



ORDINARY COUNCIL PUBLIC MINUTES

TUESDAY 24 JUNE 2014 AT 9.02 AM

Council Members >>

The Mayor, Councillor Jenny Hill
Councillor Suzanne Blom
Councillor Colleen Doyle
Councillor Gary Eddiehausen APM
Councillor Pat Ernst
Councillor Ray Gartrell
Councillor Jenny Lane
Councillor Anthony Parsons
Councillor Trevor Roberts
Councillor Vern Veitch
Councillor Les Walker

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Goals and Strategies of Townsville City Council >>

Corporate Plan >>

Goal 1 - Economic Sustainability. A robust, diverse and sustainable economy

The outcomes we want to achieve:

A robust, prosperous economy which provides opportunities for business and investment.

- 1.1 Promote investment and assist the development of emergent industries and businesses.
- 1.2 Engage with regional, state and national stakeholders in the creation of a strong and resilient economy.
- 1.3 Increase the city's profile through marketing initiatives, the delivery of festivals and events and support for other community based activities.
- 1.4 Promote the city's distinctive physical character and strong sense of place and identity.

An integrated approach to long term planning which supports a growing city.

- 1.5 Develop an integrated approach to the long term provision of infrastructure.
- 1.6 Undertake city and regional planning to reflect the aspirations of the community and create an attractive place to live, work and visit.

Infrastructure that meets community needs.

- 1.7 Provide and maintain timely and sustainable infrastructure.
- 1.8 Provide asset management practices which reflect the community's expectations regarding service levels and its ability to pay.

Goal 2 - Environmental Sustainability. Our environment is valued, protected and healthy

The outcomes we want to achieve:

Effective management and protection of our natural and built environment through sustainable growth and development.

- 2.1 Provide strategic and integrated planning and policy development to sustain our environment.
 - 2.2 Effective management, protection and conservation of our natural environment.
 - 2.3 Preserve and protect places of natural and heritage significance.
- Demonstrated environmental leadership.**
- 2.4 Develop and implement an Integrated Water Management Strategy.
 - 2.5 Develop and implement innovative waste management and recycling strategies.
 - 2.6 Minimise greenhouse gas emissions from council's infrastructure, operations and services through sustainable energy practices.
 - 2.7 Partner with the community and industry stakeholders to develop and promote environmental protection and sustainability initiatives.
 - 2.8 Develop and implement environmental compliance programs and promote community awareness.

Climatic effects on our community, natural and built environment are minimised.

- 2.9 Mitigate and communicate the risks and effects of climate change.

Goal 3 - Social Sustainability - Enhancement of opportunities for social engagement and wellbeing

The outcomes we want to achieve:

A safe and healthy community.

- 3.1 Improve the safety and well-being of the community through the management of public health risks.
- 3.2 Plan for and provide active and healthy lifestyle opportunities.
- 3.3 Coordinate council's response to natural disasters to minimise the effects on the community.

A cohesive and self reliant community.

- 3.4 Foster the development of the city as a learning community.
- 3.5 Encourage and facilitate the participation and integration of residents into the community.
- 3.6 Strengthen community networks to collaboratively deliver community services.

A community with access to services and facilities.

- 3.7 Plan for community facilities and services to meet the community's current and future needs.
- 3.8 Provide community services and facilities to meet the needs of the community.
- 3.9 Provide community support services to meet the needs of the community.

A creative community.

- 3.10 Facilitate and showcase artistic learning and expression through performances, exhibitions, activities and programs.
- 3.11 Support community participation in cultural activities, programs and events.

Goal 4 - Responsible Governance - Responsible leadership where decisions are made in a considered and transparent manner

The outcomes we want to achieve:

Transparent and accountable local government.

- 4.1 Develop and implement council's Corporate Governance Framework to ensure strategic planning, compliance with all legislation, policies, Codes of Practice and Standards.
- 4.2 Implement robust risk management strategies.
- 4.3 Encourage community participation and ensure that the community is informed and educated about matters that impact their lives.

