
ORDINARY COUNCIL MEETING

**MINUTES OF PROCEEDINGS OF THE ORDINARY MEETING OF THE
TOWNSVILLE CITY COUNCIL HELD AT THE COUNCIL CHAMBERS, 103 WALKER
STREET ON TUESDAY 24 APRIL 2012 COMMENCING AT 9.00AM**

PRESENT: The Mayor, Councillor L Tyrell, Chair
Councillor B Hewett
Councillor A Parsons
Councillor J Lane
Councillor T Roberts
Councillor V Veitch
Councillor N Marr
Councillor D Bell
Councillor D Last
Councillor J Hill
Councillor S Blom
Councillor R Gartrell

The meeting was opened with prayer delivered by Reverend Simon Hattrell of the Anglican Church of the Ascension.

CONFIRMATION of MINUTES:

It was moved by Councillor D Last, seconded by Councillor V Veitch:

“that the Minutes of the Ordinary Meeting held on 27 March 2012 be confirmed.”

CARRIED

DECLARATIONS of MATERIAL PERSONAL INTEREST and CONFLICTS OF INTEREST

1. The Mayor, Councillor L Tyrell declared a potential conflict of interest on behalf of himself and Councillors R Gartrell, D Bell, B Hewett, A Parsons, J Lane, V Veitch, N Marr, D Last and S Blom in regards to items 9 and 12 of the Planning and Economic Development Committee Report as Brazier Motti donated to the Team Tyrell election campaign.

PETITIONS

1. Councillor V Veitch – Petition – Kite Boarding at Cape Pallarenda

Councillor V Veitch tabled a petition from residents requesting that Kite Boarding at Cape Pallarenda be restricted to the southern side of Three Mile Creek and that any commercial permits for operations to the north of Three Mile Creek on Pallarenda Beach be reviewed.

The petition was referred to the relevant Division for consideration.

2. Councillor V Veitch – Petition – Opposition to housing development in Town Common, between Hugh Street houses, Castle Hill PCYC and Garbutt housing

Councillor V Veitch tabled a petition from residents of West End and Garbutt outlining residents' opposition to the housing development in the Town Common, between the Hugh Street houses, Castle Hill PCYC and Garbutt housing.

The petition was referred to the relevant Division for consideration.

ORDINARY COUNCIL

1 Report - Infrastructure Committee - 10 April 2012

Tuesday 10 April 2012 at 9.00am

ITEMS 1 TO 3

PRESENT: Councillor B Hewett, Chair
Councillor S Blom
Councillor T Roberts
Councillor J Hill
Councillor D Bell
Councillor D Last
The Mayor, Councillor L Tyrell (as indicated)

OBSERVERS: Councillor A Parsons
Councillor V Veitch

A OPENING of MEETING

The Chair, Councillor B Hewett declared the meeting open at 9.00 am.

B APOLOGIES and LEAVE OF ABSENCE

There were no apologies or leave of absence.

C DECLARATIONS of MATERIAL PERSONAL INTEREST and CONFLICTS OF INTEREST

There were no declarations of material personal interest or conflicts of interest.

D DEPUTATIONS

There were no deputations.

The Mayor, Councillor L Tyrell took a seat in the Chambers during the following item.

TECHNICAL SERVICES

1 Technical Services - Request access to Peggy Banfield Park at Bushland Beach from Lionel Turner Drive

Authorised by >> Director Infrastructure Services
Date >> 28 March 2012

Executive Summary >>

Council received a petition containing 67 signatures at its meeting on 28 February 2012, requesting council to construct the access to Peggy Banfield Park at Bushland Beach from Lionel Turner Drive.

The petition is from the members, families and friends of the North Thuringowa Rugby League Club who are seeking a new driveway to overcome access and safety issues with the current driveway off Mount Low Parkway.

Officer's Recommendation >>

That council advise the North Thuringowa Rugby League Club that it does not support the construction of a new entrance for Peggy Banfield Park at this point in time.

However, council will upgrade the existing entrance off Mount Low Parkway to improve the safety and capacity of access and egress.

Upgrading works would include:

- (i) create a break in the double white line centreline on Mount Low Parkway opposite the entrance to Peggy Banfield Park;
- (ii) widen the existing driveway access to the Park to provide an extra exit lane, and
- (iii) line mark the pavement between the bus stop and the Park entrance with turning arrows to deter parking.

Committee Recommendation >>

That the Officer's Recommendation be adopted.

CONFIDENTIAL ITEMS

It was moved by Councillor D Last, seconded by Councillor D Bell:

"that the committee RESOLVE to close the meeting in accordance with Sections 72(1)(f) and (e) of the *Local Government (Operations) Regulation 2010* which permits the meeting to be closed to the public for business relating to the following:

- (f) starting or defending legal proceedings involving the acquisition of an easement for drainage purposes (item 2); and
- (e) contracts proposed to be made by it (item 3)."

CARRIED

The committee discussed the items.

It was moved by Councillor D Last, seconded by Councillor S Blom:

"that the committee RESOLVE to open the meeting."

CARRIED

2 Technical Services - Drainage easement acquisition in Newell Court, Mount Low

Authorised by >> Director Infrastructure Services
Date >> 28 March 2012

Executive Summary >>

Council has received a number of drainage complaints in the Newell Court area of Mount Low. The problem is due to the lack of a suitable treatment given to the drainage from the roadway which is flowing through a property and causing erosion issues.

A concept has been developed that involves the formalisation of a drainage path through the property which requires the acquisition of a drainage easement. To allow these works to be considered for future funding this report recommends the acquisition of a drainage easement across this property in Lot 37 SP171434.

Officer's Recommendation >>

1. That the report/attachment be deemed a confidential document and be treated as such in accordance with sections 171 and 200 (9) of the *Local Government Act 2009* and that the document remain confidential unless council decides otherwise by resolution.
2. That council acquire a five metre wide drainage easement along the eastern boundary of Lot 37 SP171434.

Committee Recommendation >>

That the Officer's Recommendation be adopted.

3 Construction and Maintenance - T6522 - Stormwater Underground Pipe Reline Contract 2011-12

Authorised by >> Director Infrastructure Services
Date >> 28 March 2012

Executive Summary >>

Council has identified a need to reline four stormwater lines based on closed circuit television condition reports.

Work under this contract will involve stormwater pipe preparatory works such as cleaning and repairs followed by relining using trenchless technologies in order for the asset to regain its functionality.

Officer's Recommendation >>

1. That the report/attachment be deemed a confidential document and be treated as such in accordance with sections 171 and 200 (9) of the *Local Government Act 2009* and that the document remain confidential unless council decides otherwise by resolution.
2. That Tender T6522 - Stormwater Underground Pipe Reline Contract 2011-12 be awarded to Interflow Pty Ltd under schedule of rates contract with an estimated value of \$208,490.95, with a contingency for possible variations arising under the contract to a value of \$250,000 inclusive of GST.

Committee Recommendation >>

That the Officer's Recommendation be adopted.

E CONSIDERATION OF BUSINESS NOTIFIED BY A COUNCILLOR

There was no business notified by a Councillor.

F CONSIDERATION OF NOTIFIED MOTIONS

There were no notified motions.

G QUESTIONS/GENERAL BUSINESS

(i) Road repairs at corner of Elena Street and Mandalay Avenue, Magnetic Island

Councillor J Hill raised queries with regards to the road repairs undertaken recently at the corner of Elena Street and Mandalay Avenue, Magnetic Island.

The Executive Manager Construction and Maintenance responded to the queries raised.

(ii) Traffic conditions Mt Low Parkway

Councillor S Blom raised concerns with regards to traffic conditions at Mt Low Parkway.

The Manager Engineering Services and the Executive Manager Construction and Maintenance responded to the concerns raised which included information on the safety audits.

The Chair, Councillor B Hewett declared the meeting closed at 9.25am.

**COUNCILLOR B HEWETT
CHAIR**

Councillor J Hill referred to General Business item (i) - Road repairs at corner of Elena Street and Mandalay Avenue, Magnetic Island, and expressed her dissatisfaction with the road works along Mandalay Avenue and requested the Director Infrastructure Services report to the new council on this matter.

The Director Infrastructure Services advised that the matter will be investigated and a report provided to council.

It was moved by Councillor B Hewett, seconded by Councillor T Roberts:

"that the report of the Infrastructure Committee meeting held on 10 April 2012 be received and the recommendations contained therein be adopted."

CARRIED

2 Report - Commercial Businesses Committee - 10 April 2012

Tuesday 10 April 2012 at 11.00am

ITEMS 1 TO 2

PRESENT: The Mayor, Councillor L Tyrell, Chair
Councillor B Hewett
Councillor A Parsons
Councillor V Veitch
Councillor D Last
Councillor R Gartrell
Councillor N Marr

OBSERVERS: Councillor S Blom
Councillor J Hill

A OPENING of MEETING

The Chair, the Mayor, Councillor L Tyrell declared the meeting open at 11.00am.

B APOLOGIES and LEAVE OF ABSENCE

There were no apologies or leave of absence declared.

C DECLARATIONS of MATERIAL PERSONAL INTEREST and CONFLICTS OF INTEREST

There were no declarations of Material Personal Interest and Conflicts of Interest.

D DEPUTATIONS

There were no Deputations.

CONFIDENTIAL ITEMS

It was moved by Councillor V Veitch, seconded by Councillor N Marr:

"that the committee RESOLVE to close the meeting in accordance with sections 72(1)(e) and (c) of the *Local Government (Operations) Regulation 2010* which permits the meeting to be closed to the public for business relating to the following:

- (e) contracts proposed to be made by it (item 1); and
- (c) the local government's budget (item 2)."

CARRIED

The committee discussed the items.

It was moved by Councillor B Hewett, seconded by Councillor V Veitch:

"that the committee RESOLVE to open the meeting."

CARRIED

1 Programs and Technical Support - Revised tender evaluation - T6477 - Green Waste Processing at Townsville City Council Waste Landfill Sites

Authorised by >> Director Commercial Businesses
Date >> 27 March 2012

Executive Summary >>

Contract T6477 'Green Waste Processing at Townsville City Council Waste Landfill Sites' was awarded on 1 March 2012 to the Tropical Mulch Group. After accepting this tender the Tropical Mulch Group advised council that they had sold their trading name and provided new company details as Gold Coast Mulching Services. Council was later notified that Tropical Mulch Group entered into receivership on 6 March 2012 and in turn council issued a Show Cause Notice to Gold Coast Mulching Services on 16 March 2012 to terminate the contract.

It is recommended the contract be awarded to the second best performing company during the tender assessment process.

Officer's Recommendation >>

1. That the report/attachment be deemed a confidential document and be treated as such in accordance with sections 171 and 200 (9) of the *Local Government Act 2009* and that the document remain confidential unless council decides otherwise by resolution.
2. That council award tender T6477 - Green Waste Processing at Townsville City Council Waste Landfill Sites to ARG Trees (Aegina Pty Ltd) in accordance with their offered schedule of rates as detailed in the report.

Committee Recommendation >>

That the Officer's Recommendation be adopted.

2 Commercial Performance - Monthly Report Card - March 2012

Authorised by >> Director Commercial Businesses
Date >> 27 March 2012

Executive Summary >>

Commercial Businesses monthly report card containing year to date operating results for 2011/12 is submitted for the month of March 2012.

Officer's Recommendation >>

1. That the report/attachment be deemed a confidential document and be treated as such in accordance with sections 171 and 200 (9) of the *Local Government Act 2009* and that the document remain confidential unless council decides otherwise by resolution.
2. That council note the report card from Commercial Businesses for the month of March 2012.

Committee Recommendation >>

1. That the Officer's Recommendation be adopted.
2. That Councillor N Marr be provided with the reported incidents of sewerage overflows in Whitsunday Drive.
3. That Councillor J Hill be provided with the reported incidents of sewerage overflows in Townsville.

E CONSIDERATION OF BUSINESS NOTIFIED BY A COUNCILLOR

There was no business notified by a Councillor.

F CONSIDERATION OF NOTIFIED MOTIONS

There were no notified motions.

G QUESTIONS/GENERAL BUSINESS

(i) Request for Update on Aplins Weir Tender

Councillor J Hill requested an update on the Aplins Weir Tender.

The Director Commercial Businesses provided the update.

The Chair, the Mayor, Councillor L Tyrell declared the meeting closed at 11.18am.

**THE MAYOR, COUNCILLOR L TYRELL
CHAIR**

It was moved by the Mayor, Councillor L Tyrell, seconded by Councillor B Hewett:

“that the report of the Commercial Businesses Committee meeting held on 10 April 2012 be received and the recommendations contained therein be adopted.”

CARRIED

3 Report - Planning and Economic Development Committee - 11 April 2012

Wednesday 11 April 2012 at 9.00am

ITEMS 1 TO 13

PRESENT: The Mayor, Councillor L Tyrell, Chair
Councillor A Parsons
Councillor J Lane
Councillor B Hewett
Councillor V Veitch
Councillor D Bell
Councillor R Gartrell

OBSERVERS: Councillor S Blom
Councillor D Last

A OPENING of MEETING

The Chair, Councillor L Tyrell, declared the meeting open at 9.00 am.

B APOLOGIES and LEAVE OF ABSENCE

There were no apologies or leave of absences.

C DECLARATIONS of MATERIAL PERSONAL INTEREST and CONFLICTS OF INTEREST

1. The Mayor, Councillor L Tyrell declared a potential conflict of interest on behalf of himself and Councillors R Gartrell, D Bell, B Hewett, A Parsons, J Lane and V Veitch in regards to items 9 and 12, as Brazier Motti donated to the Team Tyrell election campaign.

D DEPUTATIONS

There were no Deputations.

ADMINISTRATIVE GOVERNANCE UNIT

- 1 New Planning and Environment Court No. 5175 of 2011, Originating Application filed by DTMR v Patrick & Hansen Pty Ltd and TCC, AP12/0006, 11609006, Wagner Street and Bruce Highway, Deeragun**
-

Authorised by >> Director Planning and Development
Date >> 15 March 2012

Executive Summary >>

The Department of Transport and Main Roads lodged an originating application in the Planning and Environment Court on 21 December 2011 against Patrick & Hansen Pty Ltd and Townsville City Council seeking a declaration and orders in relation to Thuringowa City Council's development approval for reconfiguring a lot (Innes Estate) dated 25 May 2005.

Officer's Recommendation >>

That council resolve to:

1. defend the Planning and Environment Court No. 5175/11; and
2. delegate authority to the Chief Executive Officer to settle the Planning and Environment Court application, out of court, in the event that a mutually acceptable settlement emerges relating to the above matter.

Committee Recommendation >>

That the Officer's Recommendation be adopted.

2 New Planning and Environment Court No. 90 of 2012, Originating Application file by Christian Outreach Centre v TCC and DTMR, AP12/0005, 10812005, 521 Hervey Range Road, Bohle Plains

Authorised by >> Director Planning and Development
Date >> 15 March 2012

Executive Summary >>

The Christian Outreach Centre has filed an originating application in the Planning and Environment Court against Townsville City Council and Department of Transport and Main Roads seeking a declaration and orders in relation to material change of use - place of public worship on land described as Lot 2 on RP884747 and situated on 521 Hervey Range Road, Bohle Plains.

Officer's Recommendation >>

That council resolve to:-

1. defend the Planning and Environment Court No. 90/12; and
2. delegate authority to the Chief Executive Officer to settle the Planning and Environment Court application, out of court, in the event that a mutually acceptable settlement emerges relating to the above matter.

Committee Recommendation >>

That the Officer's Recommendation be adopted.

3 Outcome of Planning and Environment Court Appeal No. 90 of 2012, Christian Outreach Centre v TCC & DTMR, AP12/0005, 521 Hervey Range Road, Bohle Plains

Authorised by >> Director Planning and Development
Date >> 27 March 2012

Executive Summary >>

The Christian Outreach Centre has filed an originating application in the Planning and Environment Court against Townsville City Council and Department of Transport and Main Roads seeking a declaration and orders in relation to material change of use - place of public worship on land described as Lot 2 on RP884747 and situated on 521 Hervey Range Road, Bohle Plains.

The parties both agreed that the application be allowed with amendments to the conditions on the original development permit. Accordingly, final orders reflecting this position were entered into on 26 March 2012.

This matter is now at an end.

Officer's Recommendation >>

That council receive this report.

Committee Recommendation >>

That the Officer's Recommendation be adopted.

4 Outcome of Planning and Environment Court Appeal No. 13/10 - Carsenish Nominees Pty Ltd v TCC & DTMR, AP10/0003, 35 Shaw Road, Shaw

Authorised by >> Director Planning and Development
Date >> 28 March 2012

Executive Summary >>

21 January 2010, an appeal was lodged with the Planning and Environment Court against council's decision notice and in particular condition four (4) and seven (7) contained in the schedule of conditions attached to the decision notice for Development Permit (RC08/0204) for eighteen (18) General Industry Lots at 35 Shaw Road, Shaw. Land more particularly described as Lot 7 on SP106204

The Appeal was lodged against council's decision to approve the Development Application and in particular conditions stated in the schedule of conditions.

Negotiations took place between the parties and consent orders were entered into on 26 March 2012 in the Planning and Environment Court.

This matter is now at an end.

Officer's Recommendation >>

That council receive this report.

Committee Recommendation >>

That the Officer's Recommendation be adopted.

5 Outcome of Planning and Environment Court Appeal No. 3995/10, E J Cooper & Sons Pty Ltd v TCC, AP11/0001, Round Mountain Road, Pinnacles

Authorised by >> Director Planning and Development
Date >> 20 March 2012

Executive Summary >>

On 22 December 2010 an appeal was lodged with the Planning and Environment Court in Brisbane against council's deemed refusal of an application for a development permit for reconfiguration of land at Round Mountain Road, Gumlow, described as Lot 4 on SP132604, to create 29 new lots (RC09/0079).

Negotiations took place between the parties and Consent Orders were entered into on the 17 February 2012 allowing the appeal and approving the application for development permit subject to conditions.

This matter is now at an end.

Officer's Recommendation >>

That council receive this report.

Committee Recommendation >>

That the Officer's Recommendation be adopted.

6 Outcome of Planning and Environment Court Appeal No. 469/11 - AIS Investments P/L v TCC, AP11/0014, 273-277 Walker Street, Townsville

Authorised by >> Director Planning and Development
Date >> 27 March 2012

Executive Summary >>

A Notice of Appeal was filed by AIS Investments Pty Ltd in the Planning and Environment Court on 2 August 2011 against council's decision to approve a development application for Development Permit - Material Change of Use (Impact) (MI09/0052) Multiple Dwelling - 35 Units (8x1 bedroom, 20 x 2bedroom and 7 x 3 bedroom Home Units) and Preliminary Approval - Building Work at 273-277 Walker Street, Townsville, land more particularly described as Lot 1 on SP137125.

Negotiations took place between the parties and consent orders were entered into on 26 March 2012.

This matter is now at an end.

Officer's Recommendation >>

That council receive this report.

Committee Recommendation >>

That the Officer's Recommendation be adopted.

