
- (d) The Stormwater Quality Management Plan must include an Erosion and Sediment Control Plan that meets or exceeds the Soil Erosion and Sedimentation Control Guidelines (Institute of Engineers Australia) to the satisfaction of Council's delegated officer.
- (e) The applicant/developer must construct the stormwater drainage infrastructure in accordance with the approved Stormwater Management Plan and/or Stormwater Quality Management Plan and Report.
- (f) Temporary drainage is to be provided and maintained during the construction phase of the development, discharged to a lawful point and not onto the construction site.
- (g) All stormwater channels through private property must be registered, with the easement for drainage purposes in favour of Council. All documentation leading to the registration of the easement must be completed at no cost to Council.

- (h) The proposed drainage area shall be dedicated for public use land/drainage purposes. All documentation leading to the dedication of this land must be completed at no cost to Council.
- (i) The applicant (at their cost) must video all stormwater lines and submit the video for inspection by Council's delegated officer prior to the development being taken "off maintenance" to ensure that no defects have occurred during the 12 month maintenance period.

4.3 Roadworks - Internal

- (a) Dandaloo Close, Moondani Avenue, Allara Street and Merindah Close are to be constructed to Access Street standard in accordance with the FNQROC Development Manual (as amended) to the satisfaction of Council's delegated officer.
- (b) Temporary turnaround areas, with a gravel surface, must be provided at the northern end of Moondani Avenue and Allara Street to allow traffic manoeuvring.
- (c) Bollards are to be installed at the head of Dandaloo Close abutting Emerald End Road road reserve. The number and spacing of the bollards must be sufficient to prevent vehicles travelling directly between the cul-de-sac and Emerald End Road and to the satisfaction of Council's delegated officer. The bollards are to be installed prior to the opening of the respective cul-de-sac road reserve.

4.4 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 each proposed lot in accordance with FNQROC Development Manual standards (as amended) to the satisfaction of Council's delegated officer.

4.5 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).

4.6 Electricity provision/supply

The applicant/developer must ensure that an appropriate level of electricity supply is provided to each allotment in accordance with FNQROC Development Manual standards (as amended) to the satisfaction of Council's delegated officer.

Written advice from an Electricity Service Provider is to be provided to Council indicating that an agreement has been made for the provision of **underground** power reticulation.

4.7 Telecommunications

The applicant/developer must enter into an agreement with a telecommunication carrier to provide telecommunication services to each allotment and arrange provision of necessary conduits and enveloping pipes.

4.8 Lighting

Street lighting must be provided to all roads in accordance with FNQROC Development requirements (as amended) and to the satisfaction of Council's delegated officer.

(D) ASSESSMENT MANAGER'S ADVICE

(a) An Adopted Infrastructure Charges Notice has been issued with respect to the approved development. The Adopted Infrastructure Charges Notice details the type of infrastructure charge/s, the amount of the charge/s and when the charge/s are payable.

(b) The Adopted Infrastructure Charges Notice does not include all charges or payments that are payable with respect to the approved development. A number of other charges or payments may be payable as conditions of approval. The applicable fee is set out in Council's Fees & Charges Schedule for each respective financial year.

(c) 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.

(d) 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.

(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) 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

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

Development Type	Rate	Measure	Charge	Credit Detail	Balance
	\$ per Lot	Lots		Lots	
Residential	\$17,700.00	28	\$495,600.00	Nil	\$495,600.00
TOTAL CURRENT AMOUNT OF CHARGE					\$495,600.00

CARRIED

ITEM-2 RJ MCNAB - RECONFIGURING A LOT - SUBDIVISION (1 INTO 2 LOTS) - LOT 3 RP836311 - 323 MALONE ROAD, MAREEBA - DA/17/0007

Moved by Cr Pedersen

Seconded by Cr Toppin

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

APPLICATION		PREMISES	
APPLICANT	RJ McNab	ADDRESS	323 Malone Road, Mareeba
DATE LODGED	20 March 2017	RPD	Lot 3 on RP836311
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Reconfiguring a Lot - Subdivision (1 into 2 lots)		

and in accordance with the Sustainable Planning Act 2009, 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 2 lots)

(B) ASSESSMENT MANAGER'S REASONS FOR REFUSAL:

1. The proposed development is in conflict with Performance Outcomes PO1, PO2, PO3 and PO6 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.*

PO2

*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.*

PO3

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.*

PO6

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.*

2. The proposed development is in conflict with Performance Outcome PO1 and Acceptable Outcome AO1 of the Reconfiguring a Lot Code:

PO1

Lots include an area and frontage that:

- (a) is consistent with the design of lots in the surrounding area;*
- (b) allows the desired amenity of the zone to be achieved;*
- (c) is able to accommodate all buildings, structures and works associated with the intended land use;*
- (d) allow the site to be provided with sufficient access;*
- (e) considers the proximity of the land to:*
 - (i) centres;*
 - (ii) public transport services; and*
 - (iii) open space; and*
- (f) allows for the protection of environmental features; and*
- (g) accommodates site constraints.*

AO1.1

*Lots provide a minimum area and frontage in accordance with **Table 9.4.4.3B**.*

3. That there are not sufficient grounds to justify approval, despite the identified conflicts."

CARRIED

ITEM-3 M CEK - RECONFIGURING A LOT - SUBDIVISION (1 INTO 2 LOTS) - LOT 4 RP733075 - 23 WRIGHT ROAD, MAREEBA - DA/17/0008

Moved by Cr Pedersen

Seconded by Cr Davies

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

CARRIED**ITEM-4 MACMARD PTY LTD - MATERIAL CHANGE OF USE - MOTOR SHOWROOM - LIGHT (VEHICLE STORAGE YARD) - LOT 83 M35645 & LOT 1 SP245578 - 22 ILUKA STREET & 313-315 BYRNES STREET, MAREEBA - DA/17/0001**

Moved by Cr Pedersen

Seconded by Cr Davies

1. That in relation to the following development application:

APPLICATION		PREMISES	
APPLICANT	Macmard Pty Ltd	ADDRESS	22 Iluka Street & 313-315 Byrnes Street, Mareeba
DATE LODGED	27 January 2017	RPD	Lot 83 on M35645 & Lot 1 on SP245578
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use - Motor Showroom - Light (Vehicle Storage Yard)		

and in accordance with the Sustainable Planning Act 2009, the applicant be notified that the application for a development permit for the development specified in (A) is:

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

And

The assessment manager does consider that the assessment manager's decision conflicts with a relevant instrument.