A competent, productive and contributing workforce.

- 4.4 Foster a culture of employee health, safety and well-being.
- 4.5 Implement human resource strategies to become an employer of choice.
- 4.6 Foster diversity, merit and equity, reward and recognition in the workplace.

Excellence in customer service delivery and organisational management.

- 4.7 Provide responsive and efficient systems to enable the delivery of council services.
- 4.8 Establish and manage long term financial planning to ensure the future sustainability of council.

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REPORT	COUNCIL MEETING
DATE	Tuesday 24 June 2014 at 9.02am
ITEMS	1 TO 32
PRESENT	The Mayor, Councillor J Hill Councillor V Veitch Councillor S Blom Councillor C Doyle Councillor G Eddiehausen APM Councillor P Ernst Councillor R Gartrell Councillor J Lane Councillor T Roberts Councillor L Walker Councillor A Parsons

Opening of Meeting

The Chair, Mayor Councillor J Hill opened the meeting at 9.02am.

Prayer

Pastor Yin of The Global Indigenous Prayer Group delivered the opening prayer.

Apologies and Leave of Absence

There were no apologies or leave of absence.

Confirmation of Minutes of Previous Meeting

It was MOVED by Councillor L Walker, SECONDED by Councillor V Veitch:

"that the minutes of the Ordinary Council meeting of 27 May 2014 be confirmed; and that the minutes of the Special Council meeting of 10 June 2014 be confirmed."

CARRIED UNANIMOUSLY

Disclosure of Interests

- (i) Townsville Water and Waste Committee - Perceived conflict of interest - Item 21 - Councillors V Veitch, A Parsons, R Gartrell, S Blom, G Eddiehausen, J Lane and T Roberts - NQ Excavations Pty Ltd donated to the Townsville First election campaign
- (ii) Townsville Water and Waste Committee - Item 24 - Perceived conflict of interest - Councillors V Veitch, A Parsons, R Gartrell, S Blom, G Eddiehausen, J Lane and T Roberts - UDP Consulting donated to the Townsville First election campaign
- (iii) Townsville Water and Waste Committee - Item 24 - Perceived conflict of interest - The Mayor, Councillor J Hill, Councillor L Walker and Councillor C Doyle - UDP Consulting donated to their local government election campaign
- (iv) Officers Reports - Item 27 - Conflict of interest - Councillor L Walker's son plays for the Northern Fury Football Club
- (v) Officers Reports - Item 27 - Conflict of interest - Councillor S Blom's nephew is a member of the Northern Fury Football Club
- (vi) Officers Reports - Item 27 - Conflict of Interest - Councillor T Roberts is a Life Member of Townsville Basketball Incorporated
- (vii) Officers Reports - Item 27 - Conflict of interests - The Mayor, Councillor J Hill is a Patron of Townsville Basketball Incorporated and is a number two ticket holder for the Northern Fury Football Club
- (viii) Planning and Development Committee - Item 5 - Conflict of Interest - Councillor T Roberts is a member of the Townsville Golf Club

Committee Items

Infrastructure Committee

1 Strategic Planning - Infrastructure Planning - Proposed Alterations to Boundary/Benwell/Port Access Road

REPORT TO COUNCIL

Authorised by Director Planning and Development

Department Strategic Planning

Date 27 May 2014

Executive Summary

The Department of Transport and Main Roads (DTMR) have requested that council review its position on permitted traffic movements at the Boundary Street, Benwell Road and The Port Access Road (Ron Maclean Drive) Intersection. The intersection currently bans left turn movements from Townsville Port Access Road (TPAR) to Boundary Street and right turn movement from Boundary Street to the TPAR.

Department of Transport and Main Roads would like to explore opening up this intersection to all movements and are seeking councils support to explore this option through joint public consultation.