7 Outcome of Planning and Environment Court Appeal No. 84 of 2011, Vibram Pty Ltd v TCC & DTMR, AP11/0004, 20-22 Village Drive, Idalia

Authorised by >> Director Planning and Development
Date >> 19 March 2012

Executive Summary >>

A Notice of Appeal was filed by Vibram Pty Ltd in the Planning and Environment Court on 10 January 2011 against council's decision to approve a development application made by the appellant for Material Change of Use, Shopping Complex, Fast Food Outlet and Multiple Dwelling for 20-22 Village Drive, Idalia. This appeal was in relation to Condition 4 Road Network Headworks Contribution.

A Notice of Discontinuance was filed by the appellant in the Planning and Environment Court on 14 February 2012.

This matter is now finalised.

Officer's Recommendation >>

That council receive this report.

Committee Recommendation >>

That the Officer's Recommendation be adopted.

PLANNING ASSESSMENT UNIT

8 PAU Request for fee reduction associated with a Development Application (MCU - Bunnings Warehouse with Ancillary Cafe, Office, Garden Centre combined with OP11/0143) - Lot 853 SP 240570 8-26 North Shore Boulevard, Burdell MC11/0101 10939008

Authorised by >> Director Planning and Development
Date >> 15 March 2012

Executive Summary >>

Council is in receipt of a request to reduce the fees associated with a combined Material Change of Use (Showroom) and Operational Works (Advertising Device) application. It should be noted that this request only relates to the Material Change of Use component where the proposal seeking to establish a Bunnings Warehouse. Following an assessment of the request it is found that a reduced application fee is appropriate in this instance and should therefore be applied.

Officer's Recommendation >>

That council reduce the application fee associated with a Development Application (Material Change of Use - Bunnings Warehouse with Ancillary Cafe, Office, Garden Centre combined with OP11/0143) - Lot 853 SP 240570 8-26 North Shore Boulevard, Burdell MC11/0101 10939008 to \$34,513.50.

Committee Recommendation >>

That the Officer's Recommendation be adopted.

In accordance with section 173 of the *Local Government Act 2009*, the Mayor, Councillor L Tyrell declared a perceived conflict of interest in regards to item 9 of the Planning and Economic Development Committee report.

- (a) *the name of the councillors who have the real or perceived conflict of interest:*
Councillor L Tyrell declared the perceived conflict of interest on behalf of himself and Councillors A Parsons, R Gartrell, D Bell, B Hewett, J Lane and V Veitch in regards to item 9.
- (b) *the nature of the conflict of interest as described by the Councillors:*
Brazier Motti donated to the (Team Tyrell) Election campaign.
- (c) *how the Councillors dealt with the perceived conflict of interest:*
The councillors dealt with the conflict by disclosing the perceived conflict of interest and proposing to exclude themselves from the meeting throughout consideration of item 9, but noted that this would leave the meeting without a quorum and therefore in reliance upon Section 173(6) of the *Local Government Act 2009*, remained in the meeting and participated in the discussion about and voting upon the item.
- (d) *if the Councillors voted on the issue – how the Councillor voted:*
The Councillors voted as per the recommendation.
- (e) *how the majority of persons who were entitled to vote at the meeting voted on the matter.*
The majority of persons entitled to vote at the meeting voted as per the recommendation.

- 9 PAU - Preliminary Approval for MCU- (Impact), pursuant to section 242 of SPA to override the Townsville City Council Planning Scheme in accordance with the Business and Industry precinct at 105-151 Abbott Street, Idalia - App: MI10/0041. Ass: 2807151

Authorised by >> Director Planning and Development
Date >> 21 February 2012

Executive Summary >>

A Development Application for Preliminary Approval for Material Change of Use pursuant to Section 242 of SPA to override the Townsville City Council Planning Scheme to allow development in accordance with the Business and Industry precinct on Lot 1122 on SP232889 & part Lot 1124 on SP232889 situated at 105-151 Abbott Street, Idalia has been received from Applicant >> Fairfield Constructions Pty Ltd C/- Brazier Motti - MI10/0041 2807151 and has been recommended for approval.

Officer's Recommendation >>

That council approve the application for a Preliminary Approval for Material Change of Use pursuant to Section 242 of SPA to override the Townsville City Council Planning Scheme to allow development in accordance with the Business and Industry precinct on Lot 1122 on SP232889 & part Lot 1124 on SP232889 situated at 105-151 Abbott Street, Idalia, subject to the following conditions. Furthermore, it is also recommended that this development approval be noted on the planning scheme in accordance with Section 391 of the *Sustainable Planning Act 2009*.

**PRELIMINARY APPROVAL
(Section 242 of SPA Overriding the Planning Scheme)**

**MATERIAL CHANGE OF USE
CHANGE IN USE RIGHTS –
USES CONSISTENT WITH THE BUSINESS AND INDUSTRY PRECINCT
PURSUANT TO THE PROVISIONS OF TOWNSVILLE CITY COUNCIL PLANNING
SCHEME, CITY PLAN 2005**

SCHEDULE OF CONDITIONS

ASSESSMENT MANAGER'S CONDITIONS:

1. General

The material change of use (preliminary approval overriding the planning scheme) relates to the change in the current planning designation from part Green Space and Traditional Residential Precinct under the Townsville City Council Planning Scheme, City Plan 2005. Any subsequent development applications will be assessed against the applicable provisions of the Business and Industry Precinct, relevant Codes and Overlays of the Townsville City Council Planning Scheme, City Plan 2005 except where varied by the conditions of this approval.

2. Site Layout

The proposed Structure Plan Precinct 7 date stamped 21 April 2011 defines the cadastral area to identify the proposed Business and Industry Precinct. The development assessment tables associated with the Business and Industry Precinct and the applicable codes, pursuant to the Townsville City Council Planning Scheme, City Plan 2005, will apply.

3. Headworks Contributions

- a) In accordance with the State and council's adopted infrastructure charges at the time of payment for the subsequent development permit applications over the subject lands, the developer must contribute towards (but not limited to) the provisions of the following infrastructure -

- Water Supply Infrastructure;
 - Sewerage Infrastructure;
 - Road Network (Transport Infrastructure);
- b) If council has adopted a Priority Infrastructure Plan (PIP) for relevant infrastructure charges, then charges will be applied in accordance with the PIP at the time of payment.

4. Stormwater Quality Management

A stormwater quality management plan (SQMP) must be submitted as part of any application for Material Change of Use, Reconfiguring a Lot or Operational Works.

The SQMP must be prepared by an appropriately qualified and experienced Registered Professional Engineer of Queensland (RPEQ) to address the quality of stormwater runoff from the site. In particular, the SQMP must adopt the water quality strategy of the Queensland Urban Drainage Manual (QUDM).

5. Connection to Council Sewer

- a) All effluent generated from the site must discharge into council's sewerage network.
- b) Any application for Material Change of Use, Reconfiguring a Lot or Operational Works must ensure that there will be no adverse impact on the existing sewer network.

6. Water Supply

Any application for Material Change of Use, Reconfiguring a Lot or Operational Works must ensure that the design pressures for this development are achieved and must ensure that there is no adverse impact on water pressures to nearby developments, including Oonoona and Abbott Street, Stuart Drive and Oonoona Road.

7. Acid Sulphate Soils

- a) Soil and groundwater investigations, in accordance with council City Plan Policy 1 Section 4 – Acid Sulphate Soils Management must be conducted to support any applications for proposed earthworks. Such investigations must be compliant with the State Planning Policy 2/02 Guideline and the Guidelines for Sampling and Analysis of Lowland Acid Sulphate Soils in Queensland 1998. Investigations must be certified by an appropriately qualified and experienced Registered Professional Engineer of Queensland and submitted to council as part of any subsequent development applications.

- b) Should the soil and groundwater investigations reveal that disturbance of potential or actual acid sulphate soils will exceed the 'action criteria' of the State Planning Policy 2/02, the developer must prepare a comprehensive acid sulphate soils management plan. The management plan must be certified by an appropriately qualified and experienced Registered Professional Engineer of Queensland and be submitted to council as part of a further application.

8. Roadworks and Traffic

The access point indicated on the approved plan is conceptual only and locations of final vehicular access(s) for the proposed development are subject both Department of Transport and Main Roads (DTMR) concurrence requirements and any council requirements as part of subsequent development applications.

9. Noise

Where required, the developer must submit a noise report for subsequent material change of use and reconfiguring a lot applications to ensure the acoustic impacts associated with proposed land uses are at acceptable levels for the residential properties.

Advice Note: The ultimate acoustic solutions to ameliorate noise impacts may include a combination of responsive urban design and acoustically treated buildings to ensure an appropriate level of noise amenity is achieved.

ADVICE

1. Limitation of Approval

The council and its officers make no representations and provide no warranties as to the accuracy of the information contained in the application including its supporting material) provided to it by the applicant.

The council and its officers rely upon the applicant concerning the accuracy and completeness of the application and its supporting material and accepts the application and supporting material as constituting a representation by the applicant as to its accuracy and completeness. Insofar as the application and its supporting material may be incomplete and/or inaccurate giving rise to any claim by a third party the applicant agrees to indemnity and save the council harmless in respect of any claim so arising.

2. Specifications and Drawings

Details of council's specifications and standard drawings can be viewed on council's website:

http://www.townsville.qld.gov.au/services/departments/infrastructure/standard_drawings.

3. Environmental Considerations

E.P.A. Requirements

Construction must comply with the Environmental Protection Act, Policies and Guidelines to prevent or minimise either environmental harm or nuisance.

Concurrence Agency Conditions - Department of Local Government and Planning (former Department of Infrastructure and Planning)

Pursuant to Section 285 and Section 287 of the *Sustainable Planning Act 2009*, the Department of Local Government and Planning (former Department of Infrastructure and Planning) advises that it has no objection to Townsville City Council issuing a Development Permit for Preliminary Approval varying the effect of the local planning scheme instrument for a Material Change of Use to allow development in accordance with the Business and Industry Precinct, as attached.

Concurrence Agency Conditions - Department of Transport and Main Roads

Pursuant to Section 285 and Section 287 of the *Sustainable Planning Act 2009*, the Department of Transport and Main Roads advises that it has no objection to Townsville City Council issuing a Development Permit for Preliminary Approval varying the effect of the local planning scheme instrument for a Material Change of Use to allow development in accordance with the Business and Industry Precinct subject to the conditions, as attached.

Committee Recommendation >>

That the Officer's Recommendation be adopted.

10 PAU - Medical Centre, Shop (Pharmacy) and Catering Shop (Kiosk) at 87 Charters Towers Road, Hyde Park - Application No: MI11/0017 Assessment No: 1901020

Authorised by >> Director Planning and Development
Date >> 12 March 2012

Executive Summary >>

A Development Application for Material Change of Use - Medical Centre, Shop (Pharmacy) and Catering Shop (Kiosk) on Lot 2 RP712338, Lot 2 RP719171, Lot 2 RP716574, Lot 1 RP726052 and Lots 14 & 15 RP703461 situated at 87 Charters Towers Road, Hyde Park has been received from Applicant >> Nicholl Holdings Pty Ltd C/- Wolter Rowlands Town Planning Group - MI11/0017 1901020 and has been recommended for approval.

Officer's Recommendation >>

That council approve the application for a Development Permit for Medical Centre, Shop (Pharmacy) and Catering Shop (Kiosk) on Lot 2 RP712338, Lot 2 RP719171, Lot 2 RP716574, Lot 1 RP726052 and Lots 14 & 15 RP703461 situated at 87 Charters Towers Road, Hyde Park subject to the following conditions:

DEVELOPMENT PERMIT

**MATERIAL CHANGE OF USE (MI11/0017)
(MEDICAL CENTRE, SHOP (PHARMACY) AND CATERING SHOP (KIOSK))**

SCHEDULE OF CONDITIONS

1. Site Layout

- a) The proposed development must generally comply with drawing(s) as referenced in the table below, which forms part of this application, except as otherwise specified by any condition of this approval.

DRAWING NAME	DRAWING No.	DATE STAMPED AND RECEIVED
Site Plan	WD A-002 (P)	21 November 2011
Floor Plan - Sheet 1 of 2	WD A-105 (P4)	21 November 2011
Floor Plan - Sheet 2 of 2	WD A-106 (P)	21 November 2011
Elevations	A-200	21 November 2011
Site Perspective	A-001 (P)	21 November 2011
Car Park - Final Layout	3032-SK04 B	21 November 2011
Elevations (Screening of Plant & Utilities)	SK-05.3	13 May 2011

continued...

DRAWING NAME	DRAWING No.	DATE STAMPED AND RECEIVED
Elevations (Screening of Plant & Utilities)	SK-06.3	13 May 2011
Road Traffic Noise Report	11080	21 November 2011
Charters Towers Road Signage	FT-1	15 March 2012
Clarendon Street Entry Signage	FT-2a	15 March 2012
External Signage	ES-1+2+3	15 March 2012

- b) The proposed development must comply with all conditions of this approval prior to commencement of the use.
- c) The proposed development must comply with all Planning Scheme requirements as applying at the date of this application, except as otherwise specified by any condition of this approval.
- d) The developer must undertake and comply with the requirements of the Road Traffic Noise Report prepared by MGF Consultants date stamped 21 November 2011.

2. Defined Uses

- a) The use of the building for a Shop and Catering Shop is limited to Pharmacy (Shop) and Kiosk (Catering Shop) as ancillary components of a Medical Centre, to primarily service the staff and visitors of the Medical Centre.
- b) The ancillary gymnasium is only approved as a rehabilitation centre associated with the Medical Centre.
- c) The 'Child Mind' areas shown on Plan WD A-002 are not approved as a Child Care Centres and are only approved to be used as 'play areas' for children visiting the Medical Centre.
- d) The bulk storage area shown on Plan WDA-002 is to be used for the ancillary storage of additional patient records associated with the Medical Centre.

3. Amended Plans

Prior to the issue of a Development Permit for Building Works, the developer must provide an amended plan to council for approval which include the following:

- a) A revised plan showing the treatment to the glass façades to allow interaction of the use and the Charters Towers Road frontage/footpath. The revised plan must include the ultimate development façade. The treatment must not include any features that blocks out the entire glass façade and segregates the development from the active road frontage.

- b) A revised plan showing details of the treatment to the external walls for the bulk storage area, archives area and storage area as shown on Plan WD A-002 along Charters Towers Road and Somer Street.

4. Restriction of Use

No more than six (6) practising medical practitioners are to occupy the Medical Centre at any one time within the development.

5. Loading/unloading times

Deliveries to the site must only be received during the hours of 8am to 5pm Monday to Friday. No deliveries are to occur on weekends or public holidays.

6. Amalgamation of Allotments

Prior to the commencement of use Lot 1 RP726052, Lot 2 on RP716574, Lot 2 on RP719171, Lot 2 on RP712338 and Lot 14 & 15 on 703461 must be amalgamated into a single parcel. The survey plan must be registered, in accordance with the *Land Title Act 1994*, prior to the commencement of the use

7. Signage

Except where approved by council, signage for the development must be in accordance with the approved plans FT-1, FT-2a and ES-1+2+3 and date stamped 13 March 2012, except where amended below:

- a) Where the Somer Street car park blade sign as shown on Plan ES1+2+3 is to be illuminated, the sign must not exceed a height of 2.4m, with the "staff carparking only" fascia not projecting above the 1.8m neighbouring residential fence.

All signage must be erected prior to the commencement of the use.

8. Building Materials

Prior to the issue of a Development Permit for Building Work, the developer must submit to, and be approved in writing by council details of the external building materials and colours to be used as part of this development. In particular all buildings and structures associated with the use must be constructed from materials and painted an appropriate colour that is sympathetic to the surrounding built form, does not cause excessive glare and achieves a high level of visual integration with the surrounding environment.

9. Hours of Operation

Unless otherwise approved by council, the activities associated with the use must only be conducted between the hours of 7am to 11pm, seven days a week.

10. Storage of Materials and Machinery

All materials and machinery to be used during the construction period are to be wholly stored on the site unless otherwise agreed in writing by council.

11. Lighting

- a) The developer must ensure all internal and external lighting is fitted with shades and erected in a manner that ensures that adjoining premises and roads are not affected and that the lighting is vandal resistant.
- b) Lighting must be provided in accordance with the *Australian/New Zealand Standard AS/NZS1158 Lighting for Roads and Public Spaces*.

12. Property Numbering

Effective property numbers must be erected at the premises prior to the commencement of the use and be maintained to the satisfaction of the council.

The site identification numbers should be of reflective material, maintained free from foliage and other obstructions, and be large enough to be read from the street.

13. Screen Fencing

The developer must provide a double paling visual screen between the site and any adjoining land occupied by a residential building or any adjoining land contained in a Residential precinct in accordance with *City Plan Policy 2 Section 4 – Screen Fencing*.

Notwithstanding the above, with the written consent of the proprietor of any adjoining land, the screen on the boundary shared with that neighbour may consist of other materials or lesser height or no fencing. For such a variation the developer must submit to and be approved by council details of the alternative screen together with the written consent of the applicable adjoining owner prior to a Development Permit for Building Work being issued.

Unless written consent is obtained from the affected adjacent property owner, the developer must not construct a fence adjacent to the property boundary where it impedes the maintenance and serviceability of an existing boundary fence.

Furthermore consultation with adjoining property owners is essential so an amicable result is achieved in respect to the removal or retention of any existing adjoining fence.

The screen must be erected/planted prior to the commencement of the use and maintained thereafter to the satisfaction of the council.

14. Screening of Plant and Utilities

- a) Unless otherwise approved by council, the location and screening of the air conditioner condenser units must be located in accordance the approved plans referenced as Drawing No. SK-05.3 & SK06.3 and dated stamped 13 May 2011 (as attached), so as not be visible from the street or surrounding residential properties.
- b) Plant and utilities other than air-conditioners must not be visible from the street or adjoining residential properties.
- c) The aesthetic screens must be installed prior to the commencement of the use and must be maintained thereafter to the satisfaction of council.

15. Refuse Facilities

Refuse collection arrangements must be provided by the developer so as to achieve the requirements of the Minor Centres Code, in accordance with *City Plan Policy 2 - Development Standards, Section 8 - Provision for Refuse Services*. In particular:

- a) The approved waste storage area is to be of sufficient size to house all mobile garbage (wheelie) bins including recycling bins. The developer must provide a storage area that is to be suitably paved, with a hose cock fitted in close proximity to the enclosure and drain to sewer via a legal sewer connection.
- b) An adequate area with sufficient space to accommodate all bins for collection is to be made available along Somer Street frontage for the collection of mobile garbage (wheelie) bins and recycling bins (collected bi weekly). When development is operational, please contact Environmental Health Services on 4727 9003 to commence refuse service.
- c) A minimum overhead clearance of 4200mm must be provided for refuse collection. Access for the collection of the mobile garbage (wheelie) bins is not to be impeded by any overhead obstructions such as trees, wires or other structures. This minimum height clearance is to be maintained at all times.
- d) If bulk bins are to be used, refuse storage facilities must be:
 - a suitable enclosure with concrete slab floor, with dimensions which exceed the size of the nominated bin size by at least 300mm at the rear and both sides and 600mm at the front;
 - within the curtilage of the premises in an accessible location to receive the service;
 - graded and drained through an approved sediment/silt trap to a legal sewer connection;
 - provided with a hose cock and hose in close proximity to the enclosure;
 - enclosure must be screened and not visible from any street frontage.