Details of the conflict with the relevant instrument	Reason for the decision, including a statement about the sufficient grounds to justify the decision despite the conflict
<p>The proposed 'motor showroom - light' use is listed as an Inconsistent Use within the Planning Scheme's Residential Zone Code.</p>	<p>The proposed development is more akin to a car park use than a conventional motor showroom use. The application proposes the development of Lot 83 as a vehicle storage yard ancillary to the existing Mazda/Mitsubishi dealership established on Lot 1. No new buildings or structures are proposed within the vehicle storage yard area. The vehicle storage yard area will be used for the storage of new and used vehicles awaiting sale, as well as additional staff parking. No vehicle repairs or preparation will occur within the vehicle storage yard.</p> <p>The proposed expansion of the car dealership business to include the vehicle storage yard is not likely to increase vehicle movements associated with the existing car dealership use; in fact, the proposed storage yard will eliminate the need to store new and used vehicles off-site and is therefore more likely to result in an overall reduction in vehicle movements.</p> <p>Despite being listed as an inconsistent use within the Residential zone, the use is not standalone as it is ancillary to the existing car dealership established on Lot 1. It is considered that the proposed development could proceed with minimal impact to surrounding residential uses provided appropriate development and operational controls are conditioned as part of any approval (see conditions below).</p>

(A) APPROVED DEVELOPMENT: Development Permit for Material Change of Use - Motor Showroom - Light (Vehicle Storage Yard)

(B) APPROVED PLANS:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
994 - WD-01.1	Site Plan	Clarke and Prince Pty Ltd	06/02/16

(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

Stage 1

- 2.1 The conditions of the development permit must be complied with to the satisfaction of Council's delegated officer **within 3 months of this approval taking affect**, except where specified otherwise in these conditions of approval.
- 2.2 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.

Stage 2

- 2.3 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 for stage 2, except where specified otherwise in these conditions of approval.
- 2.4 Prior to the commencement of the use for stage 2, the application must notify Council that all the condition of the development permit relevant to stage 2 have been complied with, except where specified otherwise in these conditions of approval.

3. General

For Stage 1 & 2

- 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 works must be designed, constructed and carried out in accordance with FNQROC Development Manual requirements (as amended) and to the satisfaction of Council's delegated officer.
- 3.4 Waste Management

Refuse storage is not permitted within the vehicle storage yard area.
- 3.5 Hours of Operation

The operating hours shall be between 8am and 5:15pm Monday to Friday and between 8am and 12pm Saturday. No operations are permitted within the vehicle storage yard area outside of these hours or on Sundays or Public Holidays.

3.6 Public Access

Customers or the general public are not permitted within the vehicle storage yard area at any time.

3.7 Signage

No signage is permitted to be erected along the Iluka Street frontage of the site.

3.8 The use of the vehicle storage yard area is limited to the storage of new and used vehicles associated with the adjoining car dealership, as well as staff parking. Vehicle maintenance or modifications of any kind are not permitted within the vehicle storage yard area.

3.9 Vehicle parts or components rested against the perimeter fence required under Condition 4.4.2 must not extend or protrude above the height of the fence.

4. Infrastructure Services and Standards

4.1 Access

Access to the vehicle storage yard area from Iluka Street shall be limited to emergency access only unless prior approval is sought from Council.

Primary access to the vehicle storage yard area must be from Lerra Street through Lot 1 on SP245578.

Access to the dwelling house on Lot 83 on M35645 is permitted via Iluka Street at all times.

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 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.

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

4.3 Car Parking/Internal Driveways

The vehicle storage yard area, including that part of the storage yard used for staff parking must be concrete, asphalt or bitumen sealed and appropriately drained, to the satisfaction of Council's delegated officer.

In low traffic areas, an alternative to an impervious seal, such as concrete grass pavers may be used subject to approval by Council's delegated officer.

All fully and semi-sealed surfaces must be maintained for the life of the development, to the satisfaction of Council's delegated officer.

4.4 Landscaping & Fencing

4.4.1 A landscape plan must be prepared for the site and submitted to Council's delegated officer for consideration and approval. The landscape plan must include, at minimum, a 1 metre wide landscape strip along the Iluka Street frontage of the site (excluding any access points) and include ground cover, shrubs and trees that will grow to form an attractive buffer of no less than two (2) metres in height.

The existing screen fencing along the Iluka Street frontage of the site must be moved 1 metre back into Lot 83 on M35645 to allow for the landscape strip mentioned above. For stage 2, the landscape strip must extend the full length of the Iluka Street frontage (excluding access points).

All landscaping must be mulched, irrigated and maintained for the life of the development, to the satisfaction of Council's delegated officer

4.4.2 For stage 1, a 1.8 metre high solid screen (no gaps) timber or Colorbond fence of neutral colour is to be erected along the northern, southern and eastern boundaries of Lot 83 on M35645 (wrapping around the dwelling on Lot 83 as indicated on the approved site plan - drawing No. 994 - WD-01.1), to the satisfaction of Council's delegated officer.

Fencing along the eastern boundary (Iluka Street frontage) must be setback 1 metre to allow for the landscaping strip mentioned in 4.4.1.

For stage 2, the 1.8 metre high fencing must extend the full length of the southern and eastern boundaries of Lot 83 on M35645.

4.5 Lighting

No outdoor lighting is permitted within the vehicle storage area or on Lot 83 on M35645.

Existing lighting on Lot 1 on SP245578 must not be modified in any way to emit light over the vehicle storage area.

(D) ASSESSMENT MANAGER'S ADVICE

(a) 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.

(b) 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

(d) 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) CONCURRENCE AGENCY CONDITIONS

Department of Infrastructure, Local Government and Planning conditions dated 1 March 2017 (Appendix 1).

(F) RELEVANT PERIOD

When approval lapses if development not started (s.341)

- Material Change of Use – four (4) years (starting the day the approval takes effect);

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

- Nil

(H) OTHER APPROVALS REQUIRED FROM COUNCIL

- Nil

CARRIED

ITEM-5 SUMMARY OF NEW PLANNING APPLICATIONS & DELEGATED DECISIONS FOR THE MONTH OF APRIL 2017

Moved by Cr Toppin

Seconded by Cr Brown

"That Council receive and note this report."