Officer's Recommendation

That council provide in principle support for the Department of Transport and Main Roads request for the Boundary Street, Benwell Road and Townsville Port Access Road (TPAR) intersection to be opened to all turning movements subject to the following requirements:

- Department of Transport and Main Roads undertake and supply a detailed analysis of the Boundary Street, Railway Avenue and Saunders Street intersection; and
- Remove the Department of Transport and Main Roads conditions on council to install traffic signals to the Townsville Recreational Boating Park entry point at the intersection of Seventh Avenue and Boundary Street.

Committee Recommendation

That council notes the Department of Transport and Main Roads request for the Boundary Street, Benwell Road and Townsville Port Access Road (TPAR) intersection to be opened to all turning movements and that council seek the following information from the Department of Transport and Main Roads:

- Department of Transport and Main Roads undertake and supply a detailed analysis of the Boundary Street, Railway Avenue and Saunders Street intersection; and
- Remove the Department of Transport and Main Roads conditions on council to install traffic signals to the Townsville Recreational Boating Park entry point at the intersection of Seventh Avenue and Boundary Street.
- Department of Transport and Main Roads undertake and supply a detailed analysis of the Boundary Street and Townsville Port Access Road intersection.
- Department of Transport and Main Roads provide traffic count data for Benwell Road.

Council Decision

It was MOVED by Councillor T Roberts, SECONDED by Councillor L Walker

"that the committee recommendation be adopted."

CARRIED

Planning and Development Committee

In accordance with section 173 of the Local Government Act 2009 Councillor T Roberts declared a conflict of interest in regards to item 5.

- (a) the name of the councillors who have the real or perceived conflict of interest:***
Councillor T Roberts.
- (b) the nature of the conflict of interest as described by the Councillor:***
Councillor T Roberts is a member of the Townsville Golf Club.
- (c) how the Councillors dealt with the real or perceived conflict of interest:***
The Councillor determined that he could reasonably be perceived to have a conflict of interest in this matter before the meeting, however considered his position and was of the opinion that he could participate in debate and vote on the matter in the public interest.
- (d) if the Councillor voted on the issue – how the Councillor voted:***
The Councillor voted as per the council decision.
- (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 council decision.

It was MOVED by Councillor A Parsons, SECONDED by Councillor L Walker

"that the committee recommendations to items 2 to 4 and 6 and 7 be adopted and that item 5 be dealt with separately."

CARRIED UNANIMOUSLY

It was MOVED by Councillor A Parsons, SECONDED by Councillor P Ernst:

"that council agree to the applicant and submitter to speak to item 5."

CARRIED

Council considered the verbal comments provided at the meeting by Niel Van der Merwe and Shannon Voyce on behalf of the applicant on item 5. A representative for the submitters advised he was not prepared to present to Council at this time.

It was MOVED by Councillor A Parsons, SECONDED by Councillor P Ernst:

"that the officer's recommendation to item 5 be adopted."

CARRIED

2 New Appeal No. 1309 of 2014, Bunnings Group Limited v TCC & Ors, 295-313 Dalrymple Road (Main), Garbutt

REPORT TO COUNCIL

Authorised by Director Planning and Development
Department Development Governance
Date 26 May 2014

Executive Summary

A submitter appeal was filed in the Planning and Environment Court by Bunnings Group Limited on 11 April 2014 against council's decision to approve a development application for a Material Change of Use (Impact) – Showroom Type A, Showroom Type B, Garden Centre, Warehouse and Shop – Masters on land located at 295-313 Dalrymple Road (Main), Garbutt.

This appeal is to be heard contemporaneously with appeal no. 1371 of 2014 (Dalrymple Townsville Pty Ltd v TCC & Ors) which was filed in the Planning and Environment Court on 15 April 2014, as both submitters contend that the development application, in the first instance, should be refused for similar traffic concerns.

Officer's Recommendation

1. That council resolve to defend the approval of the development application in Planning and Environment Court Appeal No. 1309 of 2014.
2. That council, under *Section 257 (1)(b) of the Local Government Act 2009*, resolve to delegate authority to the Chief Executive Officer to settle the Planning and Environment Court Appeal, 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.