- d) All waste generated as a result of the demolition of existing building or structures, and construction of the premises is to be effectively controlled and contained entirely within the boundaries of the site before disposal. All waste is to be disposed of in accordance with the *Environmental Protection (Waste Management) Regulation 2000*.
- e) Access roads and driveways must be designed and constructed to accept vehicle loadings of not less than G.V.M. 33 tonnes.

16. Clinical/Medical Waste

A clinical and related waste management plan for the Medical Centre must be submitted for council's approval as part of Compliance Assessment prior to commencement of use.

17. Relocation and Provision of Utilities

The developer must be responsible for any relocation and/or alteration to any public utility installation required as a result of any works carried out in connection with this development at no cost to council.

18. Car Parking

- a) All car parking facilities, associated ramps and driveways must be constructed in accordance with council Standards and as detailed in the latest amendment of the Australian/New Zealand Standard AS/NZ 2890 and must be maintained thereafter to the standard.
- b) Notwithstanding the above, the widths of car parking bays must be provided in accordance with the Parking and Access Code as contained in City Plan 2005.
- c) The minimum car parking classifications for off-street carparking applicable to this development are as per Table 1.1 in AS/NZS 2890.
- d) The layout of the on-site car parking spaces must be designed to ensure that all vehicles entering and leaving the site may do so in a forward direction.
- e) The developer must provide a minimum of sixty (60) car spaces including bicycle parking, two (2) disabled parking spaces, one (1) ambulance bay and one (1) loading bay, in accordance with Australian/New Zealand Standard AS/NZ2890 and generally in accordance with Plan WD A-002 and date stamped 21 November 2011.
- f) The developer must erect signage indicating the location of the entry and exits to the car parks, specific use bays (eg. Disabled, taxi, bicycle, motorcycle, service/loading), as well as regulatory signs controlling movement within the car park.
- g) All signage and line marking for off-street along Charters Towers Road and Somer Street car parking must comply with the requirements of AS/NZS2890 and AS1742 and associated standards.

- h) All signage and line marking for on-street car parking and traffic control must comply with the requirements of the Department of Transport and Main Roads (DTMR) Manual of Uniform Traffic Control Devices (MUTCD) and associated standards.

19. Roadworks and Traffic

- a) The developer must remove the existing vehicle access including crossover in the kerb and channel along Clarendon Street, Charters Towers Road and Somer Street not required as part of this development and replace with new kerb and channel and reinstate the footpath in accordance with council's Standard Drawing for *Kerb and Kerb & Channel Details*.
- b) The developer must construct the new access driveways from the existing kerb and channel/edge of bitumen to the property boundary at the developer's expense as shown on Plan 3032-SK04 (B) and generally in accordance with council's relevant Standard Drawing for Driveway Entrances.
- c) On-street parking on the development side of Clarendon Street must be removed. "No Parking" signs must be erected along the development side of Clarendon Street.
- d) The developer must replace the kerb and channelling as necessary to repair any irregularities or breaks for the full frontage of the development site (Charters Towers Road) in accordance with council's Standard Drawing for Concrete Kerbing.
- e) The developer must install a 1.5m footpath along Somer Street generally in accordance with Plan 3032-SK04 (B) and date stamped 21 November 2011. Details must be provided as part of Compliance Assessment.
- f) The developer must install a 1.5m connecting footpath between the entry/exit and exit only crossovers along Clarendon Street generally in accordance with Plan 3032-SK04 (B) and date stamped 21 November 2011. Details must be provided as part of Compliance Assessment.
- g) The developer must provide details of the barrier to be used on the Clarendon Street car park to restrict afterhours access. Details must be provided as part of Compliance Assessment.

20. Sewerage Reticulation

The development must be serviced by the public sewerage network, in particular:

- a) All new and existing property connections must be made directly to the new manhole.
- b) All redundant property connections must be sealed.

21. Stormwater Drainage

Prior to the issue of a Development Permit for Building Works, certification by an appropriately qualified and experienced Registered Professional Engineer of Queensland (RPEQ) of the following requirements must be provided so as to achieve. In particular:

- a) All runoff from storms naturally falling into this development site (including roof runoff) must be collected within the property boundaries and discharged to the lawful point of discharge being Somer Street and Clarendon Street or as agreed upon by council.
- b) The developer must ensure that no ponding of stormwater occurs on adjacent allotments and that no stormwater formerly flowing onto their development site is diverted onto other neighbouring allotments.
- c) The developer must ensure that the post development discharge of stormwater from the subject land does not exceed pre-development peak flows.
- d) Following the completion of any works for the purposes of stormwater drainage, a stormwater drainage certificate from a Registered Professional Engineer of Queensland (RPEQ) must be submitted to and endorsed by council. The stormwater drainage certificate must verify that the completed stormwater works associated with the proposed use has been constructed in accordance with the approved design.

22. Soil Erosion Minimisation, Sediment Control and Dust Control

During the construction phase of this development the developer must be responsible for the installation and maintenance of adequate erosion and sediment control management. In particular,

- a) The contingent design, implementation and maintenance of measures must be provided in accordance with *City Plan Policy 2 – Development Standards*.
- b) During the construction and maintenance phases of this development the developer must be responsible for adequate mitigation measures being put in place for the suppression of dust so as not to cause a nuisance to neighbouring property.

23. Landscaping

- a) Prior to any works commencing on site, a landscaping plan is required to be submitted to and be approved by council as part of Compliance Assessment against the applicable Landscaping Code and/or relevant approval.

The Landscape and Irrigation Design Plans must be prepared in accordance with the relevant sections of City Plan Policy 1 – Supporting Information - Section 9 – Landscape Plans. As part of the landscaping plan the following items are to be included:

-
- The footpath/road reserve along Somer Street and Clarendon Street is to be turfed and provided with automatic irrigation.
 - Shade trees are to be provided to the carpark area in Somer Street and Clarendon Street at the rate prescribed by City Plan Landscape Code, or a suitable shade structure provided.
 - Street trees are to be planted along the Clarendon Street frontage in accordance with City Plan Policy 2. The approved species for Clarendon Street is *Sterculia quadrifida*.
- b) The landscape plan required under condition 24(b) must be prepared by a suitably Qualified person who:
- is a Qualified Landscape Architect with current membership to the Australian Institute of Landscape Architects; and/or
 - is an experienced Landscape Designer
- c) All works must be completed in accordance with the approved landscaping plan and constructed to a standard detailed within City Plan Policy 2 – Development Standards – Section 10 – Landscape Work Specification and Section 11 – Irrigation Systems for Developments. Following the approval of the plan, with or without amendments, the developer must implement the plan prior to the commencement of the use. Furthermore, all landscaped areas must be maintained thereafter to the satisfaction of council.

24. Existing Street Trees

The existing street trees located within the road reserve must not be damaged, removed, destroyed or lopped without the written consent of council first being obtained.

25. Street Enhancements

- a) The developer must provide details of the proposed street enhancements along the Somer Street, Charters Towers Road and Clarendon Street frontages as shown on Plan 3032-SK04B and date stamped 21 November 2011 (and where amended). The proposed treatments must be in accordance with *City Plan 2005 Policy 2 – Development Standards, Section 3 – Footpath Treatment* and must include but not be limited to:
- Pavement type;
 - Upgrade of kerb and channel;
 - Shade structures;
 - Driveway treatments; and
 - On-Street parking

Details of such works are required to be submitted to council for approval as part of an application for Compliance Assessment.

26. Further Approvals Required

a) Compliance Assessment

All engineering and landscaping works associated with this development (conditions 3, 8, 13, 16, 18, 19, 21, 23, 25 & 26) must be submitted to council for approval prior to the issue of a Development Permit for Building Works, unless otherwise approved by council.

All engineering and landscaping designs/documentation associated with such an application must be prepared and where necessary, certified by a suitably qualified/experienced person.

b) Plumbing and Drainage Works

The developer must obtain a Development Permit to carry out plumbing and drainage works prior to the commencement of sanitary drainage works.

Concurrence Agency Conditions - Department of Transport and Main Roads

Pursuant to Section 285 and Section 287 of the *Sustainable Planning Act 2009*, the Department of Transport and Main Roads advises that it has no objection to Townsville City Council issuing a Development Permit for Material Change of Use subject to the conditions, as attached. The applicant must comply with the Department of Transport and Main Roads conditions as outlined in the Department's correspondence dated 19 January 2012.

Concurrence Agency Conditions - Department of Environment and Resource Management
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Pursuant to Section 285 and Section 287 of the *Sustainable Planning Act 2009*, the Department of Environment and Resource Management advises that it has no objection to Townsville City Council issuing a Development Permit for Material Change of Use subject to the conditions, as attached. The applicant must comply with the Department of Environment and Resource Management conditions as outlined in the Department's correspondence dated 25 May 2011.

ADVICE

1. Infrastructure Charges

An Adopted Infrastructure Charges Notice outlining the estimated infrastructure contributions payable relevant to the Development Permit is attached for your information.

2. Waste Collection

- a) The owner/occupier of the premises is required to provide an adequate number of waste containers to manage the waste generated by the activities being undertaken onsite.
- b) The proprietor is to arrange for the removal of waste from the premises by a suitably licensed waste transport contractor approved by the local government to transport waste under Section 369A of the *Environmental Protection Act 1994*. Adequate provision must be made for the collection of the waste storage containers within the premises.
- c) The collection of putrescibles waste arising from activities undertaken on this development must be collected and removed at periods not exceeding seven days.
- d) The collection of waste is to be undertaken so as to minimize, so far as reasonably practicable excessive noise to neighboring occupants. The collection method must ensure that waste is adequately managed to prevent escape or contamination.
- e) This development has the potential to generate or handle clinical and regulated waste material. Clinical and medical related waste is to be handled in accordance with AS/NZS 3816:1998 "Australian Standard/New Zealand Standard – Management of Clinical and Related Wastes".
- f) Where practicable, all loading and unloading shall take place within the containment area (storage area). This area is to be constructed in such a way that any spills from loading or unloading are not permitted to escape to an area subject to storm water. No clinical and related wastes shall be disposed of via the storm water drainage system.

3. Earthworks

- a) Where the development of the subject property requires soil to be imported or exported, the developer must identify the site which would be used for borrowing or filling and must obtain council approval for such works. The suitability of imported or exported material must be assessed in accordance with Section 4 of AS 3798-2007: Guidelines on Earthworks for Commercial and Residential Developments.
- b) The developer must obtain council approval for the route of transport, the period and time of transport during the construction phase of the development. All loads leaving borrow sites must be wetted down and covered by tarpaulin for the control of dust and a stabilised site exit must be provided for the control of sediment generated by hauling traffic.

4. Noise

The hours of audible noise associated with construction and building work on site must be limited to between the hours of–

- 6.30 a.m. to 6.30 p.m. Monday to Saturday; with
- No work on Sundays or Public Holidays.

5. Removal of Street Trees

Existing street trees on the Clarendon Street road reserve are not to be removed without prior approval of council. Should it be necessary to remove an existing street tree an application for removal of trees must be made in writing to the Manager, Parks Services.

6. Environmental Considerations

DERM Requirements

Construction must comply with the *Environmental Protection Act 1994*, Policies and Guidelines.

7. Plumbing and Drainage Approval

A Compliance permit under the *Plumbing and Drainage Act 2002* to seal off disused sanitary drains and water lines must be obtained prior to the removal of the existing dwelling.

8. Building Over/Adjacent to Services

The developer is advised that the proposed building structures are over/adjacent to an existing sewer. In accordance with council's Policy 324 – the applicant is to make an application to council for consent under Section 191 of the *Water Supply (Safety and Reliability) Act 2008* for building over or adjacent to services.

9. Asbestos

All asbestos must be removed, transported and disposed in accordance with the Workplace Health & Safety Asbestos Advisory Standard 2005, Environmental Protection Act 1994 and Environmental Protection (Waste Management) Regulation 2000.

10. Food Premises

Prior to any fit out of the intended food premise (Kiosk), an application must be submitted to council's Environmental Health Services for the registration of a food business licence. No fit out or construction may take place before approval is granted. A food premise is anywhere unpackaged food or beverages are prepared, packed, stored, handled, serviced, supplied or delivered for sale.

Committee Recommendation >>

That the Officer's Recommendation be adopted.

11 PAU - One (1) Lot into Two (2) Lots - Reconfiguring a Lot at 59 Mutarnee School Road, Mutarnee on Lot 25 on WG69 - Application No: RC11/0082 - Assessment No: 13000003

Authorised by >> Director Planning and Development
Date >> 16 March 2012

Executive Summary >>

A Development Application for Reconfiguring a Lot - One (1) Lot into Two (2) Lots on Lot 25 on WG69 at 59 Mutarnee School Road, Mutarnee has been received from Applicant >> TJ Daly, C/- Craven Ovenden - RC11/0082 13000003 and has been recommended for Refusal.

The proposed development is a Rural Reconfiguration of One (1) Lot into two (2) Lots, which does not comply with the Rural Planning Area Character Statement, Rural Planning Area Code and City Wide Codes of the Former City of Thuringowa Planning Scheme 2003. The inconsistent undersized allotments warrants the refusal of the application as the creation of an unsustainable isolated pocket of non viable rural land for “rural residential” purposes within the Rural 40 designation and has no planning merit under the Thuringowa Planning Scheme.

The planning implications associated with the development is that one lot (proposed Lot 20) will be utilised as a large “rural residential lot” rendering the Rural 40 designation incompatible with the intensive rural uses the subject land was intended for. That is, it would create an undersized lot in the locality that would not have a nexus with the rural character and intent of the Rural 40 designation. Additionally, proposed Lot 10 if approved and conditioned to protect the floodplain and include an environmental covenant would result in an allotment commensurate with a Park Residential designation which is also incompatible with the Rural 40 designation.

There is sufficient land appropriately designated for rural residential type development within key infrastructure locations to support future development. Accordingly, there is no justified planning need to support the creation of one (1) undersized rural allotment of 11.67 hectares for rural residential purposes within the Rural 40 Planning Area.

Subdivisions approved under previous planning instruments and legislation have resulted in a small node of predominantly undersized rural allotments in the Mutarnee locality that are generally considered to be of a size that is inconsistent with the intent for future development within the Rural Planning Area. The Planning Scheme identifies the extent of this node through sub area boundaries. The further fragmentation of rural land to continue this isolated node is unsustainable in relation to providing viable rural living areas.

Officer's Recommendation >>

That council refuse the reconfiguration application for a development permit under section 243 of the *Sustainable Planning Act 2009* on land described as Lot 25 WG69, more particularly 59 Mutarnee School Road, Mutuarnee on the following grounds –

1. The proposed development would result in an incompatible and inconsistent use in this locality, contrary to the Character Statement (a)(ii), (b)(iii), (c)(i), (c)(ii), (f) and (g)(ii) of the Rural Planning Area within the City of Thuringowa Planning Scheme.

3.1.1 Character Statement

- a) *At the Commencement Date, premises within the Rural Planning Area consisted of -*
 - (ii) *other development that may be inconsistent with the future intent for the Rural Planning Area described below.*
 - b) *The Rural Planning Area is intended for Rural Development that contributes to the amenity and landscape of the area. In particular -*
 - (iii) *development is compatible with the rural landscape or has a nexus with Rural Development; and*
 - c) *Reconfiguring a Lot does not result in -*
 - (i) *the fragmentation or alienation of land; and*
 - (ii) *the reduction of the capability of the land resource to provide a Rural Living Area.*
 - f) *Development, other than Rural Development, is only located in the Rural Planning Area where no viable alternative location exists, and where that development will not detrimentally affect rural amenity and the rural landscape.*
 - g) *Three sub-areas are identified for the Rural Planning Area based on land capacity and lot sizes: the Rural 10 sub-area, the Rural 40 sub-area and the Rural 400 sub-area. These sub-areas are shown on map 3.1 and -*
 - (ii) *the Rural 40 sub-area is intended for Agriculture, Aquaculture and Animal Husbandry on a minimum lot size of 40 hectares.*
2. The proposed development does not comply with the Rural Planning Area Code, specifically P2 (separation distances), P5 (lot size), P6 (non rural development) and P7 (existing and future rural amenity);
 - P2** *A separation distance between Rural Development and Sensitive Receptors is provided to prevent adverse impacts of spray drift, odour, noise, smoke, dust, vibration and ash.*
 - A2** *The separation distance between a Sensitive Receptor and Rural Development is at least -*

- (a) *for the Rural 10 sub-area, the Rural 40 sub-area and Rural 400 sub-area -*
 - (i) *300m for aerial chemical spray drift; and*
 - (ii) *100m for ground applied spray drift; and*
 - (iii) *300m for odour; and*
 - (v) *300m for long term day time noise (6am - 10pm).*
- (b) *for the Rural 10 sub-area -*
 - (i) *60m for intermittent noise and 500m for long term night time noise (10pm - 6am); and*
 - (ii) *150m for dust, smoke and ash.*
- (c) *for the Rural 40 sub-area and the Rural 400 sub-area, 40m for intermittent noise.*

P5 *The proposed Rural Living Area maintains farm holdings capable of sustainable production in terms of -*

- (a) *capability of the land to support the development;*
- (b) *provision of services;*
- (c) *suitability for the development;*
- (d) *availability of water suitable for the development; and*
- (e) *sustainability of proposed development practices.*

A5 *Lot sizes are at least -*

- (a) *10 hectares in the Rural 10 sub-area; or*
- (b) *40 hectares in the Rural 40 sub-area; or*
- (c) *400 hectares in the Rural 400 sub-area.*

P6 *Development, other than Rural Development, is only located in the Rural Planning Area where no viable alternative location exists.*

P7 *Development will not detrimentally affect the existing and future rural amenity and landscape of the Rural Planning Area, taking into account -*

- (a) the manner in which the proposed development will affect the desired future character of the area; and*
- (b) the degree of impact on the area.*

3. The proposed development does not comply with the City Wide Codes, Section 5.5 - General Development Code, in particular sub-section 5.5.4 - Infrastructure, P1 (water) and P2 (Sewer).

P1. *Development is provided with a potable and general use water supply sufficient to service the projected future needs created by the development.*

A1. *Development -*

- (a) within the Rural Planning Area - Rural 40 sub-area and Rural 400 sub-area, is provided with a single bore capable of delivering a water supply suitable for domestic purposes with a continuous flow rate of 0.25 litres per second²⁴; and*
- (b) for all other Planning Areas, development is serviced by a reticulated water supply system in accordance with WSAA Water Reticulation Code of Australia.*

P2. *All development is provided with facilities to treat and dispose of sewage and other waste water such that acceptable public health and environmental standards are maintained.*

A2. *Development -*

- (a) in the Rural Planning Area is serviced by an on-site domestic waste water treatment system in accordance with AS/NZS 1547 and the On Site Sewerage Code (Department of Natural Resources and Mines); and*
- (b) for all other Planning Areas is serviced by a reticulated sewerage scheme in accordance with AS/NZS 1547 and the On Site Sewerage Code (Department of Natural Resources and Mines).*

4. The proposed development does not comply with the City Wide Codes, Section 5.6 - Urban Growth Boundary, in particular P1.