CARRIED

GOVERNANCE AND COMPLIANCE

ITEM-6 DELEGATIONS UPDATE - MAY 2017

Moved by Cr Pedersen

Seconded by Cr Davies

"That:

1. Council delegates the exercise of the powers contained in the attached Instrument of Delegation to the Chief Executive Officer, with such powers to be exercised subject to any limitations contained in Schedule 1 of the Instrument of Delegation.

2. Any prior delegations of power relating to the same matters contained in the attached Instrument of Delegation are revoked."

CARRIED

FINANCE

ITEM-7 FINANCIAL STATEMENTS FOR PERIOD ENDING 30 APRIL 2017

Moved by Cr Toppin

Seconded by Cr Wyatt

"That Council note the financial report for the period ending 30 April 2017."

CARRIED

ITEM-8 AERODROME FEES & CHARGES 2017/2018

Moved by Cr Graham

Seconded by Cr Wyatt

"That Council adopt the Aerodrome Fees and Charges for the 2017/2018 financial year as per the Schedule attached to these Minutes as Appendix 2."

CARRIED

ITEM-9 RURAL ADDRESSING FEES & CHARGES 2017/2018

Moved by Cr Graham

Seconded by Cr Toppin

"That Council adopt the Rural Addressing Fees & Charges for the 2017/2018 financial year, attached to these Minutes as Appendix 3."

CARRIED

ITEM-10 2017- 2018 BUILDING AND PLUMBING FEES AND CHARGES

Moved by Cr Graham

Seconded by Cr Wyatt

"That Council adopt the 2017/18 Fees and Charges for Building Services, attached to these Minutes as Appendix 4."

CARRIED

ITEM-11 2017/2018 VISITOR INFORMATION CENTRE TOURISM BROCHURE DISPLAY FEES AND CHARGES

Moved by Cr Toppin

Seconded by Cr Brown

"That Council adopt the 2017/18 Visitor Information Centre Tourism Brochure Display Fees and Charges, attached to these Minutes as Appendix 5."

CARRIED

INFORMATION SYSTEMS AND CUSTOMER SERVICE

ITEM-12 ICT STRATEGY AND ACTION PLAN 2017 2020

Moved by Cr Brown

Seconded by Cr Wyatt

"That Council endorse the ICT Strategy and Action Plan 2017 – 2020."

CARRIED

INFRASTRUCTURE SERVICES

ITEM-13 INFRASTRUCTURE SERVICES - MONTHLY REPORT - APRIL 2017

Moved by Cr Pedersen

Seconded by Cr Wyatt

"That Council receive and note the Infrastructure Services, Monthly Activities report for the month of April 2017."

CARRIED

ITEM-14 TENDER EVALUATION TMSC2017-06 PRE-QUALIFIED SUPPLIERS LIST - INFRASTRUCTURE SERVICES - 1 JULY 2017 TO 30 JUNE 2019

Moved by Cr Davies

Seconded by Cr Graham

"That Council empanel the TMSC2017-06 Prequalified Suppliers as per the attachment to this report to provide services to the Infrastructure Services Department for the period from 1 July 2017 to 30 June 2019."

CARRIED

TECHNICAL SERVICES

ITEM-15 SCRUB STREET, KURANDA - REQUEST FOR BITUMEN SEAL

Moved by Cr Pedersen

Seconded by Cr Wyatt

"That Council advise the Head Petitioner of Scrub Street that the request for an upgrade to Scrub Street to bitumen seal is on Council's forward works program for consideration in future capital works budget considerations."

CARRIED

ITEM-16 NBN CONNECTION ACTIVITIES

Moved by Cr Toppin

Seconded by Cr Wyatt

"That Council note the NBN Connection Activities report. Council has provided Telstra with a letter stipulating Council's standard requirements for working on Council controlled land."

CARRIED

to 30 November 2020 with the option to extend by a further two (2) x twelve (12) months; and

3. delegate authority to the Chief Executive Officer in accordance with Government Act 2009 to enter into contract, negotiate, finalise and execute any and all matters associated with or in relation to this contract subject to Council's procurement practices and policies."

CARRIED

CHIEF EXECUTIVE OFFICER

ITEM-21 LOT 67 SP136294 MAREEBA

Moved by Cr Graham

Seconded by Cr Davies

"That Council purchase Lot 67 SP136294 from Queensland Rail for the amount of \$270,000 excluding GST."

CARRIED

ITEM-22 WASTE AGREEMENT WITH SUEZ RECYCLING & RECOVERY (REGIONAL QUEENSLAND) PTY LTD

Moved by Cr Toppin

Seconded by Cr Brown

"That Council enter into the attached Second Waste Disposal Contract with SUEZ Recycling & Recovery (Regional Queensland) Pty Ltd and delegate the execution of the contract to the Chief Executive Officer."

CARRIED

CLOSURE OF MEETING

Moved by Cr Graham

Seconded by Cr Wyatt

"That in accordance with Section 275(1)(e) and (h) of the Local Government Regulation 2012, the meeting be closed to the public at 9:46am to discuss matters relative to contracts proposed and other business for which a public discussion would be likely to prejudice the interests of Council or someone else, or enable a person to gain a financial advantage.

CARRIED

OPENING OF MEETING

Moved by Cr Pedersen

Seconded by Cr Brown

"That the meeting be opened at 9:49am."

CARRIED

ITEM-20**TMSC2015-13 MAREEBA WASTEWATER TREATMENT
PLANT UPGRADE - VARIATIONS TO CONTRACT
CONFIDENTIAL**

Moved by Cr Wyatt

Seconded by Cr Toppin

"That Council approve the variations to Contract TMSC2015-13 Mareeba Wastewater Treatment Plant - Design and Construction."

CARRIED**BUSINESS WITHOUT NOTICE****ADHOC1****MAREEBA HOSPITAL**

Moved by Cr Graham

Seconded by Cr Brown

"That Council continues its efforts to ensure that the Mareeba Hospital continues operating with services restored to previous levels and that the Mayor travel to Brisbane again to lobby the Minister on behalf of the community."

CARRIED**NEXT MEETING OF COUNCIL**

The next meeting of Council will be held at 10:00 am on Wednesday 21 June 2017. A Special Meeting to Adopt the Budget will immediately precede this meeting and commence at 9am.

There being no further business, the meeting closed at 9:57 am.