Council Decision

Refer to resolution preceding item 2 of the council minutes (page 7203) where council resolved that the committee recommendation be adopted.

3 New Appeal No. 1371 of 2014, Dalrymple Townsville Pty Ltd v TCC & Ors, 295-313 Dalrymple Road (Main), Garbutt

REPORT TO COUNCIL

Authorised by Director Planning and Development
Department Development Governance
Date 26 May 2014

Executive Summary

A submitter appeal was filed in the Planning and Environment Court by Dalrymple Townsville Pty Ltd on 15 April 2014 against council's decision to approve a development application for a Material Change of Use (Impact) – Showroom Type A, Showroom Type B, Garden Centre, Warehouse and Shop – Masters on land located at 295-313 Dalrymple Road (Main), Garbutt.

This appeal is to be heard contemporaneously with appeal no. 1309 of 2014 (Bunnings Group Limited v TCC & Ors) which was filed in the Planning and Environment Court on 11 April 2014, as both submitters contend that the development application, in the first instance, should be refused for similar traffic concerns.

Officer's Recommendation

1. That council resolve to defend the approval of the development application in Planning and Environment Court Appeal No. 1371 of 2014.
2. That council, under *Section 257 (1)(b) of the Local Government Act 2009*, resolve to delegate authority to the Chief Executive Officer to settle the Planning and Environment Court Appeal, 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.

Council Decision

Refer to resolution preceding item 2 of the council minutes (page 7203) where council resolved that the committee recommendation be adopted.

4 MI14/0004 Report - Indoor Recreation (Fitness Studio/Gymnasium) - Plus Fitness 24/7

REPORT TO COUNCIL - PLANNING APPLICATION

Authorised by Director Planning and Development
Department Planning and Development
Date 16 May 2014
Address Lot 1 RP 812218, 151-153 Hugh Street Currajong
Applicant/Owner Australian Fitness Management Pty Ltd, Real Estate Institute of Queensland Ltd
Description Material Change of Use (Impact) - Indoor Recreation (Gymnasium) - Plus Fitness 24/7

Executive Summary

This application seeks a Development Permit for a Material Change of Use for Indoor Recreation (Gymnasium), situated at 151-153 Hugh Street Currajong. The proposed works involve converting an existing shop tenancy into a gymnasium (Plus Fitness 24/7 Studio). The development has been assessed against the provision of the City Plan 2005 where it was found to comply with the relevant provisions.

Officer's Recommendation

That council approve application MI14/0004 for a Development Permit for Indoor Recreation (Gymnasium) - Plus Fitness 24/7 under section 243 of the *Sustainable Planning Act 2009* on land described as Lot 1 RP 812218, more particularly 151-153 Hugh Street Currajong subject to the following grounds and conditions -

1. Site Layout

- a) The proposed development must generally comply with drawing(s) as referenced in the table below and attached as stamped "Approved Subject to Conditions", except as otherwise specified by any condition of this approval.

DRAWING NAME	DRAWING NO.	ISSUE NO.	PLAN DATE
Site Plan	3316	F	19 February 2014
Floor Plan	3316	F	19 February 2014
Fit out Plan	3316	F	19 February 2014
Disabled Details	-	F	19 February 2014
Signage Elevations Page 1/2	-	-	
Signage Dimensions Page 2/2	-	-	

- 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. 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.

4. Site Appearance

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

5. Lighting

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.

6. 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.

8. 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.

9. 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) The minimum car parking classifications for off-street carparking applicable to this development are as per Table 1.1 in AS/NZS 2890.
- c) A minimum of thirty (30) dedicated on-site parking spaces are required to service the development.

10. 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.

Concurrence Agency Conditions – Department of State Development and Infrastructure Planning
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Pursuant to Section 285 and Section 287 of the *Sustainable Planning Act 2009*, the Department of State Development and Infrastructure Planning 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 State Development and Infrastructure Planning conditions as outlined in the Department's correspondence dated 31 March 2014.