P2. *Areas outside the City's Urban Growth Boundaries are retained for non-urban development.*

A2 *No acceptable Solution*

Committee Recommendation >>

That the Officer's Recommendation be adopted.

In accordance with section 173 of the *Local Government Act 2009*, the Mayor, Councillor L Tyrell declared a perceived conflict of interest in regards to item 12 of the Planning and Economic Development Committee report.

- (f) *the name of the councillors who have the real or perceived conflict of interest:*
Councillor L Tyrell declared the perceived conflict of interest on behalf of himself and Councillors A Parsons, R Gartrell, D Bell, B Hewett, J Lane and V Veitch in regards to item 12.
- (g) *the nature of the conflict of interest as described by the Councillors:*
Brazier Motti donated to the (Team Tyrell) Election campaign.
- (h) *how the Councillors dealt with the perceived conflict of interest:*
The councillors dealt with the conflict by disclosing the perceived conflict of interest and proposing to exclude themselves from the meeting throughout consideration of item 12, but noted that this would leave the meeting without a quorum and therefore in reliance upon Section 173(6) of the *Local Government Act 2009*, remained in the meeting and participated in the discussion about and voting upon the item.
- (i) *if the Councillors voted on the issue – how the Councillor voted:*
The Councillors voted as per the recommendation.
- (j) *how the majority of persons who were entitled to vote at the meeting voted on the matter.*
The majority of persons entitled to vote at the meeting voted as per the recommendation.

12 PAU - Extension to an existing Shopping Centre (Supermarket, Mini Major and Specialty Retail Shops) at 15 - 63 Main Street, Burdell (Formerly 2 - 38 North Shore Boulevard, Burdell) - MI10/0069 10906008

Authorised by >> Director Planning and Development
Date >> 15 February 2012

Executive Summary >>

A Development Application for Material Change of Use - Extension to an existing Shopping Centre (Supermarket, Mini Major and Specialty Retail Shops) on Lot 316 SP221898, 16 - 38 Main Street and Lot 2029 SP233017 15 - 63 Main Street, Burdell (Formerly 2 - 38 North Shore Boulevard, Burdell) has been received from Applicant: Stockland Development Pty Ltd C/- Brazier Motti – MI10/0069 10906008 has been recommend for Approval.

Officer's Recommendation >>

That council approve the application for a Development Permit for Material Change of Use - Extension to a Shopping Centre & Commercial Centre (Supermarket - Mini Major Specialty Retail Shops) on Lot 316 & 317 SP221989 situated at 15 – 63 Main Street, Burdell, subject to the following conditions:

1. Site Layout

- a) The proposed development must generally comply with drawing(s) as referenced in the table below, which forms part of this application, except as otherwise specified by any condition of this approval.

DRAWING NAME	DRAWING No.	REVISION No.	DATE
Site Plan	DA2-01-02	C	23/03/2011
Composite site Plan	DA2-01-04	C	23/03/2011
Ground Floor Plan (Part 1)	DA2-02-01	C	23/03/2011
Ground Floor Plan (Part 2)	DA2-02-02	C	23/03/2011
Roof Plan (Part 1)	DA2-02-11	C	23/03/2011
Roof Plan (Part 2)	DA2-02-12	C	23/03/2011
Elevations	DA2-03-01	C	23/03/2011
Elevations and Sections	DA2-03-02	B	19/01/2011
Sections	DA2-03-03	B	19/01/2011
Sections	DA2-03-04	B	23/03/2011
Perspectives 1	DA2-07-01	B	19/01/2011
Perspectives 1	DA2-07-02	C	23/03/2011
Landscape Design Intent	Sheet 1		23/03/2011
Landscape Design Intent	Sheet 2		23/03/2011
Landscape Design Intent	Sheet 3		23/03/2011

- b) The proposed development must comply with all conditions of this approval prior to commencement of the use.
- c) The proposed development must comply with all Planning Scheme requirements as applying at the date of this application, except as otherwise specified by any condition of this approval.

2. Defined Use

The use hereby permitted must be conducted at all times in conformity with the associated Planning Scheme definition.

3. Commencement of Trade

The Shopping Centre extensions exceed the development thresholds as contained in the North Shore Plan of Development. Accordingly, and in accordance with the Pitney Bowes Economic Impact Assessment dated January 2011, and supplementary Population data dated 7 December 2011, the commencement of trade, retail and non retail from this development is restricted to the following requirements: -

- (a) The population of the suburbs of Bushland Beach, Mt Low, Burdell, Deeragun, Shaw and Jensen reaches 20,000 persons; or
- (b) The uses satisfy a public need that correlates with community spending patterns; or
- (c) Retail and non retail trade not permitted prior to the commencement of the 2014/2015 financial year.

4. Building (Maximum Floor Area)

The proposed development is limited a maximum gross floor area (GFA) of 6,770m² which consists of:

- A full service supermarket of 3,825m²;
- Mini major tenant of 1,500m²; and
- Retail and non-retail of 1,445m².

5. Building Materials

All buildings and structures associated with the use must be constructed from materials and/or painted or similarly treated with paint or pigment of a low reflective quality which does not cause excessive glare.

6. Signage

Should signage associated with the use exceed 2m², the developer must submit plans of the signage as an application for Operational Works for approval by council prior to commencement of the use. Details must include the location of the signage, construction materials, size of the sign and graphic content. All signage must comply with the City of Thuringowa Planning Scheme Policy for Advertising Devices. Approved signs must be maintained to the satisfaction of council.

7. Storage of Materials and Machinery

All materials and machinery to be used during the construction period are to be wholly stored on the site, unless otherwise approved by council.

8. Storage

Goods, equipment, packaging material or machinery must not be stored or left exposed outside the building so as to be visible from any public road or thoroughfare. Any storage on site is required to be screened from view from all roads and adjacent properties.

9. Site Appearance

The site is to be kept in a clean and tidy condition at all times to the satisfaction of council.

10. Lighting

- a) The developer must ensure all internal and external lighting is fitted with shades and erected in a manner that ensures that adjoining premises and roads are not affected.
- b) Lighting must be provided in accordance with the *Australian/New Zealand Standard AS/NZS1158 Lighting for Roads and Public Spaces*.

- c) Any activity on the subject land must not emit anything that may interfere with current or proposed electronic air navigation or communications systems.
- d) Any proposed site lighting, including street lighting, car parking lighting and advertising or business sign lighting must be installed such that it does not project light spillage above the horizontal plane or beyond the subject site to protect the integrity of the Townsville Airport night lighting system and ensures that adjoining sites and roads are not affected.

11. Property Numbering

Effective property numbers must be erected at the premises prior to the commencement of the use and be maintained to the satisfaction of the council.

The site identification numbers should be of reflective material, maintained free from foliage and other obstructions, and be large enough to be read from the street.

12. Screening of Plant and Utilities

Plant and utilities including air-conditioners must not be visible from the street. Furthermore they must be provided with aesthetic screens prior to the commencement of the use and must be maintained thereafter to the satisfaction of council.

13. Refuse Facilities

- a) The waste storage area (bin room) as shown on Plan No. DA2-02-01, Revision C and dated 23/03/2011 is to be made available on site. The storage area is to house all waste containers. The storage area is to be an imperviously paved area, graded and drained through an approved sediment/silt trap to a legal sewer connection with a hose cock and hose fitted in close proximity to the enclosure.
- b) The minimum overhead clearance required for mobile garbage (wheelie) bin refuse collection is 4200mm. Access for the collection of the bins is not to be impeded by any overhead obstructions such as trees, wires or other structures. This minimum height clearance is to be maintained at all times.
- c) The minimum overhead clearance required for bulk bin refuse collection is 6500mm. Access for the collection of bins is not to be impeded by any overhead obstructions such as trees, wires or other structures. This minimum height clearance is to be maintained at all times.
- d) The bulk refuse storage facilities must be:
 - (i) a suitable enclosure with an impervious floor, with dimensions which exceed the size of the nominated bin size by at least 300mm at the rear and both sides and 600mm at the front;
 - (ii) within the curtilage of the premises in an accessible location to receive the service;

- (iii) graded and drained through an approved sediment/silt trap to a legal sewer connection;
- (iv) provided with a hose cock and hose in close proximity to the enclosure.

14. Relocation of Utilities

The developer must be responsible for any relocation and/or alteration to any public utility installation required as a result of any works carried out in connection with this development at no cost to council.

15. Car Parking

- a) All car parking facilities, associated ramps and driveways must be constructed in accordance with council Standards and as detailed in the latest amendment of the Australian/New Zealand Standard AS/NZ 2890 and must be maintained thereafter to the standard.
- b) Notwithstanding the above, the widths of car parking bays must be provided in accordance with the 1996 Thuringowa Planning Scheme.
- c) The minimum car parking classifications for off-street carparking applicable to this development are as per Table 1.1 in AS/NZS 2890.
- d) The layout of the on-site car parking spaces must be designed to ensure that all vehicles entering and leaving the site may do so in a forward direction.
- e) The developer must provide car parking in accordance with the Car Parking Schedule included on Plan No. DA2-01-02, Revision C and dated 23/03/2011 including disabled parking on site in accordance with Australian/New Zealand Standard AS/NZ2890.
- f) The developer must erect signage indicating the location of the entry and exits to the car parks, specific use bays (eg. Disabled, bus, taxi, bicycle, loading), as well as regulatory signs controlling movement within the car park.
- g) All signage and line marking for off-street car parking must comply with the requirements of AS/NZS2890 and AS1742 and associated standards.
- h) All signage and line marking for on-street car parking and traffic control must comply with the requirements of the Department of Transport and Main Roads (DTMR) Manual of Uniform Traffic Control Devices (MUTCD) and associated standards.
- i) The developer must provide details to ensure the balance of the development site is treated to minimise dust nuisance (ie. bitumen sealing or grassed with irrigation), as agreed upon by council.

16. Stormwater Drainage

Certification by an appropriately qualified and experienced Registered Professional Engineer of Queensland (RPEQ) of the following requirements must be provided so as to achieve. In particular:

- a) The development site must be graded so that it is free draining. All runoff from storms naturally falling into this development site (including roof runoff) must be collected within the property boundaries and discharged to the lawful point of discharge being the road frontage or as agreed upon by council.
- b) The developer must ensure that no ponding of stormwater occurs on adjacent allotments and that no stormwater formerly flowing onto their development site is diverted onto other neighbouring allotments.
- c) The developer must ensure that the post development discharge of stormwater from the subject land does not exceed pre-development peak flows.
- d) Overland flow paths and underground drainage must be designed so as not to directly or indirectly cause nuisance to a downstream or adjoining property.

17. Stormwater Quality Management

A stormwater quality management plan (SQMP) must be submitted to and be approved by council prior to the issue of a Development Permit for Building Work.

The SQMP must be prepared by an appropriately qualified and experienced Registered Professional Engineer of Queensland (RPEQ) to address the quality and quantity of stormwater runoff from the site. In particular, the SQMP must adopt the water quality strategy of the Australian Runoff Quality (ARQ) guidelines, and must address, but not be limited to the following items:

- a) Provide a site locality plan that identifies the receiving waters of the development.
- b) Identify all potential sources of water quality contamination from both construction and operational activities likely to impact on the nominated guideline value of the receiving waters.
- c) Provide an electronic copy of a pollution-reduction modelling program such as *MUSIC* identifying the Stormwater Quality Improvement Devices (SQIDs) proposed to reduce the loads of the nominated contaminants.
- d) Provide design and construction specifications for all proposed SQIDs.
- e) Provide a detailed installation, maintenance and operational plan for all proposed SQIDs including maintenance responsibilities, maintenance frequencies including system renewals, works timing, life cycle costing and any associated procedures.

The SQMP must be implemented in accordance with the above recommendations and incorporate any further reasonable requests from council. In addition, all works must be carried out in accordance with *Aus-Spec*.

18. Water Supply

The development must be serviced by the public water supply and connected to council's infrastructure prior to building work commencing.

19. Soil Erosion Minimisation, Sediment Control and Dust Control

During the construction phase of this development the developer must be responsible for the installation and maintenance of adequate erosion and sediment control management. In particular,

- a) The contingent design, implementation and maintenance of measures must be provided in accordance with *Aus-Spec Specification - C211 Control of Erosion and Sedimentation*.
- b) During the construction and maintenance phases of this development the developer must be responsible for adequate mitigation measures being put in place for the suppression of dust so as not to cause a nuisance to neighbouring property.
- c) The developer must ensure that no sediment or litter be discharged from the site into stormwater. Stormwater inlet pits on and adjacent to the development in Nexus Drive must be protected to prevent the entry of sediment and litter.

20. Acid Sulphate Soils Management

Soil and groundwater investigations, must be conducted to support the proposed earth works. Such investigations must be certified by an appropriately qualified and experienced Registered Professional Engineer of Queensland and must be submitted to and approved by council prior to commencement of excavation.

21. Landscaping

- a) Prior to any works commencing on site, a landscaping plan is required to be submitted to and be approved by council as part of Compliance Assessment against the applicable Landscaping Code and/or relevant approval.

The Landscape and Irrigation Design Plans must be prepared in accordance with the relevant sections of Thuringowa Planning Scheme - General Development Code 5.5.1 (Landscaping). As part of the landscaping plan the following items are to be included:

- The footpath/road reserve along Nexus Drive to be turfed and provided with automated irrigation.
- Mature street trees of a species selected for this section of road.

- b) The landscape plans must be prepared by a suitably Qualified person who:
 - is a Qualified Landscape Architect with current membership to the Australian Institute of Landscape Architects; and/or
 - is an experienced Landscape Designer
- c) All works must be completed in accordance with the approved landscaping plan and constructed to a standard detailed within the Thuringowa Planning Scheme - General Development Code 5.5 (Landscaping). Following the approval of the plan, with or without amendments, the developer must implement the plan prior to the commencement of the use. Furthermore, all landscaped areas must be maintained thereafter to the satisfaction of council.

22. Roadworks and Traffic

- a) The developer must construct the new access driveway from the existing kerb and channel/edge of bitumen to the property boundary at the developer's expense generally in accordance with council's relevant Standard Drawing for Driveway Entrances.
- b) The developer must construct a 1.5 metre wide concrete footpath to the full frontage of the site along Nexus Drive in accordance with council's Standard Drawings.

23. Further Approvals Required

a) **Compliance Assessment**

All engineering and landscaping works associated with this development must be submitted to council for approval prior to the issue of a Development Permit for Building Works, unless otherwise approved by council.

All engineering and landscaping designs/documentation associated with such an application must be prepared and where necessary, certified by a suitably qualified/experienced person.

b) **Operational Works**

The developer must obtain a Development Permit for Operational Works for any advertising devices not approved as part of the Plans of Development. The Development Permit for Operational Works must be approved prior to the commencement of use.

Concurrence Agency Conditions - DEPARTMENT OF TRANSPORT AND MAIN ROADS

Pursuant to Section 285 and Section 287 of the *Sustainable Planning Act 2009*, the Department of Transport and Main Roads advises that it has no objection to Townsville City Council issuing a Development Permit for Material Change of Use subject to the conditions, as attached. The applicant must comply with the Department of Transport and Main Roads conditions as outlined in the Department's correspondence dated 24 February 2011.

Advice Agency - DEPARTMENT OF ENVIRONMENT AND RESOURCE MANAGEMENT
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Pursuant to Section 292 of the *Sustainable Planning Act 2009*, Department of Environment and Resource Management advises that it has no objection to Townsville City Council issuing a Development Permit for Material Change of Use, as attached.

ADVICE

1. Infrastructure Charges

An Adopted Infrastructure Charges Notice outlining the estimated infrastructure contributions payable relevant to the Development Permit is attached for your information.

2. Shop Fit Out

- a) Prior to any fit out of the intended food premise, a separate application to fit out the premises must be submitted to council's Environmental Health Services for the registration of the food premise. No fit out or construction may take place before approval is granted. A food premise is anywhere food or beverages are prepared, packed, stored, handled, serviced, supplied or delivered for sale. An application must also be made for a licence to operate a food premise.
- b) Prior to any fit out of the intended hairdresser/beauty salon, a separate application must be submitted to council's Environmental Health Services for licence issue. No fit out or construction may take place before approval is granted.
- c) Prior to any fit out of the intended Skin Penetration Establishment, a separate application must be submitted to council's Environmental Health Services for Licence issue. No fit out or construction may take place before approval is granted.

3. Waste Collection

- a) The owner/occupier of the premises is required to provide an adequate number of waste containers to manage the waste generated by the activities being undertaken onsite.
- b) The proprietor is to arrange for the removal of waste from the premises by a suitably licensed waste transport contractor approved by the local government to transport waste under Section 369A of the *Environmental Protection Act 1994*. Adequate provision must be made for the collection of the waste storage containers within the premises.
- c) The collection of putrescibles waste arising from activities undertaken on this development must be collected and removed at periods not exceeding seven days.

- d) The collection of waste is to be undertaken so as to minimize, so far as reasonably practicable excessive noise to neighboring occupants. The collection method must ensure that waste is adequately managed to prevent escape or contamination.
- e) This development has the potential to generate or handle clinical and regulated waste material. Clinical and medical related waste is to be handled in accordance with AS/NZS 3816:1998 “Australian Standard/New Zealand Standard – Management of Clinical and Related Wastes”.
- f) Where practicable, all loading and unloading shall take place within the containment area (storage area). This area is to be constructed in such a way that any spills from loading or unloading are not permitted to escape to an area subject to storm water. No clinical and related wastes shall be disposed of via the storm water drainage system.

4. Connection to Council Water Supply

A copy of this permit and the approved water reticulation design must be submitted to council when the new water reticulation system is ready for connection to council's water supply. Council will respond to the application with a quotation for the work and upon payment will schedule the works for connection.

5. Connection to Council Sewer

A copy of this permit and the approved sewer reticulation design must be submitted to council when the new sewerage reticulation system is ready for connection to council's sewer supply. Council will respond to the application with a quotation for the work and upon payment will schedule the works for connection.

6. Earthworks

- a) Where the development of the subject property requires soil to be imported or exported, the developer must identify the site which would be used for borrowing or filling and must obtain council approval for such works. The suitability of imported or exported material must be assessed in accordance with Section 4 of AS 3798-2007: Guidelines on Earthworks for Commercial and Residential Developments.
- b) The developer must obtain council approval for the route of transport, the period and time of transport during the construction phase of the development. All loads leaving borrow sites must be wetted down and covered by tarpaulin for the control of dust and a stabilised site exit must be provided for the control of sediment generated by hauling traffic.

7. Noise

The hours of audible noise associated with construction and building work on site must be limited to between the hours of–

- 6.30 a.m. to 6.30 p.m. Monday to Saturday; with
- No work on Sundays or Public Holidays.

8. Environmental Considerations

DERM Requirements

Construction must comply with the *Environmental Protection Act 1994*, Policies and Guidelines.

9. Trade Waste Permit

The developer is advised that a Trade Waste Permit may be required and should confirm this with council's Trade Waste Inspector.