.....
Cr Tom Gilmore
Mayor

APPENDIX 1 - ITEM-4 MACMARD PTY LTD - MATERIAL CHANGE OF USE - MOTOR SHOWROOM - LIGHT (VEHICLE STORAGE YARD) - LOT 83 M35645 & LOT 1 SP245578 - 22 ILUKA STREET & 313-315 BYRNES STREET, MAREEBA - DA/17/0001Department of Infrastructure,
Local Government and PlanningOur reference: SDA-0217-036810
Council reference: DA/17/0001
Applicant reference: Mete - Mareeba

1 March 2017

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

Attn: Carl Ewin

Dear Sir / Madam

Concurrence agency response—with conditions

Material change of use for a motor showroom (vehicle storage yard) on land situated at 22 Iluka Street and 313-315 Byrnes Street, Mareeba and described as Lot 83 on M35645 and Lot 1 on SP245578

(Given under section 285 of the *Sustainable Planning Act 2009*)The referral agency material for the development application described below was received by the Department of Infrastructure, Local Government and Planning under section 272 of the *Sustainable Planning Act 2009* on 3 February 2017 and considered properly referred on 6 February 2017 following payment of the assessment fee.**Applicant details**

Applicant name:	Macmard Pty Ltd
Applicant contact details:	C/- Paul Fagg Town Planner PO Box 1122 MAREEBA QLD 4880 paulf@skybury.com.au

Site details

Street address:	22 Iluka Street and 313-315 Byrnes Street, Mareeba
Lot on plan:	Lot 83 on M35645 and Lot 1 on SP245578
Local government area:	Mareeba Shire Council

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Far North Queensland Regional Office
Ground Floor, Cairns Port Authority
PO Box 2358
Cairns QLD 4870

SDA-0217-036810

Application details

Proposed development: Material change of use for a motor showroom – light (vehicle storage yard)

Aspects of development and type of approval being sought

Nature of Development	Approval Type	Brief Proposal of Description	Level of Assessment
Material Change of Use	Development permit	Material change of use - Motor showroom	Impact Assessment

Referral triggers

The development application was referred to the department under the following provisions of the *Sustainable Planning Regulation 2009*:

Referral trigger Schedule 7, Table 3, Item 1 – State-controlled road

Conditions

Under section 287(1)(a) of the *Sustainable Planning Act 2009*, the conditions set out in Attachment 1 must be attached to any development approval.

Reasons for decision to impose conditions

Under section 289(1) of the *Sustainable Planning Act 2009*, the department must set out the reasons for the decision to impose conditions. These reasons are set out in Attachment 2.

Further advice

Under section 287(6) of the *Sustainable Planning Act 2009*, the department offers advice about the application to the assessment manager—see Attachment 3.

Approved plans and specifications

The department requires that the following plans and specifications set out below and in Attachment 4 must be attached to any development approval.

Drawing/Report Title	Prepared by	Date	Reference no.	Version/Issue
Aspect of development: Material change of use for a motor showroom – light (vehicle storage yard)				
Site Plan: Staff Carpark and Storage Yard	Clark and Prince Pty Ltd	06/02/16	994-WD-01.1	P1
TMR Layout Plan (664 – 0.85km)	Queensland Government Transport and Main Roads	20/05/2016	275/664(500-999)	A

SDA-0217-036810

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

For further information, please contact Patricia Gadsden, Senior Planning Officer, SARA Far North QLD on 4037 3233, or email patricia.gadsden@dilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Brett Nancarrow
Manager (Planning)

cc: Macmard Pty Ltd, C/- Paul Fagg Town Planner, paulf@skybury.com.au
enc: Attachment 1—Conditions to be imposed
Attachment 2—Reasons for decision to impose conditions
Attachment 3—Further advice
Attachment 4—Approved Plans and Specifications

SDA-0217-036810

Our reference: SDA-0217-036810
 Council reference: DA/17/0001
 Applicant reference: Mete - Mareeba

Attachment 1—Conditions to be imposed

No.	Conditions	Condition timing
Material change of use		
Schedule 7, Table 3, Item 1 – State-controlled road —Pursuant to section 255D of the <i>Sustainable Planning Act 2009</i> , the chief executive administering the Act nominates the Director-General of Department of Transport and Main Roads to be the assessing authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):		
1.	The development must be carried out generally in accordance with the following plans: <ul style="list-style-type: none"> • Site Plan: Staff Carpark and Storage Yard prepared by Clark and Prince Pty Ltd, dated 06/02/16, DWG No 994-WD-01.1, Issue P1. • TMR Layout Plan (664 – 0.85km) prepared by Queensland Government Transport and Main Roads, dated 20/05/2016, File Reference 275/664 (500-999), Issue A. 	Prior to the commencement of use and to be maintained at all times.
2.	The development must be generally in accordance with the Material Change of Use – Motor Showroom (Light) Town Planning Report prepared by Paul Fagg Town Planning Consultant, dated 27 January 2017, in particular: Access and Car Parking <ul style="list-style-type: none"> • The Iluka Street property (Lot 83 on M35645) will be utilised for storage of new and trade-in vehicles associated with the car dealership located on Lot 1 on SP245578. • New vehicles are to be unloaded and loaded via Byrnes Street and Lerra Street. • Proposed access to the Iluka Street property (Lot 83 on M35645) for vehicle storage only, is to be via Lerra Street. 	Prior to the commencement of use and to be maintained at all times.

SDA-0217-036810

Our reference: SDA-0217-036810
Council reference: DA/17/0001
Applicant reference: Mete - Mareeba

Attachment 2—Reasons for decision to impose conditions

The reasons for this decision are:

- To ensure the development is carried out generally in accordance with the plans of development submitted with the application.
- To ensure the development provides appropriate access and car parking to minimise impact to the state-controlled road.
- To ensure the road access location to the state-controlled road from the site does not compromise the safety and efficiency of the state-controlled road.
- To ensure the development achieves the outcomes in Module 19.1 – Access to state-controlled roads state code in the State Development Assessment Provisions version 1.10.