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. Further Approvals Required

Building Works

The developer must obtain a Development Permit for Building Works to carry out building works prior to works commencing on site.

3. Waste Collection

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.

4. Environmental Considerations

DEHP Requirements

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

Committee Recommendation

That the officer's recommendation be adopted.

Council Decision

Refer to resolution preceding item 2 of the council minutes (page 7203) where council resolved that the committee recommendation be adopted.

5 MI14/0005 Report - Major Telecommunications Facility

REPORT TO COUNCIL - PLANNING APPLICATION

Authorised by	Director Planning and Development
Department	Planning and Development, Development Assessment
Date	15 May 2014
Address	Lot 1, 24 & 26 SP 215508, Lot 370 EP 803, Lot 1 RP 703490, Lot 137 to 161 RP 703467, Lot 1 RP 742608 and Lot 162 SP 215508, Benson Street Rosslea
Applicant/Owner	Telstra Corporation, Townsville Golf Club
Description	Material Change of Use (Impact) - Major Telecommunications Facility

Executive Summary

A development application for Material Change of Use (Impact) – Major Telecommunications Facility on Lots 1, 24 and 26 SP 215508, Lot 370 EP 803, Lot 1 RP 703490, Lot 137 to 161 RP 703467, Lot 1 RP 742608 and Lot 162 SP 215508, Benson Street, Rosslea has been received from Applicant Telstra Corporation C/- Aurecon Group – MI14/0005 Assessment number 1815010 and has been recommended for approval.

The proposed Major Telecommunications Facility will comprise a 30 metre high monopole with associated antennas, with electronic equipment located in a shelter at the base of the facility. This shelter is proposed to be located in a 10m x 6m lease area.

The proposed site for the new tower is located in an area approximately 215 metres from the existing Major Telecommunications Facility. The existing facility is required to be relocated to allow for the Fairways Golf Course Residential Development and the facility is required so as to continue to provide adequate service to the Rosslea locality.

A total of nine adverse submissions were received, with eight of these submissions received within the prescribed public notification period and one submission received late.

Officer's Recommendation

That council approve application MI14/0005 for a development permit for Major Telecommunications Facility under section 243 of the *Sustainable Planning Act 2009* on land described as Lots 1, 24 and 26 SP 215508, Lot 370 EP 803, Lot 1 RP 703490, Lot 137 to 161 RP 703467, Lot 1 RP 742608, Lot 162 SP 215508, Benson Street Rosslea subject to the following conditions -

DEVELOPMENT PERMIT

MATERIAL CHANGE OF USE MAJOR TELECOMMUNICATIONS FACILITY (MI14/0005)

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.	SHEET No.	RECEIVED AND DATE STAMPED
Site Layout and Access Plan	Q111699	S1	24 Feb 2014
Detailed Site Access Plan	Q111699	S1-1	24 Feb 2014
Site Layout	Q111699	S1-2	24 Feb 2014
North Western Elevation	Q111699	S3	24 Feb 2014
Site Elevations	Q111699	S3-1	24 Feb 2014

- b) 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.
- c) One full set of the most up to date approved plans must be held on site and be available for inspection for the duration of the construction phase.

2. Building Materials and Colour

The proposed monopole and associated equipment shelter must be painted 'Pale Eucalypt'.

3. 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.

4. 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.

5. Lighting

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.

6. Refuse Disposal

All waste generated as a result of the 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*.

7. 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.

8. Stormwater Drainage

- a) 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.
- b) The developer must ensure that the post development discharge of stormwater from the subject land does not exceed pre-development peak flows
- c) Overland flow paths and underground drainage must be designed so as not to directly or indirectly cause nuisance to a downstream or adjoining property.

9. Landscaping

- a) Prior to any works commencing on site a landscaping plan is required to be submitted to and approved by Council for assessment against the applicable Landscaping Code and/or relevant approval. This application may be lodged as a Compliance Assessment or lodged as part of the Operational Works application required for the filling.

The Landscape and Irrigation Design Plans must be prepared in accordance with the relevant sections of City Plan Policy 1.