In these conditions:

- a) A reference to an Act includes all statutory instruments and subordinate legislation made under that Act; and
- b) Terms used have the meaning contained in the Planning Scheme, the *Sustainable Planning Act 2009* or the relevant legislation referred to in those conditions, as the case may be.

10. Flammable and Combustibles

Where flammable and combustible liquids are to be stored on site and are above minor storage limits, a licence will be required under the *Dangerous Goods and Safety Management Act 2000*. No construction may take place before approval is granted. A separate application is required to be submitted to Environmental Health Services detailing quantities, information about the proposed storage systems and safety provisions. Please contact Environmental Health Services on (07) 4727 9000 for further information.

Committee Recommendation >>

That the Officer's Recommendation be adopted.

DEVELOPMENT INFRASTRUCTURE

13 Development Infrastructure - Works Zone Parking Permits Policy

Authorised by >> Director Planning and Development
Date >> March, 2012

Executive Summary >>

The existing pre-amalgamation former Townsville City Council Use of Metered Spaces for Building Work Policy 147 has been reviewed according to the Corporate Governance policy development policy and procedures, and has been renamed Works Zone Parking Permits Policy.

The reviewed policy records council's approach to issuing works zone parking permits under *Subordinate Local Law No. 5 (Parking) 2011*.

Officer's Recommendation >>

1. That council rescind the former Townsville City Council Use of Metered Spaces for Building Work Policy 147 (Refer to F;Drive to view this policy)
2. That council adopt the Works Zone Parking Permits Policy as attached below:

Committee Recommendation >>

That the Officer's Recommendation be adopted.

Works Zone Parking Permit Policy - Page 1 of 2

POLICY

PLANNING AND DEVELOPMENT

DEVELOPMENT INFRASTRUCTURE



WORKS ZONE PARKING PERMITS>

1 POLICY STATEMENT >>

This policy records council's approach to issuing works zone parking permits under *Subordinate Local Law No. 5 (Parking) 2011*.

2 PRINCIPLES >>

The creation of works zone parking areas impacts upon the general availability of parking, and will occur only when necessary.

To ensure that the Council is not financially disadvantaged by the creation of works zone parking areas, the fees payable for a works zone parking permit will include an amount equivalent to the value of paid parking forgone.

The applicant will be responsible for creating the work zone and returning the work zone to its previous state on completion of the permit.

3 SCOPE >>

This policy applies to all works zone parking permits issued by the council.

4 RESPONSIBILITY >>

The Executive Managers Development Assessment, Technical Services and Environmental Health, and Manager Development Infrastructure are responsible for ensuring this policy is understood and adhered to by all relevant staff.

The Development Infrastructure Department, Planning and Development, is responsible for issuing Road Work Permits to developers/builders. The permit allows works to be undertaken on the road directly in front of the construction site and temporarily alters regulated parking spaces to a work zone.

The Regulatory Services Section of the Environmental Health Department, Community and Environment, is responsible for parking enforcement and the collection of parking revenue.

5 DEFINITIONS >>

Building/development works - all lawful works that take place from within the property and on the footpath, including the regulated parking spaces that are used for the creation of a work zone.

Electronic version current uncontrolled copy valid only at time of printing.

Document No. >>
Authorised by >> Director Planning and Development
Document Maintained by >> Development Infrastructure

Version No.1
Initial Date of Adoption >>
Next Review Date>> <Insert date>
Current Version Adopted>><Insert date>

Works Zone Parking Permits - Page 2 of 2

POLICY

PLANNING AND DEVELOPMENT

DEVELOPMENT INFRASTRUCTURE



Regulated parking space – marked on-street parking bays with parking control signs.

6 POLICY >>

Council will consider applications for works zone parking permits in regulated parking space/s for use associated with building/development works under the following conditions:

- Council will not issue a works zone parking permit unless the nature of the building or construction work and the characteristics of the site on which the work is to be carried out make it not reasonably practical for all work activity involving vehicle loading and unloading and associated vehicle movements to be confined within the site;
- Council will generally not dedicate as a works zone any bus stop, loading zone, disabled parking bay or "No Standing Anytime" zone. Council will only consider the location of a works zone within those areas if there is no viable alternative location for the works zone and an acceptable alternative arrangement can be made for the bus stop, loading zone or disabled parking bay;
- the proposed works zone must be on a street frontage abutting the site of the proposed building/development works;
- an Application for a Road Work Permit together with the applicable fee and traffic management documentation must be submitted prior to or at the same time that a works zone parking permit application is submitted;
- unless there are exceptional circumstances, every works zone parking permit will be issued with condition that require the permit-holder to:
 - (a) remove and replace existing parking signs; the applicant is responsible for the supply/erection/removal of compliant temporary work zone signs;
 - (b) alter and reinstate pavement markings associated with the signage changes; and
 - (c) pay council a permit fee that includes an amount equivalent to the value of paid parking forgone because of the existence of the works zone.

7 LEGAL PARAMETERS >>

Local Government Act 2009
Local Law No. 5 (Parking) 2011
Subordinate Local Law No. 5 (Parking) 2011

8 ASSOCIATED DOCUMENTS >>

Road Work Permit Application
Work Zone Application

Electronic version current uncontrolled copy valid only at time of printing.

Document No. >>
Authorised by >> Director Planning and Development
Document Maintained by >> Development Infrastructure

Version No.1
Initial Date of Adoption >>
Next Review Date>> <Insert date>
Current Version Adopted>><Insert date>

E CONSIDERATION OF BUSINESS NOTIFIED BY A COUNCILLOR

There was no business notified by a Councillor.

F CONSIDERATION OF NOTIFIED MOTIONS

There were no notified motions.

G GENERAL BUSINESS

There were no questions or general business.

The Chair, Councillor L Tyrell declared the meeting closed at 9.36am.

**THE MAYOR, COUNCILLOR L TYRELL
CHAIR**

In accordance with section 173 of the *Local Government Act 2009*, the Mayor, Councillor L Tyrell declared a perceived conflict of interest in regards to items 9 and 12 of the Planning and Economic Development Committee Report.

(a) *the name of the councillors who have the real or perceived conflict of interest:*

Councillor L Tyrell declared the perceived conflict of interest on behalf of himself and Councillors R Gartrell, D Bell, B Hewett, A Parsons, J Lane, V Veitch, N Marr, D Last and S Blom.

(b) *the nature of the conflict of interest as described by the Councillors:*

Brazier Motti donated to the (Team Tyrell) Election campaign.

(c) *how the Councillors dealt with the perceived conflict of interest:*

The councillors dealt with the conflict by disclosing the perceived conflict of interest and proposing to exclude themselves from the meeting throughout consideration of items 9 and 12, but noted that this would leave the meeting without a quorum and therefore in reliance upon Section 173(6) of the *Local Government Act 2009*, remained in the meeting and participated in the discussion about and voting upon the item.

(d) *if the Councillors voted on the issue – how the Councillor voted:*

The Councillors voted as per the recommendation.

(e) *how the majority of persons who were entitled to vote at the meeting voted on the matter.*

The majority of persons entitled to vote at the meeting voted as per the recommendation.

It was moved by the Mayor, Councillor L Tyrell, seconded by Councillor V Veitch:

“that the report of the Planning and Economic Development Committee meeting held on 11 April 2012 be received and the recommendations contained therein be adopted.”

CARRIED

4 Report - Lifestyle and Community Development Committee - 12 April 2012

Thursday 12 April 2012 at 9.00am

ITEMS 1 TO 5

PRESENT: Councillor J Lane, Chair
Councillor N Marr
Councillor S Blom
Councillor A Parsons
Councillor D Bell
Councillor D Last
The Mayor, Councillor L Tyrell (as indicated)

OBSERVERS: Councillor V Veitch

A OPENING of MEETING

The Chair, Councillor J Lane, declared the meeting open at 9.00 am.

B APOLOGIES and LEAVE OF ABSENCE

There were no apologies or leave of absences.

C DECLARATIONS of MATERIAL PERSONAL INTEREST or CONFLICTS OF INTEREST

There were no declarations of Material Personal Interest or Conflicts of Interest.

D DEPUTATIONS

There were no Deputations.

COMMUNITY SERVICES

1 Community Services - Partnerships & Sponsorships Program - Requests for Financial Support

Authorised by >> Director Community and Environment
Date >> 3 April 2012

Executive Summary >>

Council has received a number of applications for financial support through the Partnerships and Sponsorships Program for 2011/2012. This program is part of the Community Grants and Sponsorships Scheme which sits under the Community Planning and Services Section of the Community Services Department. The following recommendations have been made in accordance with the Financial Assistance Policy adopted by council in April 2010.

The Partnerships and Sponsorships Program aims to assist Townsville organisations to provide community services, cultural development, and sport and recreation development activities in Townsville by contributing funds for capital costs, events, programs and operational expenses.

There is \$194,750 allocated towards this program in the 2011/2012 Community Grants and Sponsorships Budget.

The following report makes recommendations on 5 applications received through this program during February & March 2012.

Officer's Recommendation >>

That council approve the amounts recommended by the Financial Assistance and Events Group (FAEG) through the Partnerships and Sponsorships Program as detailed in the following table for the 2011/2012 financial year.

Organisation	Activity/Project	Recommendation (Ex GST)
Townsville Community Music Centre Inc.	Operational support for the organisation during 2012	2011/2012 - \$30,000
Shakespeare Under the Stars	Cash contribution towards general event delivery costs plus waived park hire fees for the delivery of Shakespeare Under the Stars production of King Lear to be held 18 th August to 3 rd October 2012	2011/2012 - \$4,000 cash plus up to \$4,700 worth of waived hire fees for Queens Gardens
VASS Promotions Pty Ltd	Discounted hire fees for the delivery of the 2012 Full Noise Festival to be held at Reid Park from 28 September to 1 October 2012	2011/2012 – up to \$38,970 worth of discounted hire fees

continued...

Organisation	Activity/Project	Recommendation (Ex GST)
Permaculture Townsville Inc.	Waived staff fees associated with the screening of 6 films at Riverway Arts Centre (associated with ' <i>Movies that Matter</i> ') in 2012.	2011/2012 - waiving of staff fees valued at \$3,910
Townsville Guitar Orchestra	Waived venue hire fees at Riverway Arts Centre for the delivery of the 10 year Birthday celebration concert to be held 8 April 2012	2011/2012 - Waiving of venue hire fees to the value of \$2,583

Applicants not recommended for funding: Nil

Committee Recommendation >>

That the Officer's Recommendation be adopted.

2 Community Services - Gallery Acquisition Working Group 22 March 2012

Authorised by >> Director Community and Environment
Date >> 28 March 2012

Executive Summary >>

Attached to the agenda item are the minutes of the Gallery Acquisition Working Group meeting held on the 22 March 2012 for the information and consideration of the committee.

Officer's Recommendation >>

That council receive the minutes of the Gallery Acquisition Working Group meeting 22 March 2012.

Committee Recommendation >>

That the Officer's Recommendation be adopted.

The Mayor, Councillor L Tyrell took a seat in the Chambers during the following item.

LIBRARY SERVICES

3 Library Services - Report of the Executive Manager, Library Services

Authorised by >> Director Community and Environment
Date >> 29 March 2012

Executive Summary >>

The purpose of this report is to update Councillors on the external grant applications submitted for Library Services programs for the 2012/13 financial year.

Officer's Recommendation >>

That council note this report.

Committee Recommendation >>

That the Officer's Recommendation be adopted.

COMMUNITY SERVICES

4 Report of the Joint Advisory Committee Meeting of 29 March 2012

Authorised by >> Director Community and Environment
Date >> 12 April 2012

Executive Summary >>

The report of the Joint Advisory Committee Meeting held on 29 March 2012 was tabled for the council's information.

Officer's Recommendation >>

That council note the report of the Joint Advisory Committee meeting held on 29 March 2012.

Committee Recommendation >>

That the Officer's Recommendation be adopted.

The Chair remarked upon the efficiency of holding a Joint Advisory Committee meeting and suggested this be considered for an annual meeting in the next round of advisory committees.

CONFIDENTIAL ITEMS

It was moved by Councillor D Last, seconded by Councillor D Bell:

"that the committee RESOLVE to close the meeting in accordance with Section 72(1)(e) of the *Local Government (Operations) Regulation 2010* which permits the meeting to be closed to the public for business relating to the following:

- (e) contracts proposed to be made by it." (Item 5)

CARRIED

The committee discussed the item.

It was moved by Councillor D Last, seconded by Councillor D Bell:

"that the committee RESOLVE to open the meeting."

CARRIED

4 Community Services - T6526 - Leasing of Jezzine Barracks P1 Huts

Authorised by >> Director Community and Environment
Date >> 30 March 2012

Executive Summary >>

A Request for Tender process was implemented to select community organisations to be occupants of the five "P" type huts located at the Jezzine Barracks site. In response to the opportunity to submit, five submissions were received.

The selection panel met, reviewed the submissions, assessed the relevance of proposed uses and groups to the site and the broader community, and assessed what would be the "best fit" both physically, and in relation to synergies between occupants.

Officer's Recommendation >>

1. That the report/attachment be deemed a confidential document and be treated as such in accordance with sections 171 and 200 (9) of the *Local Government Act 2009* and that the document remain confidential unless council decides otherwise by resolution;
2. That council authorise the entering into a Trustee Lease for a period of up to 10 years with the Historical Re-enactment Society to occupy Jezzine P1 Hut #24 from 1 January 2013 for the rental amount of \$1 per year excluding GST if demanded, conditional on the group being incorporated and insured;

3. That council authorise the entering into a Trustee Lease for a period of up to 10 years with the Townsville Art Society to occupy Jezzine P1 Huts #25, 26, and 27 from 1 January 2013 for the rental amount of \$1 per year excluding GST if demanded; and
4. That council authorise the entering into a Trustee Lease for a period of up to 10 years with Performing Arts Historical Society of Townsville to occupy Jezzine P1 Hut #28 from 1 January 2013 for the rental amount of \$1 per year excluding GST if demanded, conditional on the group being incorporated.

Committee Recommendation >>

That the Officer's Recommendation be adopted.

Councillor Veitch thanked staff for implementing such a successful process and strongly commended them for it.

E CONSIDERATION OF BUSINESS NOTIFIED BY A COUNCILLOR

There was no business notified by a Councillor.

F CONSIDERATION OF NOTIFIED MOTIONS

There were no notified motions.

G QUESTIONS / GENERAL BUSINESS

(i) Rollingstone - Library

Councillor S Blom advised that a Rollingstone volunteer group was looking to create a local library, and enquired about the possibility of council donating old library books to this group. The Executive Manager Library Services advised the councillor to have the group contact library services directly in regards to this matter.

Councillor Veitch and the committee complimented the library staff for their efficiency, the usefulness of the services they provide to the community and the ways in which they have kept up with, and use, new technologies.

(ii) Galleries

The Manager Gallery Services provided the committee with an overview of the current and up coming exhibitions at both Perc Tucker and Pinnacles Galleries.

The Chair commended one of the current exhibitions on display at Perc Tucker Regional Gallery: iC: Images from iPhone by Townsville based photographer Andrew Rankin.

(iii) Community Recovery Initiatives - Mini Tornado - 19 March 2012

The Executive Manager Community Services provided an update on the community recovery initiatives being implemented for the areas affected by the mini-tornado which hit Townsville in the early hours of 19 March 2012. The committee was advised that the response phase was being finalised and the recovery stage beginning. The committee was given an overview of the works involved.

The Chair thanked the Executive Manager and his staff for their efforts.

(iv) Thanks and Recognition

The Acting Director Community and Environment acknowledged the hard work put in by the committee over the four year election term and thanked the councillors for their dedication. He wished the councillors good luck with the upcoming elections, and to those not contesting the next election every success for the future.

The Chair thanked the committee members and all the council officers involved for their help and expertise over the last four years.

The Chair, Councillor J Lane declared the meeting closed at 9.25am.

**COUNCILLOR J LANE
CHAIR**

It was moved by Councillor J Lane, seconded by Councillor D Last:

"that the report of the Lifestyle and Community Development Committee meeting held on 12 April 2012 be received and the recommendations contained therein be adopted subject to the following amendment:

in the recommendation for item 4 - Community Services - T6526 - Leasing of Jezzine Barracks P1 Huts, that '2013' be amended to '2014'."

CARRIED

5 Report - Community Safety and Health Committee - 12 April 2012

Thursday 12 April 2012 at 11.00am

ITEMS 1 TO 3

PRESENT: Councillor D Last, Chair
Councillor B Hewett
Councillor S Blom
Councillor J Lane
Councillor V Veitch
Councillor N Marr
The Mayor, Councillor L Tyrell

OBSERVERS: Councillor A Parsons

A OPENING of MEETING

The Chair, Councillor D Last, declared the meeting open at 11.00 am.

B APOLOGIES and LEAVE OF ABSENCE

There were no apologies or leave of absences.

C DECLARATIONS of MATERIAL PERSONAL INTEREST or CONFLICTS OF INTEREST

There were no declarations of material personal interest or conflicts of interest.

D DEPUTATIONS

There were no Deputations.

COMMUNITY AND ENVIRONMENT

1 Environmental Health - 2012 / 2013 Fees and Charges

Authorised by >> Director Community and Environment
Date >> 3 April 2012

Executive Summary >>

The Environmental Health department have reviewed the costs associated with the provision of services (food, personal appearance, environmental protection, parking, animal registrations, local law permit fees, rescue fees, swimming pools, abandoned vehicles and overgrown allotments). The fees and charges developed are reflective of the resources required to provide a similar service as provided in the 2011/12 financial year.

Environmentally Relevant Activity fees have been set using the Aggregate Environmental Score set out in the Environmental Protection Regulations with a unit value of \$100.00 which remains unchanged from the 2011/12 fee schedule.