SDA-0217-036810

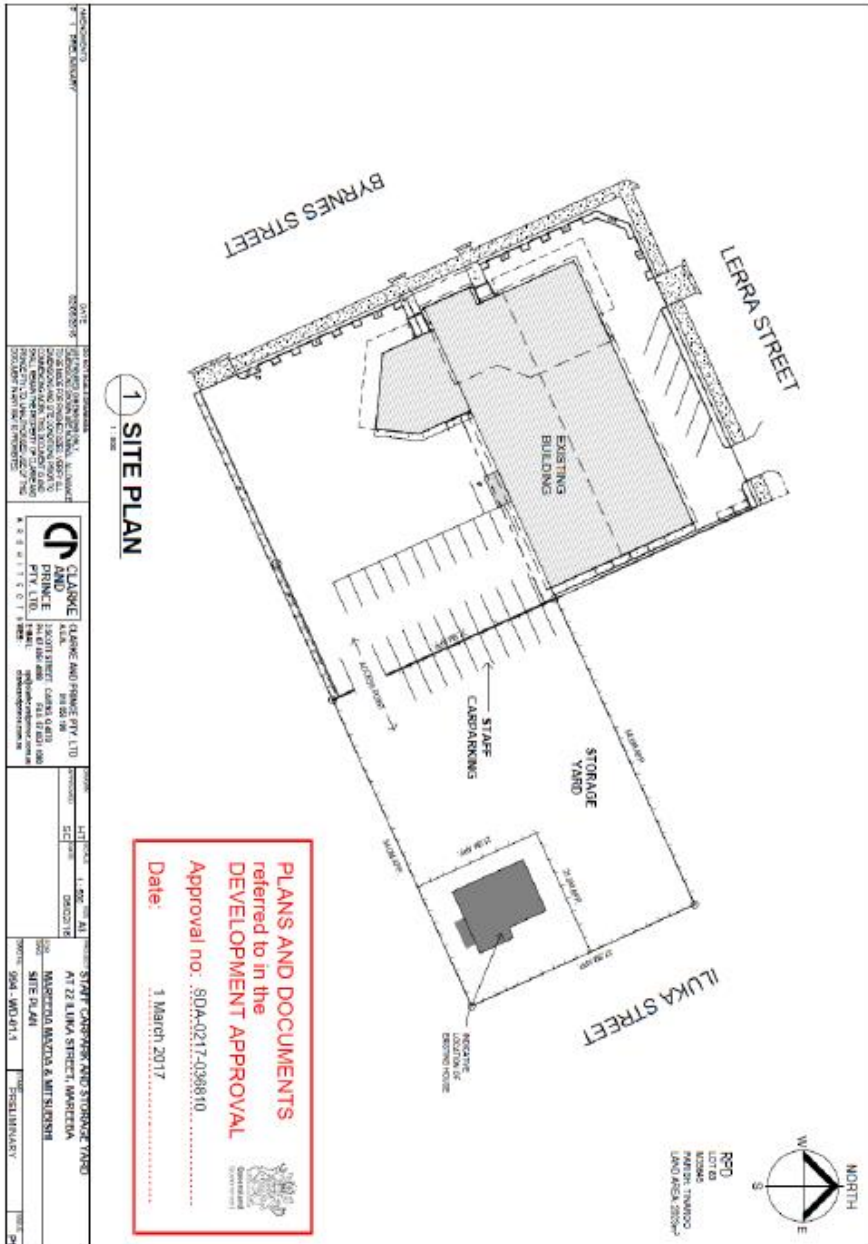
Our reference: SDA-0217-036810
Council reference: DA/17/0001
Applicant reference: Mete - Mareeba

Attachment 3—Further advice

General advice	
Ref.	Advertising Device
1.	<p>A local government should obtain advice from the Department of Transport and Main Roads (DTMR) if it intends to approve the erection, alteration or operation of an advertising sign or another advertising device that would be visible from a state-controlled road, and beyond the boundaries of the state-controlled road, and reasonably likely to create a traffic hazard for the state-controlled road.</p> <p>Note: DTMR has powers under section 139 of the <i>Transport Operations (Road Use Management - Accreditation and Other Provisions) Regulation 2015</i> to require removal or modification of an advertising sign and / or a device which is deemed that it creates a danger to traffic.</p>

Our reference: SDA-02-17-028810
 Council reference: DA17/0001
 Applicant reference: Mee - Mareeba

Attachment 4—Approved plans and specifications



Department of Infrastructure, Local Government and Planning

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APPENDIX 2 - ITEM-8 AERODROME FEES & CHARGES 2017/2018
2017/2018 Aerodrome Fees & Charges

Landing Fees (Mareeba and Chillagoe)	Per	GST Applies	Approved Fees 2017/18
Fixed Wing Aircraft and Helicopters (empty weight) less than 2,000kg	Landing	Yes	\$5.00
Fixed Wing Aircraft (empty weight) 2,000kg to 5,700kg	Landing	Yes	\$10.00
Helicopters (empty weight) 2,000kg to 5,700kg	Landing	Yes	\$7.00
Fixed Wing Aircraft and helicopters (empty weight) greater than 5,700kg	Landing	Yes	\$15.00
Repetitive Operations 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 2,000kg	Annum	Yes	\$2,000.00
Annualised landing fees at Mareeba Airport for aircraft utilised in flight training between 2,000kg and 5,700kg	Annum	Yes	\$4,000.00
Grassed Areas Parking - Mareeba Only (No tie-downs)			
Mareeba Parking - per year less than 5,700kg. On application to be paid in advance for 12 month period direct to MSC	Year	Yes	\$400.00
Mareeba Parking less than 5,700kg	Day	Yes	\$2.00
Mareeba Parking of aircraft 5,700kg and above	Day or part thereof	Yes	\$20.00
Hardstand Parking and Tie-downs - Mareeba Only			
Mareeba Parking - per year less than 5,700kg. On application to be paid in advance for 12 month period direct to MSC	Year	Yes	\$600.00
Mareeba Parking less than 5,700kg	Day	Yes	\$3.00
Mareeba Parking of aircraft 5,700kg and above	Day or part thereof	Yes	\$30.00

APPENDIX 3 - ITEM-9
RURAL ADDRESSING FEES & CHARGES 2017/2018

Fee Number	Fee Description	Unit	GST Status	Proposed Fee 2017/2018	Cost Recovery Status Under s97(2) Local Government Act 2009	Act or Local Law
F0621	New Rural Address	request	GST	\$295.00		S 262(B)(c) Local Government Act 2009
F0622	Replacement Rural Address	item	GST	\$255.00		S 262(B)(c) Local Government Act 2009
F0623	Replacement Number	item	GST	\$3.50		S 262(B)(c) Local Government Act 2009
F0625	Replacement Number Sleeve	item	GST	\$28.00		S 262(B)(c) Local Government Act 2009
F0627	Replacement Post	item	GST	\$13.50		S 262(B)(c) Local Government Act 2009