As part of the landscaping plan the following items are to be included:

- * Screening plants including a small number of taller trees are required to provide further screening to the facility, particularly as viewed from the east (Idalia) and must be of the species consistent throughout the immediate area within the Golf Course site and in accordance with the species detailed in the Landscaping Code.
- 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 City Plan Policy 2 – Development Standards. 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.

10. Vegetation Disposal

All felled trees and waste vegetation on the site must be removed from site, unless an alternative method of disposal, such as wood chipping, is approved by Council. This material must be transported to the nearest approved waste disposal facility. Burning or burying of waste vegetation on site is not permitted.

11. Haulage of Materials

- a) Where the development of the subject site requires materials to be imported or exported in excess of 2,500 m³, the developer must obtain a separate Council approval for the transport route. Specific conditions may apply, including contributions towards the cost of accelerated pavement degradation along haulage routes and/or repairs to haulage routes.
- b) The approval for the route of transport must show the period and time of transport during the construction phase of the development.

12. Decommissioning of existing Major Telecommunications Facility

The existing Major Telecommunications Facility and associated infrastructure located on Lot 24 SP215508 is to be completely decommissioned and all components removed from the site within three (3) months of commencement of the use of the approved facility.

Concurrence Agency Conditions – Department of State Development, Infrastructure and Planning

Pursuant to Section 285 and Section 287 of the *Sustainable Planning Act 2009*, the Department of State Development, Infrastructure and Planning advises that it has no objection to Townsville City Council issuing a Development Permit for Material Change of Use (Major Telecommunications Facility) subject to the conditions, as attached. The applicant must comply with the Department State Development, Infrastructure and Planning conditions as outlined in the Department's correspondence dated 8 April 2014.

ADVICE

1. Further Approvals Required

Operational Works

An Operational Works application for the proposed Stage 2 Earthworks and Landscaping as required by Condition 8 – Landscaping must be submitted to Council for approval prior to the issue of a Development Permit for Building Works, unless otherwise approved in writing 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.

2. Defence Registration

As the top of this tower will be greater than 30m above natural ground level (to top of antenna) and classified as a "Tall Structure", as per SPP 1/02 "Development in the Vicinity of Certain Airport and Aviation Facilities" Clause 6.1 and CASA publication CAAP 89W-2(0): Reporting Tall Structures, it must be reported to RAAF Aeronautical Information Service (RAAF AIS) in Melbourne which is responsible for recording the location and height of all tall structures.

A "Tall Structure" is;

- any structures higher than 30m within 30km of an airport; and
- any structures higher than 45m anywhere else.

Therefore, the developer will be required to provide RAAF AIS with "as constructed" details of the telecommunications tower once construction has been completed.

RAAF AIS has a web site with a Vertical Obstruction Report Form at www.raafais.gov.au/obstr_form.htm which can be used to enter the location and height details of tall structures.

3. Environmental Considerations

DERM Requirements

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

4. Noise

The hours of construction and building work on site must be limited to between –

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

5. Regulated Device Audible Noise

A person must not operate a regulated device (i.e. generator) in a way that makes an audible noise -

- * on a business day or Saturday, before 7.00a.m or after 7.00p.m; or
- * on any other day, before 8.00a.m or after 7.00p.m.

Committee Recommendation

That this Report to Council be held over to the Ordinary Council meeting to allow advice to be provided on co-location or other sites on the Townsville Golf Club land for the Major Telecommunications Facility.

Council Decision

Refer to resolution preceding item 2 of the council minutes (page 7203) where council resolved that the officer's recommendation be adopted.