Officer's Recommendation >>

That council adopts the 2012 / 2013 fees and charges for the Environmental Health department as set out below

Townsville City Council - Schedule of Fees and Charges 2012/13

Division Name - enter here

Department Name - Environmental Health Services Section Name - Environmental Health Fee Name	Description	Fee Charge Type	Unit	New Base Charge (inc GST)	GST	New Total Fee Inc GST 2012/2013	Previous Total Fee Inc GST 2011/2012	\$ Change	% Change	New fee applies from	New fee applies to	Legislative Authority under Section 97(2)(7)	Provision of the Local Govt Act the charge is raised under	Committee Fee Approved at	Date of meeting
ENVIRONMENTAL HEALTH															
General Business / File Search	Cost-recovery fee	Each		\$126.00	\$0.00	\$126.00	\$126.00	\$0.00	0%	1/07/2012	30/06/2013	Local Government Act 2009 S.97(2)(c)		Community Safety & Health Committee	
Fines / PIN - Payment Plan Application Fee	Cost-recovery fee	Each		\$30.00	\$0.00	\$30.00	\$0.00	\$30.00	0%	1/07/2012	30/06/2013	Local Government Act 2009 S.97(2)(a)		Community Safety & Health Committee	
Fines / PIN Reminder Notice - Late Payment Fee	Cost-recovery fee	Each		\$35.00	\$0.00	\$35.00	\$35.00	\$0.00	0%	1/07/2012	30/06/2013	Local Government Act 2009 S.97(2)(a)		Community Safety & Health Committee	
General Prejudgement Meeting	Cost-recovery fee	Each		\$126.00	\$0.00	\$126.00	\$126.00	\$0.00	0%	1/07/2012	30/06/2013	Local Government Act 2009 S.97(2)(a)		Community Safety & Health Committee	
EHO Consultancy - General (Hourly Rate)	Other fee under S.262	per hour		\$161.00	\$0.00	\$161.00	\$161.00	\$0.00	0%	1/07/2012	30/06/2013	Local Government Act 2009 S.262(3)(b)		Community Safety & Health Committee	
InterCouncil Services - Food Its Your Business Publication	Other fee under S.262	Each		\$118.00	\$0.00	\$118.00	\$118.00	\$0.00	0%	1/07/2012	30/06/2013	Local Government Act 2009 S.262(3)(b)		Community Safety & Health Committee	
General Building Compliance Notice (does not include Fire Safety Component)	Cost-recovery fee	Each		\$480.00	\$0.00	\$480.00	\$480.00	\$0.00	0%	1/07/2012	30/06/2013	Local Government (Accreditation) Act 2002 S.29 (5)	Residential Services	Community Safety & Health Committee	
Renewal/Licence-Approval/Restoration Fee / Late Payment Fee	Cost-recovery fee	Each		\$35.00	\$0.00	\$35.00	\$35.00	\$0.00	0%	1/07/2012	30/06/2013	Local Government Act 2009 S.97(2)(a)		Community Safety & Health Committee	
Justified Complaint	Cost-recovery fee	Each		\$242.00	\$0.00	\$242.00	\$242.00	\$0.00	0%	1/07/2012	30/06/2013	Local Government Act 2009 S.97(2)(a)		Community Safety & Health Committee	
Certificate of Compliance	Cost-recovery fee	Each		\$324.00	\$0.00	\$324.00	\$324.00	\$0.00	0%	1/07/2012	30/06/2013	Local Government Act 2009 S.97(2)(a)		Community Safety & Health Committee	
FOOD															
Food Business Applications - New Owner adopting Food Safety Program (no charges) (prorata refund)	Cost-recovery fee	Each		\$508.00	\$0.00	\$508.00	\$508.00	\$0.00	0	1/07/2012	30/06/2013	Section 31 (1)	Food Act 2006	Community Safety & Health Committee	
Food Business Applications - New Owner + New Food Safety Program (no prorata refund)	Cost-recovery fee	Each		\$845.00	\$0.00	\$845.00	New fee	NA	NA	1/07/2012	30/06/2013	Section 31 (1)	Food Act 2007	Community Safety & Health Committee	
Food Business Applications - New Owner (prorata refund)	Cost-recovery fee	Each		\$508.00	\$0.00	\$508.00	\$508.00	\$0.00	0	1/07/2012	30/06/2013	Section 31 (1)	Food Act 2006	Community Safety & Health Committee	
Food Business Application - Plan Assessment (no prorata)	Cost-recovery fee	Each		\$674.00	\$0.00	\$674.00	\$674.00	\$0.00	0	1/07/2012	30/06/2013	Section 31 (1)	Food Act 2006	Community Safety & Health Committee	
Food Business Application - Plan Assessment + Food Safety Program (no prorata)	Cost-recovery fee	Each		\$1,111.00	\$0.00	\$1,111.00	New fee	NA	NA	1/07/2012	30/06/2013	Section 31 (1)	Food Act 2007	Community Safety & Health Committee	
Food Business - Annual Renewal (prorata refund)	Cost-recovery fee	Each		\$508.00	\$0.00	\$508.00	\$508.00	\$0.00	0	1/07/2012	30/06/2013	Section 31 (1)	Food Act 2006	Community Safety & Health Committee	
Food Business - Reinspection / FSP Audit Inspection	Cost-recovery fee	Each		\$242.00	\$0.00	\$242.00	\$242.00	\$0.00	0	1/07/2012	30/06/2013	Section 31 (1)	Food Act 2006	Community Safety & Health Committee	
Food Safety Program Accreditation Application (new or changes to existing plan)	Cost-recovery fee	Each		\$437.00	\$0.00	\$437.00	\$437.00	\$0.00	0	1/07/2012	30/06/2013	Section 31 (1)	Food Act 2006	Community Safety & Health Committee	
Food Safety Program Administrative Amendment	Cost-recovery fee	Each		\$117.00	\$0.00	\$117.00	\$117.00	\$0.00	0	1/07/2012	30/06/2013	Section 31 (1)	Food Act 2006	Community Safety & Health Committee	
Temporary Food Stall - one event	Cost-recovery fee	Each		\$284.00	\$0.00	\$284.00	\$284.00	\$0.00	0	1/07/2012	30/06/2013	Section 31 (1)	Food Act 2006	Community Safety & Health Committee	
Temporary Food Stall (Annual)	Cost-recovery fee	Each		\$362.00	\$0.00	\$362.00	\$362.00	\$0.00	0	1/07/2012	30/06/2013	Section 31 (1)	Food Act 2006	Community Safety & Health Committee	
Licence Administrative Amendment - Change condition, Licence removal, Move to existing licence business	Cost-recovery fee	Each		\$154.00	\$0.00	\$154.00	New fee	NA	NA	1/07/2012	30/06/2013	Section 31 (1)	Food Act 2007	Community Safety & Health Committee	
Technical Amendment - plan assessment	Cost-recovery fee	Each		\$674.00	\$0.00	\$674.00	\$674.00	\$0.00	0	1/07/2012	30/06/2013	Section 31 (1)	Food Act 2008	Community Safety & Health Committee	

Description	Fee Charge Type	Unit	New Base Charge (exc GST)	GST	New Total Fee Incl GST 2012/2013	Previous Total Fee Incl GST 2011/2012	\$ Change	% Change	New fee applies from	New fee applies to	Legislative Authority under Section 97(2)(f)	Provision of the Local Govt Act the charge is raised under	Committee Fee	Date of meeting
													Approved at	
Domestic Kitchen Application - markets & fees only	Cost-recovery fee	Each	\$300.00	\$0.00	\$300.00	\$300.00	\$0.00	0	1/07/2012	30/06/2013	Section 31 (1)	Food Act 2009	Community Safety & Health Committee	
Domestic Kitchen Renewal - markets & fees only	Cost-recovery fee	Each	\$250.00	\$0.00	\$250.00	\$250.00	\$0.00	0	1/07/2012	30/06/2013	Section 31 (1)	Food Act 2010	Community Safety & Health Committee	
PERSONAL APPEARANCE														
Personal Appearance Business - Application	Cost-recovery fee	Each	\$553.00	\$0.00	\$553.00	\$553.00	\$0.00	0	1/07/2012	30/06/2013	Section 9	Public Health (Infection Control for Personal Appearance Services) Act 2003	Community Safety & Health Committee	
Personal Appearance Licence - Administrative Amendment	Cost-recovery fee	Each	\$154.00	\$0.00	\$154.00	New Fee	NA	NA	1/07/2012	30/06/2013	Section 9	Public Health (Infection Control for Personal Appearance Services) Act 2003	Community Safety & Health Committee	
Personal Appearance Licence - Technical Amendment	Cost-recovery fee	Each	\$288.00	\$0.00	\$288.00	\$288.00	\$0.00	0	1/07/2012	30/06/2013	Section 10	Public Health (Infection Control for Personal Appearance Services) Act 2004	Community Safety & Health Committee	
Personal Appearance Business - Annual Licence	Cost-recovery fee	Each	\$451.00	\$0.00	\$451.00	\$451.00	\$0.00	0	1/07/2012	30/06/2013	Section 9	Public Health (Infection Control for Personal Appearance Services) Act 2003	Community Safety & Health Committee	
Personal Appearance Licence - Transfer & New Licence	Cost-recovery fee	Each	\$251.00	\$0.00	\$251.00	\$251.00	\$0.00	0	1/07/2012	30/06/2013	Section 9	Public Health (Infection Control for Personal Appearance Services) Act 2003	Community Safety & Health Committee	
Personal Appearance Business - Failed Compliance/Reinspection/Remedial Notice	Cost-recovery fee	Each	\$242.00	\$0.00	\$242.00	\$242.00	\$0.00	0	1/07/2012	30/06/2013	Section 9	Public Health (Infection Control for Personal Appearance Services) Act 2003	Community Safety & Health Committee	
ENVIRONMENTAL PROTECTION														
4) Poultry farming, more than 1,000 birds	Other fee under S.262	Each	\$500.00	\$0.00	\$500.00	\$500.00	\$0.00	0	1/07/2012	30/06/2013	Section 117	Environmental Protection Regulation 2008	Community Safety & Health Committee	
1000 - 200,000 birds	Other fee under S.263	Each	\$900.00	\$0.00	\$900.00	\$900.00	\$0.00	0	1/07/2012	30/06/2013	Section 117	Environmental Protection Regulation 2008	Community Safety & Health Committee	
200,000 birds	Other fee under S.265	Each	\$500.00	\$0.00	\$500.00	\$500.00	\$0.00	0	1/07/2012	30/06/2013	Section 117	Environmental Protection Regulation 2008	Community Safety & Health Committee	
6) Asphalt Manufacturing	Other fee under S.266	Each	\$3,200.00	\$0.00	\$3,200.00	\$3,200.00	\$0.00	0	1/07/2012	30/06/2013	Section 117	Environmental Protection Regulation 2008	Community Safety & Health Committee	
1000 T	Other fee under S.268	Each	\$500.00	\$0.00	\$500.00	\$500.00	\$0.00	0	1/07/2012	30/06/2013	Section 117	Environmental Protection Regulation 2008	Community Safety & Health Committee	
50m3 - 500m3 Class3 FFC Liquid	Other fee under S.270	Each	\$2,800.00	\$0.00	\$2,800.00	\$2,800.00	\$0.00	0	1/07/2012	30/06/2013	Section 117	Environmental Protection Regulation 2008	Community Safety & Health Committee	
12) Plastic Product Manufacturing	Other fee under S.271	Each	\$5,400.00	\$0.00	\$5,400.00	\$5,400.00	\$0.00	0	1/07/2012	30/06/2013	Section 117	Environmental Protection Regulation 2008	Community Safety & Health Committee	
a) manufacturing in a year, a total of 500 or more of plastic product mentioned in paragraph (b)	Other fee under S.273	Each	\$1,600.00	\$0.00	\$1,600.00	\$1,600.00	\$0.00	0	1/07/2012	30/06/2013	Section 117	Environmental Protection Regulation 2008	Community Safety & Health Committee	
b) manufacturing in a year a total of 50 or more of carbon fibre, epoxy coatings, foam sandwich or rebar	Other fee under S.275	Each	\$500.00	\$0.00	\$500.00	\$500.00	\$0.00	0	1/07/2012	30/06/2013	Section 117	Environmental Protection Regulation 2008	Community Safety & Health Committee	
17) Abrasive Blasting	Other fee under S.276	Each	\$4,600.00	\$0.00	\$4,600.00	\$4,600.00	\$0.00	0	1/07/2012	30/06/2013	Section 117	Environmental Protection Regulation 2008	Community Safety & Health Committee	
includes separating a protective coating that has been blasted	Other fee under S.278	Each	\$500.00	\$0.00	\$500.00	\$500.00	\$0.00	0	1/07/2012	30/06/2013	Section 117	Environmental Protection Regulation 2008	Community Safety & Health Committee	
18) Boatmaking / Engineering	Other fee under S.279	Each	\$500.00	\$0.00	\$500.00	\$500.00	\$0.00	0	1/07/2012	30/06/2013	Section 117	Environmental Protection Regulation 2008	Community Safety & Health Committee	
manufacturing 2001 - 10,000T of metal product	Other fee under S.280	Each	\$500.00	\$0.00	\$500.00	\$500.00	\$0.00	0	1/07/2012	30/06/2013	Section 117	Environmental Protection Regulation 2008	Community Safety & Health Committee	
10,000 T	Other fee under S.281	Each	\$500.00	\$0.00	\$500.00	\$500.00	\$0.00	0	1/07/2012	30/06/2013	Section 117	Environmental Protection Regulation 2008	Community Safety & Health Committee	
19) Metal forming	Other fee under S.282	Each	\$500.00	\$0.00	\$500.00	\$500.00	\$0.00	0	1/07/2012	30/06/2013	Section 117	Environmental Protection Regulation 2008	Community Safety & Health Committee	
10,000 T /Yr	Other fee under S.283	Each	\$500.00	\$0.00	\$500.00	\$500.00	\$0.00	0	1/07/2012	30/06/2013	Section 117	Environmental Protection Regulation 2008	Community Safety & Health Committee	
Metal recovery	Other fee under S.284	Each	\$500.00	\$0.00	\$500.00	\$500.00	\$0.00	0	1/07/2012	30/06/2013	Section 117	Environmental Protection Regulation 2008	Community Safety & Health Committee	

Description	Fee Charge Type	Unit	New Base Charge (exc GST)	GST	New Total Fee Incl GST 2012/2013	Previous Total Fee Incl GST 2011/2012	% Change	New fee applies from	New fee applies to	Legislative Authority under Section 97(2)(7)	Provision of the Local Govt Act the charge is raised under	Committee Fee Approved at	Date of meeting
recovering < 100t / day	Other fee under S 280	Each	\$500.00	\$0.00	\$500.00	\$500.00	0	1/07/2012	30/06/2013	Section 117	Environmental Protection Regulation 2008	Community Safety & Health Committee	
recovering 100t < 10,000t not using a fragmentiser	Other fee under S 281	Each	\$1,900.00	\$0.00	\$1,900.00	\$1,900.00	0	1/07/2012	30/06/2013	Section 117	Environmental Protection Regulation 2008	Community Safety & Health Committee	
recovering 100t < 10,000t using a fragmentiser	Other fee under S 282	Each	\$5,100.00	\$0.00	\$5,100.00	\$5,100.00	0	1/07/2012	30/06/2013	Section 117	Environmental Protection Regulation 2008	Community Safety & Health Committee	
(21) Motor vehicle Workshop Operation													
Operating a motor vehicle workshop	Other fee under S 284	Each	\$700.00	\$0.00	\$700.00	\$700.00	0	1/07/2012	30/06/2013	Section 117	Environmental Protection Regulation 2008	Community Safety & Health Committee	
(37) Printing													
2000-1000T	Other fee under S 286	Each	\$500.00	\$0.00	\$500.00	\$500.00	0	1/07/2012	30/06/2013	Section 117	Environmental Protection Regulation 2008	Community Safety & Health Committee	
>1000T	Other fee under S 287	Each	\$2,200.00	\$0.00	\$2,200.00	\$2,200.00	0	1/07/2012	30/06/2013	Section 117	Environmental Protection Regulation 2008	Community Safety & Health Committee	
(38) Surface Coating													
anodising, electroplating, enamelling, galvanising (1t-100t)	Other fee under S 289	Each	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	0	1/07/2012	30/06/2013	Section 117	Environmental Protection Regulation 2008	Community Safety & Health Committee	
Powder Coating, painting 1t-100t	Other fee under S 290	Each	\$500.00	\$0.00	\$500.00	\$500.00	0	1/07/2012	30/06/2013	Section 117	Environmental Protection Regulation 2008	Community Safety & Health Committee	
(43) Concrete batching													
Other fee under S 293	Other fee under S 293	Each	\$3,000.00	\$0.00	\$3,000.00	\$3,000.00	0	1/07/2012	30/06/2013	Section 117	Environmental Protection Regulation 2008	Community Safety & Health Committee	
> 200t / yr													
(48) Wooden Product Manufacturing													
Fabricating in a year > 100t of wooden products	Other fee under S 295	Each	\$500.00	\$0.00	\$500.00	\$500.00	0	1/07/2012	30/06/2013	Section 117	Environmental Protection Regulation 2008	Community Safety & Health Committee	
(49) Boat Maintenance or Repairs													
Other than activities covered by ERA 21 (motor vehicle workshop) including maintaining hulls, appendages	Other fee under S 297	Each	\$1,700.00	\$0.00	\$1,700.00	\$1,700.00	0	1/07/2012	30/06/2013	Section 117	Environmental Protection Regulation 2008	Community Safety & Health Committee	
(61) Waste incineration and thermal treatment													
Incinerating or thermally treating waste vegetation/ clean paper/ cardboard	Other fee under S 299	Each	\$500.00	\$0.00	\$500.00	\$500.00	0	1/07/2012	30/06/2013	Section 117	Environmental Protection Regulation 2008	Community Safety & Health Committee	
Application for Certificate of Registration	Other fee under S 301	Each	\$500.00	\$0.00	\$500.00	\$500.00	0	1/07/2012	30/06/2013	Section 117	Environmental Protection Regulation 2008	Community Safety & Health Committee	
Development Application	Other fee under S 302	Each	\$500.00	\$0.00	\$500.00	\$500.00	0	1/07/2012	30/06/2013	Section 117	Environmental Protection Regulation 2008	Community Safety & Health Committee	
Continuing Registration	Other fee under S 303	Each	\$100.00	\$0.00	\$100.00	\$100.00	0	1/07/2012	30/06/2013	Section 117	Environmental Protection Regulation 2008	Community Safety & Health Committee	
Addition of new activity to registration	Other fee under S 304	Each	\$250.00	\$0.00	\$250.00	\$250.00	0	1/07/2012	30/06/2013	Section 117	Environmental Protection Regulation 2008	Community Safety & Health Committee	
Extend currency, change or cancel DA conditions	Other fee under S 305	Each	\$250.00	\$0.00	\$250.00	\$250.00	0	1/07/2012	30/06/2013	Section 117	Environmental Protection Regulation 2008	Community Safety & Health Committee	
Fee for late payment of an annual fee for a registration certificate or environmental authority	Other fee under S 306	Each	\$100.00	\$0.00	\$100.00	\$100.00	0	1/07/2012	30/06/2013	Section 117	Environmental Protection Regulation 2008	Community Safety & Health Committee	
Public Register Copies	Cost-recovery fee	Each	\$20.00	\$0.00	\$20.00	\$20.00	0	1/07/2012	30/06/2013	Section 117	Local Government Act 2009 S 97(2)(a)	Community Safety & Health Committee	

Percentage (%) of Annual Fee	Reduced Annual Fees for ERA (Section 127 Environmental Protection Regulations 2008)
90% of the annual fee	Reduction Criteria
80% of the annual fee	If the holder is an approved partner
70% of the annual fee	If the holder has an approved EMS, or the holder has a lower emission score
60% of the annual fee	If the holder is an approved partner and has an approved EMS or the holder has a lower emission score
50% of the annual fee	If the holder has an approved EMS, and the holder has a lower emission score
	If the holder is an approved partner, and the holder has an approved EMS and the holder has a lower

Notes (Referenced from Chapter 8 Fees Part 8 Annual Fees)

Annual fee, for an authority, means the annual fee worked out under section 120 for the authority

Description	Fee Charge Type	Unit	New Base Charge (exc GST)	GST	New Total Fee Incl GST 2012/2013	Previous Total Fee Incl GST 2011/2012	% Change	New fee applies from	New fee applies to	Legislative Authority under Section 97(2)(7)	Provision of the Local Govt Act the charge is raised under	Committee Fee Approved at	Date of meeting
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Approved environmental management system (EMS) means an environmental management system accredited under AS/NZ ISO: 14001:2004 Environmental management Systems

What is an approved EMS?