APPENDIX 4 - ITEM-10 2017- 2018 BUILDING AND PLUMBING FEES AND CHARGES

Fee Description	Unit	GST Status	Fees Consolidated	Cost Recovery Status Under s97(2) Local Government Act 2009	Act or Local Law
Inspection Fees					
Inspection Costs (Class 1 and 10 Buildings)					
One inspection cost for all locations	inspection	GST	\$200.00	e	s 51(2) Building Act 1975
Inspection Costs (Class 2 - 9 Buildings)					
One inspection cost of all locations	inspection	GST	\$260.00	e	s 51(2) Building Act 1975
Class 1a - New Dwelling					
Application	application	NO GST		a	s 51(2) Building Act 1975
Assessment	assessment	GST		e	s 51(2) Building Act 1975
Inspections x 4 minimum	inspection	GST	\$1,370.00	e	s 51(2) Building Act 1975
Class 1a - Additions/Alterations - Extension to Dwellings etc.					
Application	application	NO GST		a	s 51(2) Building Act 1975
Assessment	assessment	GST		e	s 51(2) Building Act 1975
Inspections x 4 minimum	inspection	GST	\$1,250.00	e	s 51(2) Building Act 1975
Class 10a - Patios and Roofed Decks					
Application	application	NO GST		a	s 51(2) Building Act 1975
Assessment	assessment	GST		e	s 51(2) Building Act 1975
Inspections x 1 minimum	inspection	GST	\$550.00	e	s 51(2) Building Act 1975
Class 10 - Garage, Carport, Shed or the like - Greater than 18m2					
Application	application	NO GST		a	s 51(2) Building Act 1975
Assessment	assessment	GST		e	s 51(2) Building Act 1975
Inspections x 1 minimum	inspection	GST	\$550.00	e	s 51(2) Building Act 1975
Class 10 - Garage, Shed or the Like Under 18m2, Open Carports max. area 36sqm					
Application	application	NO GST		a	s 51(2) Building Act 1975
Inspections x 1 minimum	inspection	GST	\$210.00	e	s 51(2) Building Act 1975
Temporary Structure					
Application	application	NO GST		a	s 51(2) Building Act 1975
Assessment	assessment	GST		e	s 51(2) Building Act 1975
Inspections x 1 minimum	inspection	GST	\$545.00	e	s 51(2) Building Act 1975
Temporary Accommodation Permit					
Assessment	assessment	NO GST		a	Local Law No.1
Inspections x 1 minimum (If necessary)	inspection	GST	\$290.00	a	Local Law No.1
Temporary Accommodation Renewal					
Assessment	assessment	NO GST	\$75.00	a	Local Law No.1
Class 1a - Minor Alterations e.g. Building Repairs					
Application	application	NO GST		a	s 51(2) Building Act 1975
Assessment	assessment	GST		e	s 51(2) Building Act 1975
Inspections x 1 minimum	inspection	GST	\$430.00	e	s 51(2) Building Act 1975
Amendment to Application Class 1 & 10 (Inspections Not Included)					
Application	application	NO GST		a	s 51(2) Building Act 1975
Assessment	assessment	GST		e	s 51(2) Building Act 1975
Inspections (if required)	inspection	GST	\$465.00	e	s 51(2) Building Act 1975
Extension of Time or Renewal of Building Approval - Domestic & Commercial Administration					
Administration	application	GST	\$75.00	a	s 51(2) Building Act 1975
Extension of Time or Renewal of Building Approval - Submitted by a Private Certifier Administration					
Administration	application	GST	\$75.00	a	s 51(2) Building Act 1975
Amendment to Application Class 2 to 9 (Inspections Not Included)					
Application	application	NO GST		a	s 51(2) Building Act 1975
Assessment	assessment	GST	\$440.00	e	s 51(2) Building Act 1975

Fee Description	Unit	GST Status	Fees Consolidated	Cost Recovery Status Under s97(2) Local Government Act 2009	Act or Local Law
Class 10a - Mausoleum Application Assessment Inspections x 4 minimum	application assessment inspection	NO GST GST GST	\$1,215.00	a e e	s 51(2) Building Act 1975 s 51(2) Building Act 1975 s 51(2) Building Act 1975
Class 2 to 9 - Up to but not Including 500m2 Application Assessment Inspections x 4	application assessment inspection	NO GST GST GST	\$2,156.00	a e e	s 51(2) Building Act 1975 s 51(2) Building Act 1975 s 51(2) Building Act 1975
Class 2 to 9 - 500m2 and Greater Application Assessment POA Inspections	application assessment inspection	NO GST GST GST	\$340.00 POA \$260.00	a e e	s 51(2) Building Act 1975 s 51(2) Building Act 1975 s 51(2) Building Act 1975
Class 2 to 9 - Additions/Alterations to Commercial Buildings Application Assessment Inspections x 1 minimum	application assessment inspection	NO GST GST GST	\$880.00	a e e	s 51(2) Building Act 1975 s 51(2) Building Act 1975 s 51(2) Building Act 1975
Class 5, 6, 7, 8, 9 - Fit Outs - Non Structural Building Work Application Assessment Inspections (depending on location) x 1 minimum	application assessment inspection	NO GST GST GST	\$610.00	a e e	s 51(2) Building Act 1975 s 51(2) Building Act 1975 s 51(2) Building Act 1975
Class 10b - Retaining Walls Application Assessment Inspections x 1 minimum	application assessment inspection	NO GST GST GST	\$495.00	a e e	s 51(2) Building Act 1975 s 51(2) Building Act 1975 s 51(2) Building Act 1975
Class 10b - Swimming Pools, Spas, Above Ground Swimming Pools Application Assessment Inspections x 1 minimum Temporary Fence Inspections x 1 minimum	application assessment inspection inspection	NO GST GST GST GST	\$435.00	a e e e	s 51(2) Building Act 1975 s 51(2) Building Act 1975 s 51(2) Building Act 1975 s 51(2) Building Act 1975
Swimming Pool Compliance Inspection Assessment Inspections x 1 minimum	assessment inspection	GST GST	\$345.00	e e	s 51(2) Building Act 1975 s 51(2) Building Act 1975
Swimming Pool Compliance Certificate Renewal Assessment Inspection x 1 <i>Re-inspection Fee will be charged if necessary</i>	assessment inspection	GST GST	\$280.00	e e	s 51(2) Building Act 1975 s 51(2) Building Act 1975
Class 1a - Additions/Alterations - Re-roof or Re-stump Application Assessment Inspections x 1	application assessment inspection	NO GST GST GST	\$445.00	a e e	s 51(2) Building Act 1975 s 51(2) Building Act 1975 s 51(2) Building Act 1975
Change of Builder Notification Notification	application	NO GST	\$65.00	e	s 51(2) Building Act 1975
Class 10b - Fences, Rainwater Tank, Pervious Shade Sail or the like Application Assessment Inspections x 1 minimum	application assessment inspection	NO GST GST GST	\$435.00	a e e	s 51(2) Building Act 1975 s 51(2) Building Act 1975 s 51(2) Building Act 1975
Special structures - (hoardings and gantries, towers, cranes etc.) Application Assessment Inspections x 1 minimum	application assessment inspection	NO GST GST GST	\$570.00	a e e	s 51(2) Building Act 1975 s 51(2) Building Act 1975 s 51(2) Building Act 1975
BOND APPLICABLE to structure over Council footpaths - (refundable) \$1,000	application	NO GST	\$1,000.00		s 262(3)(i) Local Government Act 2009

Fee Description	Unit	GST Status	Fees Consolidated	Cost Recovery Status Under s97(2) Local Government Act 2009	Act or Local Law
Advertising Signs Application Assessment Inspections x 1 minimum	application assessment inspection	NO GST GST GST	\$535.00	a e e	s 51(2) Building Act 1975 s 51(2) Building Act 1975 s 51(2) Building Act 1975
Bushfire Assessment Application Assessment Inspections x 1 minimum	application assessment inspection	NO GST GST GST	\$495.00	a e e	s 51(2) Building Act 1975 s 51(2) Building Act 1975 s 51(2) Building Act 1975
Siting Dispensation - includes report Application Assessment Inspections x 1 minimum	application assessment inspection	NO GST GST GST	\$460.00	a e e	s 51(2) Building Act 1975 s 51(2) Building Act 1975 s 51(2) Building Act 1975
Private Certifier Lodgement Class 1 and 10 - Non Commercial Application	application	NO GST	\$165.00	a	s 51(2) Building Act 1975
Private Certifier Lodgement - Class 2 to 9 - Commercial Developments Application	application	NO GST	\$340.00	a	s 51(2) Building Act 1975
Demolition All Classes (Excluding Plumbing) Application Assessment Inspections x 1 minimum	application assessment inspection	NO GST GST GST	\$490.00	a e e	s 51(2) Building Act 1975 s 51(2) Building Act 1975 s 51(2) Building Act 1975
Pre-inspection for Relocation of structure - preliminary approval Application Assessment Inspections x 1 minimum <i>Please note additional charge for out of Shire inspections</i>	application assessment inspection	NO GST GST GST	\$500.00	a e e	s 51(2) Building Act 1975 s 51(2) Building Act 1975 s 51(2) Building Act 1975
Road Transport Bond BOND APPLICATION (refundable) \$5,000	application	NO GST	\$5,000.00		s 262(3)(c) Local Government Act 2009
Re-Establishment Bond BOND APPLICABLE (refundable) \$10,000 - \$25,000	application	NO GST	10% of re establishment costs		s 262(3)(c) Local Government Act 2009
Preliminary approval Class 1 to 10 Application Assessment (charge 30% of fee as per normal schedule) Inspections x 1 minimum if required	application assessment inspection	NO GST GST GST	\$145.00 Assessment Charge is 30% of fee as per schedule fee for new building \$200.00	a e e	s 51(2) Building Act 1975 s 51(2) Building Act 1975 s 51(2) Building Act 1975
Preliminary approval (commercial) Application Assessment (charge 30% of fee as per normal schedule) Inspections x 1 minimum if required	application assessment inspection	NO GST GST GST	\$340.00 Assessment Charge is 30% of fee as per schedule fee for new building \$220.00	a e e	s 51(2) Building Act 1975 s 51(2) Building Act 1975 s 51(2) Building Act 1975
Inspection For Fire Safety Compliance Assessment including report depending on complexity POA Inspections x 1 minimum	assessment inspection	GST GST	POA \$200.00	e e	s 51(2) Building Act 1975 s 51(2) Building Act 1975
Assessment of Alternate Solution Assessment	assessment	GST	POA	e	s 51(2) Building Act 1975