The holder of a relevant authority has an approved EMS if each relevant activity carried out under the authority is being carried out in accordance with a prescribed environmental management

Who is an approved partner?

(1) An approved partner is the holder of a relevant authority who is registered with the business partnership program.

(2) In this section—
Business partnership program means the program of that name established by the department. (Ecobiz)

What is a lower emissions score?

(1) The holder of a relevant authority has a lower emissions score—

a) if the holder is carrying out only 1 relevant activity under the authority—the relevant activity has an emissions score that is at least 25% less than the emissions score stated to apply for the

b) if the holder is carrying out 2 or more relevant activities under the authority—the relevant activity that has the highest aggregate environmental score has an emissions score that is at least

(2) In this section—

Emissions score, for a relevant activity, means the emissions score component of the aggregate environmental score for the activity.

PARKING CHARGES													
Commercial Vehicle Permits	Contracts, Seizure & Services	Each	\$150.00	\$0.00	\$150.00	\$150.00	\$0.00	1/07/2012	30/06/2013	Local Government Act 2009 S 262(3)(c)	Transport Operations (Road Use Management) Act 1995 section 103(5)(a) & (c)	Community Safety & Health Committee	10/03/2011
Search Fees	Cost Recovery	Each	\$20.00	\$0.00	\$20.00	\$20.00	0.00%	1/07/2012	30/06/2013	Local Government Act 2009 S 97(2)(a)	Transport Operations (Road Use Management) Act 1995	Community Safety & Health Committee	10/03/2011
ANIMAL MANAGEMENT - Renewal Period (June 1 - 31 July inc)													
Entire dog	Cost Recovery	Each	\$60.00	\$0.00	\$60.00	\$60.00	0.00%	1/07/2012	30/06/2013	Local Government Act 2009 S 97(2)(a)	Animal Management (Cats & Dogs) Act 2008 S 44 (2)	Community Safety & Health Committee	10/03/2011
Desexed dog	Cost Recovery	Each	\$30.00	\$0.00	\$30.00	\$30.00	0.00%	1/07/2012	30/06/2013	Local Government Act 2009 S 97(2)(a)	Animal Management (Cats & Dogs) Act 2008 S 44 (2)	Community Safety & Health Committee	10/03/2011
Cat	Cost Recovery	Each	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	1/07/2012	30/06/2013	Local Government Act 2009 S 97(2)(a)	Animal Management (Cats & Dogs) Act 2008 S 44 (2)	Community Safety & Health Committee	10/03/2011
ANIMAL MANAGEMENT - Full Fee (1 Aug 12 - 31 May 2013 inc)													
Entire dog	Cost Recovery	Each	\$75.00	\$0.00	\$75.00	\$75.00	0.00%	1/07/2012	30/06/2013	Local Government Act 2009 S 97(2)(a)	Animal Management (Cats & Dogs) Act 2008 S 44 (2)	Community Safety & Health Committee	10/03/2011
Desexed dog	Cost Recovery	Each	\$40.00	\$0.00	\$40.00	\$40.00	0.00%	1/07/2012	30/06/2013	Local Government Act 2009 S 97(2)(a)	Animal Management (Cats & Dogs) Act 2008 S 44 (2)	Community Safety & Health Committee	10/03/2011
Pensioner Dog Entire	Cost Recovery	Each	\$25.00	\$0.00	\$25.00	\$25.00	0.00%	1/07/2012	30/06/2013	Local Government Act 2009 S 97(2)(a)	Animal Management (Cats & Dogs) Act 2008 S 44 (2)	Community Safety & Health Committee	10/03/2011
Pensioner Dog - First (Desexed)	Cost Recovery	Each	\$10.00	\$0.00	\$10.00	\$0.00	100.00%	1/07/2012	30/06/2013	Local Government Act 2009 S 97(2)(a)	Animal Management (Cats & Dogs) Act 2008 S 44 (2)	Community Safety & Health Committee	10/03/2011
Pensioner Dog - Subsequent (desexed)	Cost Recovery	Each	\$5.00	\$0.00	\$5.00	\$12.00	-58.33%	1/07/2012	30/06/2013	Local Government Act 2009 S 97(2)(a)	Animal Management (Cats & Dogs) Act 2008 S 44 (2)	Community Safety & Health Committee	10/03/2011
Registration of a dog under 6 months of age	Cost Recovery	Each	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	1/07/2012	30/06/2013	Local Government Act 2009 S 97(2)(a)	Animal Management (Cats & Dogs) Act 2008 S 44 (2)	Community Safety & Health Committee	10/03/2011
Dangerous Dog	Cost Recovery	Each	\$300.00	\$0.00	\$300.00	\$300.00	0.00%	1/07/2012	30/06/2013	Local Government Act 2009 S 97(2)(a)	Animal Management (Cats & Dogs) Act 2008 S 44 (2)	Community Safety & Health Committee	10/03/2011
Restricted dog (as defined by Customs Act 1901)	Cost Recovery	Each	\$280.00	\$0.00	\$280.00	\$280.00	0.00%	1/07/2012	30/06/2013	Local Government Act 2009 S 97(2)(a)	Animal Management (Cats & Dogs) Act 2008 S 44 (2)	Community Safety & Health Committee	10/03/2011

Description	Fee Charge Type	Unit	New Base Charge (exc GST)	GST	New Total Fee Incl GST 2012/2013	Previous Total Fee Incl GST 2011/2012	\$ Change	% Change	New fee applies from	New fee applies to	Legislative Authority under Section 97(2)(7)	Provision of the Local Govt Act the charge is raised under	Committee Fee Approved at	Date of meeting
Muzzling Dog	Cost Recovery	Each	\$300.00	\$0.00	\$300.00	\$300.00	\$0.00	0.00%	1/07/2012	30/06/2013	Local Government Act 2009 S.97(2)(a)	Animal Management (Cats & Dogs) Act 2008 S.44 (2)	Community Safety & Health Committee	10/03/2011
Guide / Assistance dogs	Cost Recovery	Each	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	1/07/2012	30/06/2013	Local Government Act 2009 S.97(2)(a)	Animal Management (Cats & Dogs) Act 2008 S.44 (2)	Community Safety & Health Committee	10/03/2011
Replacement tag	Contracts, Seizure & Services	Each	\$0.00	\$0.00	\$0.00	\$12.00	-\$12.00	-100.00%	1/07/2012	30/06/2013	Local Government Act 2009 S.97(2)(a)	Animal Management (Cats & Dogs) Act 2008 S.44 (2)	Community Safety & Health Committee	10/03/2011
New dangerous dog signs	Contracts, Seizure & Services	Each	\$25.00	\$0.00	\$25.00	\$25.00	\$0.00	0.00%	1/07/2012	30/06/2013	Local Government Act 2009 S.97(2)(a)	Animal Management (Cats & Dogs) Act 2008 S.44 (2)	Community Safety & Health Committee	10/03/2011
Transfer of a current registration from another Council (1 st year)	Cost Recovery	Each	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	1/07/2012	30/06/2013	Local Government Act 2009 S.97(2)(a)	Animal Management (Cats & Dogs) Act 2008 S.44 (2)	Community Safety & Health Committee	10/03/2011
PERMITS (LOCAL LAWS)														
3 or 4 dogs on an allotment between 4,000sqm and 4,000sqm	Cost Recovery	Each	\$145.00	\$0.00	\$145.00	\$145.00	\$0.00	0.00%	1/07/2012	30/06/2013	Local Government Act 2009 S.97(2)(a)	Local Law 1 & 2	Community Safety & Health Committee	10/03/2011
3, 4, 5 or 6 cats on an allotment less than 4,000sqm	Cost Recovery	Each	\$145.00	\$0.00	\$145.00	\$145.00	\$0.00	0.00%	1/07/2012	30/06/2013	Local Government Act 2009 S.97(2)(a)	Local Law 1 & 2	Community Safety & Health Committee	10/03/2011
1 or 2 dogs on an allotment less than 400sqm	Cost Recovery	Each	\$145.00	\$0.00	\$145.00	\$145.00	\$0.00	0.00%	1/07/2012	30/06/2013	Local Government Act 2009 S.97(2)(a)	Local Law 1 & 2	Community Safety & Health Committee	10/03/2011
1 or 2 dogs on a multi-residential premises	Cost Recovery	Each	\$145.00	\$0.00	\$145.00	\$145.00	\$0.00	0.00%	1/07/2012	30/06/2013	Local Government Act 2009 S.97(2)(a)	Local Law 1 & 2	Community Safety & Health Committee	10/03/2011
A cat on an allotment on Magnetic Island or Paluma Range Area	Cost Recovery	Each	\$145.00	\$0.00	\$145.00	\$145.00	\$0.00	0.00%	1/07/2012	30/06/2013	Local Government Act 2009 S.97(2)(a)	Local Law 1 & 2	Community Safety & Health Committee	10/03/2011
Kennel / Cattery - up to 20 Animals	Cost Recovery	Each	\$195.00	\$0.00	\$195.00	\$195.00	\$0.00	0.00%	1/07/2012	30/06/2013	Local Government Act 2009 S.97(2)(a)	Local Law 1 & 2	Community Safety & Health Committee	10/03/2011
Kennel / Cattery - 21 - 50 Animals	Cost Recovery	Each	\$280.00	\$0.00	\$280.00	\$280.00	\$0.00	0.00%	1/07/2012	30/06/2013	Local Government Act 2009 S.97(2)(a)	Local Law 1 & 2	Community Safety & Health Committee	10/03/2011
Kennel / Cattery - More than 50 Animals	Cost Recovery	Each	\$365.00	\$0.00	\$365.00	\$365.00	\$0.00	0.00%	1/07/2012	30/06/2013	Local Government Act 2009 S.97(2)(a)	Local Law 1 & 2	Community Safety & Health Committee	10/03/2011
1 animal (Horse, Mule, Ass, Donkey, Cow, Bull, Buffalo or Camel) on an allotment between 2,001sqm and 4,000sqm	Cost Recovery	Each	\$145.00	\$0.00	\$145.00	\$145.00	\$0.00	0.00%	1/07/2012	30/06/2013	Local Government Act 2009 S.97(2)(a)	Local Law 1 & 2	Community Safety & Health Committee	10/03/2011
More than 2 animals (Horse, Mule, Ass, Donkey, Cow, Bull, Buffalo or Camel) on an allotment between 4,001sqm and 10,000sqm	Cost Recovery	Each	\$145.00	\$0.00	\$145.00	\$145.00	\$0.00	0.00%	1/07/2012	30/06/2013	Local Government Act 2009 S.97(2)(a)	Local Law 1 & 2	Community Safety & Health Committee	10/03/2011
More than 4 animals (Sheep, Goat, Alpaca, Llama, Ostrich or Emu) on an allotment between 2,001sqm and 4,000sqm	Cost Recovery	Each	\$145.00	\$0.00	\$145.00	\$145.00	\$0.00	0.00%	1/07/2012	30/06/2013	Local Government Act 2009 S.97(2)(a)	Local Law 1 & 2	Community Safety & Health Committee	10/03/2011
More than 6 animals (Sheep, Goat, Alpaca, Llama, Ostrich or Emu) on an allotment between 4,001sqm and 6,000sqm	Cost Recovery	Each	\$145.00	\$0.00	\$145.00	\$145.00	\$0.00	0.00%	1/07/2012	30/06/2013	Local Government Act 2009 S.97(2)(a)	Local Law 1 & 2	Community Safety & Health Committee	10/03/2011
More than 20 birds (Budgerigar, Canary or other bird of similar size or racing pigeons) on an allotment less than 4,000sqm	Cost Recovery	Each	\$145.00	\$0.00	\$145.00	\$145.00	\$0.00	0.00%	1/07/2012	30/06/2013	Local Government Act 2009 S.97(2)(a)	Local Law 1 & 2	Community Safety & Health Committee	10/03/2011
RESQUE FEES (DOGS & CATS)														
Release of dog/cat from approved Council shelter	Contracts, Seizure & Services	Each	\$100.00	\$0.00	\$100.00	\$100.00	\$0.00	0.00%	1/07/2012	30/06/2013	Local Government Act 2009 S.97(2)(b)	Local Law 1 & 2	Community Safety & Health Committee	10/03/2011
Impounding and return of dog/cat - (Private Officer)	Contracts, Seizure & Services	Each	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	1/07/2012	30/06/2013	Local Government Act 2009 S.97(2)(b)	Local Law 1 & 2	Community Safety & Health Committee	10/03/2011
RESQUE FEES (STOCK)														
Feed per animal per day	Cost Recovery	Each	\$20.00	\$0.00	\$20.00	\$20.00	\$0.00	0.00%	1/07/2012	30/06/2013	Local Government Act 2009 S.97(2)(b)	Local Law 1 & 2	Community Safety & Health Committee	10/03/2011
Vet or other charges	Cost Recovery	Each	Cost + 5%	\$0.00	Cost + 5%	Cost + 5%	N/A	N/A	1/07/2012	30/06/2013	Local Government Act 2009 S.97(2)(b)	Local Law 1 & 2	Community Safety & Health Committee	10/03/2011
Seizure	Cost Recovery	Each	\$285.00	\$0.00	\$285.00	\$285.00	\$0.00	0.00%	1/07/2012	30/06/2013	Local Government Act 2009 S.97(2)(b)	Local Law 1 & 2	Community Safety & Health Committee	10/03/2011
Erecting Portable yards	Cost Recovery	Each	\$965.00	\$0.00	\$965.00	\$965.00	\$0.00	0.00%	1/07/2012	30/06/2013	Local Government Act 2009 S.97(2)(b)	Local Law 1 & 2	Community Safety & Health Committee	10/03/2011

Description	Fee Charge Type	Unit	New Base Charge (exc GST)	GST	New Total Fee Incl GST 2012/2013	Previous Total Fee Incl GST 2011/2012	\$ Change	% Change	New fee applies from	New fee applies to	Legislative Authority under Section 97(2)(7)	Provision of the Local Govt Act the charge is raised under	Committee Fee Approved at	Date of meeting
Brand Enquiry	Cost Recovery	Each	\$45.00	\$0.00	\$45.00	\$45.00	\$0.00	0.00%	1/07/2012	30/06/2013	Local Government Act 2009 S 97(2)(a)	Local Law 1 & 2	Community Safety & Health Committee	10/03/2011
Swimming Pools (Pools where the pool is provided as part of the commercial transaction)														
Licence (each)	Cost Recovery	Each	\$235.00	\$0.00	\$235.00	\$235.00	\$0.00	0.00%	1/07/2012	30/06/2013	Local Government Act 2009 S 97(2)(a)	Local Law 1	Community Safety & Health Committee	10/03/2011
Certificate of Fitness/Compliance (on request)	Contracts, Seizure & Services	Each	\$235.00	\$0.00	\$235.00	\$235.00	\$0.00	0.00%	1/07/2012	30/06/2013	Local Government Act 2009 S 262(3)(g)	Local Law 1	Community Safety & Health Committee	10/03/2011
Transfer of licence	Cost Recovery	Each	\$12.50	\$0.00	\$12.50	\$12.50	\$0.00	0.00%	1/07/2012	30/06/2013	Local Government Act 2009 S 97(2)(a)	Local Law 1	Community Safety & Health Committee	10/03/2011
Pool pH, Cl & Bacteriological Testing (upon request)	Service or facility	Each	\$232.00	\$0.00	\$232.00	\$232.00	\$0.00	0.00%	1/07/2012	30/06/2013	Local Government Act 2009 S 262(3)(g)	Local Law 1	Community Safety & Health Committee	10/03/2011
Abandoned Vehicles														
Holding fee (per day)	Contracts, Seizure & Services	Each	Cost +5%	\$0.00	Cost +5%	Cost +5%	\$0.00	0%	1/07/2012	30/06/2013	Local Government Act 2009 S 262(3)(b)	Transport Operations (Road Use Management) Act 1995 section s.100(1)	Community Safety & Health Committee	10/03/2011
Towing Fee	Contracts, Seizure & Services	Each	Cost + 5%	\$0.00	Cost + 5%	Cost + 5%	\$0.00	0%	1/07/2012	30/06/2013	Local Government Act 2009 S 262(3)(b)	Transport Operations (Road Use Management) Act 1995 section s.100(1)	Community Safety & Health Committee	10/03/2011
Administration charge	Cost Recovery	Each	\$83.00	\$0.00	\$83.00	\$83.00	\$0.00	0.00%	1/07/2012	30/06/2013	Local Government Act 2009 S 97(2)(a)	Transport Operations (Road Use Management) Act 1995 section s.100(1)	Community Safety & Health Committee	10/03/2011
Overgrown Allotments														
Administration fee	Cost Recovery	Each	\$230.00	\$0.00	\$230.00	\$230.00	\$0.00	0.00%	1/07/2012	30/06/2013	Local Government Act 2009 S 97(2)(a)	Local Law 1 & 3	Community Safety & Health Committee	10/03/2011
Contractor's fee	Cost Recovery	Each	At Cost	\$0.00	At Cost	At Cost	0%	0%	1/07/2012	30/06/2013	Local Government Act 2009 S 97(2)(a)	Local Law 1 & 3	Community Safety & Health Committee	10/03/2011
Local Laws Officer consultancy fee	Contracts, Seizure & Services	Each	\$125.00	\$0.00	\$125.00	\$125.00	\$0.00	0.00%	1/07/2012	30/06/2013	Local Government Act 2009 S 262(3)(b)	As authorised	Community Safety & Health Committee	10/03/2011
Fines – payment plan administration fee	Cost Recovery	Each	\$30.00	\$0.00	\$30.00	\$30.00	\$0.00	0.00%	1/07/2012	30/06/2013	Local Government Act 2009 S 97(2)(a)	As authorised	Community Safety & Health Committee	10/03/2011

1. That a report be brought to the next council meeting investigating options for cat registration charges.
2. That council adopt the fees and charges as listed subject to the following amendments:

ANIMAL MANAGEMENT - Full Fee (1 Aug 12 - 31 May 2013 inc)														
Description	Fee Charge Type	Unit	New Base Charge (exc GST)	GST	New Total Fee Incl GST 2012/2013	Previous Total Fee Incl GST 2011/2012	\$ Change	% Change	New fee applies from	New fee applies to	Legislative Authority under Section 97(2)	Provision of the Local Govt Act the charge is raised under	Committee Fee approved at	Date of Meeting
Pensioner Dog - First (Desexed)	Cost Recovery	Each	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	01/07/2012	30/06/2013	Local Government (Cats & Dogs) Act S.97(2)(a)	Animal Management (Cats & Dogs) Act 2008 S.44 (2)	Community Safety and Health Committee	12/04/2012
Pensioner Dog - Subsequent (Desexed)	Cost Recovery	Each	\$12.00	\$0.00	\$12.00	\$12.00	\$0.00	0.00%	01/07/2012	30/06/2013	Local Government (Cats & Dogs) Act S.97(2)(a)	Animal Management (Cats & Dogs) Act 2008 S.44 (2)	Community Safety and Health Committee	12/04/2012

2 Animal Registration Reminder Notices

Authorised by >> Director Community and Environment
Date >> 3 April 2012

Executive Summary >>

Townsville City Council currently send out approximately 35,000 animal registration renewal notices to owners in June requiring the renewal by 31 July of that year. With 80% renewing their registration and 18% percent either moved, sold or dead, the sending of a reminder notice would result in a cost of \$9,000 to obtain a further 2% increase in registration renewals.