Fee Description	Unit	GST Status	Fees Consolidated	Cost Recovery Status Under s97(2) Local Government Act 2009	Act or Local Law
Certificate of Classification (if not previously issued) Application Inspections (depending on location) x 1 minimum	application	NO GST	POA POA	a e	s 51(2) Building Act 1975 s 51(2) Building Act 1975
Copy of Certificate of Classification or Final Inspection Certificate Administration	application	NO GST	\$45.00	c	s 51(2) Building Act 1975
Building Record Search - (Domestic and Commercial) Administration	application	NO GST	\$130.00	c	s 51(2) Building Act 1975
View building/plumbing file at counter Administration	application	NO GST	\$35.00	c	s 51(2) Building Act 1975
Building Record Search - including site inspection - (Domestic and Commercial) Building File Information Only Building File Summary and Plans Building File Inspection	search search inspection	NO GST NO GST NO GST	\$50.00 \$130.00 \$200.00	c c c	s 51(2) Building Act 1975 s 51(2) Building Act 1975 s 51(2) Building Act 1975
Plumbing Application Fee Inspection Costs One inspection cost for all locations	application	NO GST	\$190.00	e	s 85, 86 Plumbing & Drainage Act 2002
Miscellaneous Inspection (e.g. Non-Approved Work/Re-inspection or Additional Inspection) Inspection x 1 minimum	inspection	NO GST	\$190.00	e	s 85, 86 Plumbing & Drainage Act 2002
Minor Plumbing works, modifications to Existing Plumbing and Drainage Application Assessment Inspection x 1 minimum	application assessment inspection	NO GST NO GST NO GST	\$345.00	a e e	s 85, 86 Plumbing & Drainage Act 2002 s 85, 86 Plumbing & Drainage Act 2002 s 85, 86 Plumbing & Drainage Act 2002
Minor Plumbing Connection (Domestic 10a sheds) Application Assessment Inspection x 2 minimum	application assessment inspection	NO GST NO GST NO GST	\$565.00	a e e	s 85, 86 Plumbing & Drainage Act 2002 s 85, 86 Plumbing & Drainage Act 2002 s 85, 86 Plumbing & Drainage Act 2002
Town Sewer Connection (Domestic and Commercial) Application \$18.00 per fixture (minimum \$90) Inspections x 4 minimum	application assessment inspection	NO GST NO GST NO GST	\$935.00	a e e	s 85, 86 Plumbing & Drainage Act 2002 s 85, 86 Plumbing & Drainage Act 2002 s 85, 86 Plumbing & Drainage Act 2002
Installation of on site disposal system (in connection with building permit) Application Assessment Site & Soil Report Assessment per fixture \$18.00 per fixture (minimum \$90) Inspections x 4 minimum	application assessment assessment inspection	NO GST NO GST NO GST NO GST	\$1,025.00	a e e e	s 85, 86 Plumbing & Drainage Act 2002 s 85, 86 Plumbing & Drainage Act 2002 s 85, 86 Plumbing & Drainage Act 2002 s 85, 86 Plumbing & Drainage Act 2002
Installation of on site disposal system when stand alone application Application Assessment Site & Soil Report Inspections x 2 minimum	application assessment inspection	NO GST NO GST NO GST	\$555.00	a e e	s 85, 86 Plumbing & Drainage Act 2002 s 85, 86 Plumbing & Drainage Act 2002 s 85, 86 Plumbing & Drainage Act 2002
Commercial shop fit out Application Assessment per fixture \$18.00 per fixture (minimum \$90) Inspections x 3 minimum	application assessment inspection	NO GST NO GST NO GST	\$745.00	a e e	s 85, 86 Plumbing & Drainage Act 2002 s 85, 86 Plumbing & Drainage Act 2002 s 85, 86 Plumbing & Drainage Act 2002
Additional/Alterations to plumbing fixtures - existing drainage connection Application Assessment per fixture \$18.00 per fixture (minimum \$90) Inspections x 2 minimum	application assessment inspection	NO GST NO GST NO GST	\$555.00	a e e	s 85, 86 Plumbing & Drainage Act 2002 s 85, 86 Plumbing & Drainage Act 2002 s 85, 86 Plumbing & Drainage Act 2002
Replacement of land application area Application Assessment Site & Soil Report Inspections x 1 minimum	application assessment inspection	NO GST NO GST NO GST	\$365.00	a e e	s 85, 86 Plumbing & Drainage Act 2002 s 85, 86 Plumbing & Drainage Act 2002 s 85, 86 Plumbing & Drainage Act 2002

Fee Description	Unit	GST Status	Fees Consolidated	Cost Recovery Status Under s97(2) Local Government Act 2009	Act or Local Law
Disconnection from Council Sewer System					
Application	application	NO GST		a	s 85, 86 Plumbing & Drainage Act 2002
Assessment	assessment	NO GST		e	s 85, 86 Plumbing & Drainage Act 2002
Inspections x 1 minimum	inspection	NO GST	\$365.00	e	s 85, 86 Plumbing & Drainage Act 2002
Connection to Council sewerage system					
Application	application	NO GST		a	s 85, 86 Plumbing & Drainage Act 2002
Assessment per fixture \$18.00 per fixture (minimum \$90)	assessment	NO GST		e	s 85, 86 Plumbing & Drainage Act 2002
Inspections x 2 minimum	inspection	NO GST	\$555.00	e	s 85, 86 Plumbing & Drainage Act 2002
Provide copy of "as constructed" file					
Administration	application	NO GST	\$20.00	c	s 85, 86 Plumbing & Drainage Act 2002
Amendment to Drainage Plan					
Application	application	NO GST		a	s 85, 86 Plumbing & Drainage Act 2002
Assessment per fixture \$18.00 per fixture (minimum \$90)	application	NO GST	\$140.00	e	s 85, 86 Plumbing & Drainage Act 2002
Change of Plumber					
Notification	application	NO GST	\$60.00	e	s 85, 86 Plumbing & Drainage Act 2002
On Site Sewerage Facility - Domestic					
Annual Administration Fee	year	NO GST		e	s 85, 86 Plumbing & Drainage Act 2002
Non compliance Fee	occurrence	NO GST	\$100.00	e	s 85, 86 Plumbing & Drainage Act 2002
Non compliance Fee for water quality test failure and sample analysis fee cost + 0.5 admin	occurrence	NO GST	at cost + 5%	e	s 85, 86 Plumbing & Drainage Act 2002
Inspections x 2 minimum	inspection	NO GST	\$370.00	e	s 85, 86 Plumbing & Drainage Act 2002
On Site Concurrence Agency					
Assessment	assessment	NO GST	\$90.00	e	s 85, 86 Plumbing & Drainage Act 2002
Installation of Solar Hot Water Systems under State Govt rebate scheme or Fee set by State Govt					
Application	application	NO GST	\$30.00	a	s 85, 86 Plumbing & Drainage Act 2002
Back flow prevention device					
Annual Administration Fee	application	NO GST	\$50.00	e	s 85, 86 Plumbing & Drainage Act 2002
Non compliance Fee	occurrence	NO GST	\$100.00	e	s 85, 86 Plumbing & Drainage Act 2002
Non compliance Fee for water quality test failure and sample analysis fee cost + 0.5 admin	occurrence	NO GST	at cost + 5%	e	s 85, 86 Plumbing & Drainage Act 2002
Inspections 2 minimum	inspection	NO GST	\$380.00	e	s 85, 86 Plumbing & Drainage Act 2002

APPENDIX 5 - ITEM-11 2017/2018 VISITOR INFORMATION CENTRE TOURISM BROCHURE DISPLAY FEES AND CHARGES

Fee Type	Fee Amount
Annual Visitor Information Centre Tourism Brochure Display Fees	
Yearly fee	\$140.00
3 quarters	\$105.00
2 quarters	\$70.00
1 quarter	\$35.00
Annual Additional Visitor Information Centre Tourism Brochure Display Fees	
Yearly fee	\$65.00
3 quarters	\$48.75
2 quarters	\$32.50
1 quarter	\$16.25