For accounts other than dog registration, council's current practice is to send a reminder notice for unpaid accounts. It has been proposed that reminder notices also be sent for unpaid dog registration accounts.

Officer's Recommendation >>

That council's current practice of sending a reminder for unpaid fees be incorporated into the unpaid dog registration process.

Committee Recommendation >>

That the Officer's Recommendation be adopted.

INFRASTRUCTURE SERVICES

**3 Infrastructure Services - Townsville Local Disaster Management Group -
Report on Storm (and Tornado) Event 20 March 2012**

Authorised by >> Director Infrastructure Services
Date >> 29 March 2012

Executive Summary >>

Council's Emergency Management processes were activated for the storm event, which affected residents in the Garbutt, Vincent, Gulliver, Aitkenvale and Annandale suburbs.

The initial cleanup for this event is nearing completion.

This report details council's response to the event.

Officer's Recommendation >>

That this report be noted by council.

Committee Recommendation >>

That the Officer's Recommendation be adopted.

Councillor Veitch thanked staff for the rapidity of their response, and to the community for pulling together.

G GENERAL BUSINESS

There were no questions or general business.

E CONSIDERATION OF BUSINESS NOTIFIED BY A COUNCILLOR

There was no business notified by a Councillor.

F CONSIDERATION OF NOTIFIED MOTIONS

There were no notified motions.

The Chair, Councillor D Last thanked the staff and Councillors for their involvement in this committee over the last four years and for their dedication to achieving good outcomes for the community.

The Chair, Councillor D Last closed the meeting at 11.30am

**COUNCILLOR D LAST
CHAIR**

It was moved by Councillor D Last, seconded by Councillor N Marr:

"that the report of the Community Safety and Health Committee meeting held on 12 April 2012 be received and the recommendations contained therein be adopted."

CARRIED

6 Report - Environment and Sustainability Committee - 12 April 2012

Thursday 12 April 2012 at 1.00pm

ITEMS 1 TO 2

PRESENT: Councillor V Veitch, Chair
Councillor S Blom
Councillor A Parsons
Councillor T Roberts
Councillor R Gartrell
Councillor J Hill
The Mayor, Councillor L Tyrell

A OPENING of MEETING

The Chair, Councillor V Veitch, declared the meeting open at 1.00pm.

B APOLOGIES and LEAVE OF ABSENCE

It was moved by Councillor J Hill, seconded by Councillor T Roberts:

"that the apology received from Councillor R Gartrell be received and that for the purposes of section 162(1)(e) of the *Local Government Act 2009*, Councillor R Gartrell be granted leave of absence from this meeting."

CARRIED

C DECLARATIONS of MATERIAL PERSONAL INTEREST and CONFLICTS OF INTEREST

There were no declarations of Material Personal Interest and Conflicts of Interest.

D DEPUTATIONS

There were no Deputations.

INTEGRATED SUSTAINABILITY

1 Opportunity for Membership to Healthy Waterways Network

Authorised by >> Director Community and Environmental Services
Date >> 3 April 2012

Executive Summary >>

Council, through the Creek to Coral program, has the opportunity to become a member of the Healthy Waterways network facilitated by the Healthy Waterways organisation which is a not-for-profit and non government organisation working to protect and improve waterway health (supported by Local Governments in South East Queensland, State Government, Industry and community). This membership opportunity will provide council with access to leaders and resources in natural waterway management in the fresh, estuarine and marine environments.

These resources will greatly compliment and enhance the Black Ross Water Quality Improvement Plan, Total Water Cycle initiatives, Water Sensitive Urban Design and Reef Guardian council initiatives. This membership opportunity will enable the Creek to Coral program access to Ecosystem Health Monitoring Program, the use of modelling tools, discounted training opportunities for council staff, access to community education materials, guidelines for Water Sensitive Urban Design and including highly useful resources from the Water By Design program.

Officer's Recommendation >>

That council support the application for Membership to the Healthy Waterways program and membership of \$5000.

Committee Recommendation >>

That the Officer's Recommendation be adopted.

2 Applications for Clean Energy Futures Community Energy Efficiency Program and Low Income Energy Efficiency Program programs.

Authorised by >> Director Community and Environmental Services
Date >> 3 April 2012

Executive Summary >>

The Clean Energy Futures (CEF) is the commonwealth government's program which includes a range of funding opportunities for local community partnership and local government. The two key aspects that these funding opportunities address include reducing impact of carbon tax and encouraging energy efficiency. As part of the CEF program several opportunities for funding were announced in February and given short notice council, in partnership with Ergon Energy and other key partners, has submitted two applications under Community Energy Efficiency Program (CEEP) and one submission as Expression of Interest (EOI) for Low Income Energy Efficiency Program (LIEEP) were submitted by council in partnership and collaboration with Ergon Energy and other project partners are:

1. CEEP 1st Funding Application - *Energy Transformation Townsville: An innovative adaptive system of smart energy demand management, energy efficiency and community engagement* - \$ 813,000 grant.
2. CEEP 2nd Funding Application – *LED Lighting Trial and Implementation – “Lighting the Way in Queensland”* - \$ 5 million grant (with \$5 m loan)
3. LIEEP EOI Submission titled – *Townsville Low Incomes Energy Options Program (Tenant/Landlord)* – applied for \$ 460,000 grant.

Officer's Recommendation >>

That council endorse the submitted applications and proceed to negotiate for funding agreement with Clean Energy Fund programs if successful and develop appropriate implementation consortia as per the Community Energy Efficiency Program (CEEP) 1st Funding Application, the CEEP 2nd Funding Application and the Low Income Energy Efficiency Program (LIEEP) Expression of Interest (EOI) Submission.

Committee Recommendation >>

1. That council ensure that as part of the Community Energy Efficiency Program (CEEP) 2nd Funding Application – *LED Lighting Trial and Implementation* project there is an accurate charging regime.
2. That the Officer's Recommendation be adopted.
3. If the Low Income Energy Efficiency Program (LIEEP) is successful council will look to work with any organisations that work with low income households.

E CONSIDERATION OF BUSINESS NOTIFIED BY A COUNCILLOR

There was no business notified by a Councillor.

F CONSIDERATION OF NOTIFIED MOTIONS

There were no notified motions.

G QUESTIONS/GENERAL BUSINESS

There were no questions/general business.

The Chair, Councillor V Veitch thanked the staff and Councillors for their involvement in this committee over the last four years.

The Acting Director Community and Environment wished the Councillors all the best with their nominations with regards to the upcoming election and thanked them for their efforts over the last four years.

The Chair, Councillor V Veitch closed the meeting at 1.52pm

COUNCILLOR V VEITCH
CHAIR

It was moved by Councillor V Veitch, seconded by Councillor B Hewett:

"that the report of the Environment and Sustainability Committee meeting held on 12 April 2012 be received and the recommendations contained therein be adopted."

CARRIED

7 Report - Corporate Governance Committee - 17 April 2012

Tuesday 17 April 2012 at 9.30am

ITEMS 1 TO 2

PRESENT >> Councillor N Marr, Chair
Councillor D Bell
Councillor J Lane
Councillor T Roberts
Councillor R Gartrell
Councillor J Hill (as indicated)
The Mayor, Councillor L Tyrell

OBSERVERS >> Councillor A Parsons
Councillor V Veitch

A OPENING of MEETING

The Chair, Councillor N Marr declared the meeting open at 9.30 am.

B APOLOGIES and LEAVE OF ABSENCE

There were no apologies or leave of absences.

C DECLARATIONS of MATERIAL PERSONAL INTEREST and CONFLICTS OF INTEREST

There were no declarations of material personal interest or conflicts of interest.

D DEPUTATIONS

There were no deputations.

Councillor J Hill took a seat in chambers during the following item.

CORPORATE GOVERNANCE

1 Corporate Governance - Audit Committee Minutes - 13 March 2012

Authorised by >> Director Corporate Services
Date >> 11 April 2012

Executive Summary >>

Please find the Minutes of the Audit Committee meeting held on 13 March 2012 attached to the agenda item.

Officer's Recommendation >>

That council receive the minutes of the Audit Committee meeting held on 13 March 2012.

Committee Recommendation >>

That the Officer's Recommendation be adopted.

The Chief Executive Officer conveyed thanks and appreciation from the independent Chair of the Audit Committee to the Mayor, Councillor L Tyrell, Councillor N Marr and Councillor D Bell, the councillor representatives on the Audit committee.

FINANCE

2 Finance - Budget Variance Report for whole of council for March 2012

Authorised by >> Director Corporate Services
Date >> 4 April 2012

Executive Summary >>

On behalf of the Chief Executive Officer, the Executive Manager Finance will present and discuss the Budget Variance Report for the whole of council for March 2012, pursuant to section 152 of the *Local Government (Finance, Plans and Reporting) Regulation 2010*.

The Executive Manager will circulate separately to the Agenda the Budget Variance Report for the whole of council for March 2012.

Officer's Recommendation >>

That council note the financial report for March 2012 and budget variance explanations presented by the Executive Manager Finance, pursuant to section 152 of the *Local Government (Finance, Plans and Reporting) Regulation 2010*.

Committee Recommendation >>

That the Officer's Recommendation be adopted.

E CONSIDERATION OF BUSINESS NOTIFIED BY A COUNCILLOR

There was no business notified by a Councillor.

F CONSIDERATION OF NOTIFIED MOTIONS

There were no notified motions.

G QUESTIONS/GENERAL BUSINESS

- (i) Councillor N Marr thanked the Councillors and council staff for their work for this committee over the last four years. She further recognised the works of the Executive Manager Finance and the Director Corporate Services, and went on to express her appreciation for the help of the other Directors and the Governance Support Staff.

The Chair, Councillor N Marr declared the meeting closed at 9.39 am.

**COUNCILLOR N MARR
CHAIR**

It was moved by Councillor N Marr, seconded by Councillor V Veitch:

“that the report of the Corporate Governance Committee meeting held on 17 April 2012 be received and the recommendations contained therein be adopted.”

CARRIED

OFFICERS' REPORTS

CORPORATE SERVICES

8 Corporate Governance - 2011/12 Corporate Performance Report Quarter 3

Authorised by >> Director Corporate Services
Date >> 18 April 2012

Executive Summary >>

Section 122 of the *Local Government (Finance, Plans and Reporting) Regulation 2010* requires that the Chief Executive Officer is required to provide a written assessment of council's progress towards achieving its Operational Plan on a quarterly basis. This section also permits council to amend its Operational Plan at any time by resolution.

The Corporate Performance Report provides an assessment of council's progress towards implementing council's Operational Plan for the period 1 July 2011 to 31 March 2012.

The Corporate Performance Report also highlights the need to make some slight amendments to the Operational Plan this quarter. Minor amendments to the plan are proposed for adoption this quarter.

Officer's Recommendation >>

That in accordance with section 122 of the *Local Government (Finance, Plans and Reporting) Regulation 2010* council adopt:

1. the Corporate Performance Report for the third quarter, being the period from 1 July to 31 March 2012; and
2. the table of amendments to the Townsville City Council 2011/12 Operational Plan.

Change Number	Date of Change	Department	Type of Change	Activity Number Affected	Changes Made (description)	Additional Comments (why has the change has been made)
07	16/04/12	Environmental Health / Community Services	Amendment	3.2.2 3.2.3 3.2.6	Move: Activity 3.2.2 <i>'Implement the School Breakfast Program.'</i> Activity 3.2.3 <i>'Implement the Sunsafety program.'</i> Activity 3.2.6 <i>'Implement the Active Townsville program.'</i> From Environmental Health to the Community Services Department	Responsibility for the programs has changed departments

It was moved by Councillor V Veitch, seconded by Councillor J Lane:

“that the Officer’s Recommendation be adopted.”

CARRIED

CONFIDENTIAL ITEMS

9 Construction and Maintenance - Jezzine Redevelopment T6174 Recommendation Report

Authorised by >> Director Infrastructure Services
Date >> 17 April 2012

Executive Summary >>

The Chief Executive Officer advised that this item needs to be withdrawn as advice had been received that the Minister for Local Government had refused to grant council approval to consider this matter as required under the *Local Government Act 2009* caretaker provisions for a defined major project. The agenda item will be referred to the Special Council meeting on 16 May 2012 for consideration.

Council Decision >>

Council withdrew this item.

GENERAL BUSINESS

(i) Request to waive excess water charge and interest – Property no. 243560

Councillor V Veitch requested that the excess water charge and interest with regards to property no. 243560 be waived.

The Director Commercial Businesses provided an overview of this matter.

It was moved by Councillor V Veitch, seconded by Councillor N Marr:

“that the excess water charge and interest with regards to property no. 243560 be waived.”

CARRIED

(ii) Mayor’s speech – Final council meeting

“Councillors, staff of Townsville City Council, Ladies and Gentlemen.

After 33 years in local government, it is a very unusual feeling to be addressing my final council meeting.

I would like to use this opportunity to say goodbye and offer thanks to some special people and groups who have impressed me with their strength, intelligence and support through the many years of my career.

I have made no secret of the fact that in my history with local government, the last period has been the most challenging and interesting.

Four years ago, I came into the amalgamated council with a fresh team of councillors, eager to make a mark on a city for which we shared a real passion.

The task we were facing was daunting. On my first day, I was greeted by our most senior bureaucrat with the words “our finances are in a diabolical state”.

We started our term with a projected first year loss of \$56 million, an accumulated deficit of \$75 million, and tens of millions more to be spent on upgrading water and wastewater facilities to meet State Government standards and to cater for future growth.

Four years ago, the newly-amalgamated council was not sustainable. Queensland Treasury reported that if we continued to spend beyond our means, and run in huge overdrafts each year, we would not be able to borrow and repay money for important community infrastructure.

I can honestly say that I am very proud of this council's financial achievements over the last four years. We are now set up to record a surplus this year, and stop spending money we simply do not have.

Coming into amalgamation, we carried debt of around \$200 million. Today, we carry debt of approximately \$390 million. This is well below the \$550 million debt level predictions of four years ago. With almost \$4 billion in assets, \$1 billion of which has been added this term, this is the equivalent of having a \$40,000 mortgage on a \$400,000 home. Debt is not bad if it can be repaid, and we have a robust financial plan to meet our repayment commitments.

Queensland Treasury now rates us second only to Brisbane City Council for financial sustainability. It hasn't been an easy journey. We have made hard decisions about services and spending to return the council to surplus. We have gone forward in this area during a global financial crisis, while state and federal governments have gone backwards in their management of surplus and loss.

I would like to pay tribute to my fellow councillors and ask them to reflect on their achievements over the last four years. They have showed real strength in making some long term, strategic decisions, in the best interests of the city. I trust they will be respected as a group who made the right decisions, although not always the popular ones.

I have taken some comfort from the fact that the issues that have played out in our local media are those that have besieged every council in Queensland. Water charges, cost of living charges, council divisions, billing cycles – these are in every local paper in every city, and are not unique to the Townsville landscape.

Our best strategy has been to keep our focus on our city's future. We have a long term financial plan and short and long term surplus and debt goals. We have extensive planning for flood mitigation, tidal storm management and long term road and transport planning never before seen in this city.

This is indeed a great achievement in light of the challenges we faced in implementing the amalgamation. We have met every milestone given to us as part of the amalgamation process and within local government circles, we are regarded as a leader amongst the state's amalgamated councils.

We were the first amalgamated council to introduce a single rating system.

We have produced our community plan, incorporating the biggest community consultation process the city has ever seen. It tells us what our community wants us to deliver. The plan now supports our other major planning document, the new city plan, which will be finalised in accordance with State Government deadlines in 2013.

At the commencement of our term in council, we also undertook five ambitious, major capital works projects. By committing to this capital spending program, we aimed to continue to stimulate the local economy through the tough times of the GFC, and deliver much needed community infrastructure.

One of our greatest bricks and mortar achievements has been planning and building a city heart we can be proud of. This was a project that had been shied away from for many years, and the results have drawn praise locally and awards and envy from around the country. The other four projects we delivered on were the massive upgrades of our water and wastewater services which have seen a four year expenditure of \$376 million, the completion of upgrades to the Civic Theatre, North Shore Boulevard, and the new home of the Townsville Fire, the Townsville RSL Stadium. All projects are now delivered, on time and without excessive budget over-runs.

Some of the much needed funding for these projects has come from the state and federal government and I thank them for their faith in the council to deliver this infrastructure and in sharing our vision to improve the amenity of Townsville city.

Our council's success can be greatly attributed to our dedicated and hard working staff who have helped to guide us in our decision making.

As I do the rounds of council departments to say goodbye, I can see we are together as one organisation, and the scars of amalgamation are well and truly behind us. Many councils are not enjoying this level of unity.

We have high calibre people in our organisation who have worked hard to trim their budgets, build a new culture, develop new systems and break down silos that were preventing operational efficiencies.

I have seen how hard our staff have worked to build key relationships with external government departments, agencies, businesses and our customers to build true partnerships which have resulted in significant benefits to this city.

I would also like to acknowledge the work and support I have received from the people who are passionate about our city, especially the Chamber of Commerce, TEL and our city's business leaders.

I firmly believe that the health of the city is a reflection of the health of the council. The relationship between the council, the community, its business sector and other tiers of government is integral. If our councillors and staff did not perform, the city would suffer.

Our city continues to prosper through growth and investment, and we now wear the badge of the second capital of Queensland. We are bucking regional trends with continued business investment, shopping centre expansions and increasing rates of building approvals, which are all indicators of a thriving, strong city.

To conclude, I give you my personal reflection on the future of local government.

Public life in the political arena has changed significantly in recent years. No longer can the local nice bloke or lady take on the job of mayor and expect unresounding trust and support from their community.

Local people have high expectations of their political leaders, especially at a local government level. And rightly so, we are the level of government which provides the on-ground services to our communities and we deserve to be kept accountable.

Our nation's media is not kind to politicians, and I despair that this is driving good people away from public life. The number of candidates from last election to this one has dropped by about 40%. My hope for local government is that it is the good people who will win out, not the ones driven by party politics, or media agendas, as a good councillor genuinely works for the whole community with integrity and an eye on the city's future.

My aim in running for the position of Mayor over many terms, and subsequently being given that honour, was to leave the council in a better state than where we began. Although daunting and, at times, having taken harsh criticism from some quarters, the proof stands that the council is being left in a solid, sustainable manner for future councils to build on and put their mark on our city.

To our councillors, staff and members of the community who have offered their guidance and wisdom to me, I humbly thank you for the trust you have put in me throughout my career, and I wish you all the best for the future."

There being no further items of business the Mayor, Councillor L Tyrell closed the meeting at 9.52am.

CONFIRMED this

day of

2012

MAYOR

CHIEF EXECUTIVE OFFICER