6 MI13/0055 Report - Service Station and Fast Food Store - COT

REPORT TO COUNCIL - PLANNING APPLICATION

Authorised by	Director Planning and Development
Department	Development Assessment
Date	20 May 2014
Address	Lot 168 SP 151997, 31 Geaney Lane Deeragun
Applicant/Owner	Meinhardt Infrastructure and Environment, Coles Group Property Developments Limited
Description	Material Change of Use (Impact) - Service Station and Fast Food Store

Executive Summary

A Development Application for a Material Change of Use - Service Station and Fast Food Store on Lot 168 SP151997, situated at 31 Geaney Lane Deeragun has been received from the Applicant Meinhardt Infrastructure and Environment and Owner Coles Group Property Developments Limited – MI13/0055 and has been recommended for approval.

One submission was received during the statutory notification period. The concerns raised in the submission have been reviewed as part of the assessment of the application.

The committee also considered the verbal comments of Tim Retrot and Tania Millard provided at the meeting.

Officer's Recommendation

That council approve application M113/0055 for a development permit for Service Station and Fast Food Store under section 243 of the *Sustainable Planning Act 2009* on land described as Lot 168 SP151997, more particularly 31 Geaney Lane Deeragun 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 Stamped and Received
Site Context	DA01.1	C	20/05/2014
Proposed Site Plan	DA01	H	2/05/2014
Site Elevations A, B, C & D	DA03	A	14/06/2013

- 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. 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.

3. 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.

4. 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.

5. 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.

6. Lighting

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 adversely affected.

7. 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.

8. Screening of Plant and Utilities

- a) Plant and utilities including air-conditioners must not be visible from the street. The developer must submit a plan identifying the location of all plant and utilities and details of aesthetic screens. Details must be submitted to and approved by Council prior to the issue of a Development Permit for Building Works
- b) The aesthetic screens must be installed prior to the commencement of the use and must be maintained thereafter to the satisfaction of Council.

9. Refuse Facilities

Refuse collection arrangements must be provided by the developer so as to achieve the requirements of the *General Development Code of the City of Thuringowa Planning Scheme*. In particular,

- a) The approved waste storage area, identified on the Proposed Site Plan DA02 Revision B, 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) The minimum overhead clearance required for refuse collection is 6500mm. Access for the collection of bulk bins is not to be impeded by any over head obstructions such as trees, wires or other structures. This minimum height clearance is to be maintained at all times
- c) Access roads and driveways must be designed and constructed to accept vehicle loadings of not less than G.V.M. 33 tonnes.

10. 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.

11. 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) The minimum car parking classifications for off-street carparking applicable to this development are as per Table 1.1 in AS/NZS 2890.
- c) 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.

- d) The developer must provide a minimum of thirteen (13) car spaces including disabled parking as shown on approved plan DA01-H on site in accordance with *Australian/New Zealand Standard AS/NZ2890*.
- e) The developer must erect signage indicating the location of the entry and exits to the car parks, specific use bays (eg. visitor, disabled, bus, taxi, bicycle, loading, etc.), as well as regulatory signs controlling movement within the car park.
- f) All signage and line marking for off-street car parking must comply with the requirements of AS/NZS2890 and AS1742 and associated standards.

12. 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) 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 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 the development site is diverted onto neighbouring allotments.
- c) Overland flow paths and underground drainage must be designed not to directly, or indirectly, cause nuisance to downstream or adjoining properties.
- d) The developer must ensure that the post development discharge of stormwater from the subject land does not exceed pre-development peak flows and there is no concentration or increase in levels or velocities for storms for minor and major design events as designed in Aus-Spec Handbook where the stormwater crosses land owned by others downstream of the development site.
- e) 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.

13. 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) If there is a requirement to pump out water from excavations due to rainfall or groundwater influx there must be a procedure for minimising the discharge of sediment laden water by way of in-situ flocculation, pumping from the surface of water sumps/holes in the ground and using filter socks.

14. Landscaping

Prior to the issue of a Development Permit for Building Works, 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.

- a) The Landscape 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:
 - Shade trees are to be provided around the site to alleviate the heat island effect.
 - Details showing the existing landscaping that will be affected by the proposed development.
- 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 *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.

15. Roadworks and Traffic

- a) The developer must construct the new access driveway and crossover to the property boundary at the developer's expense generally in accordance with Council's relevant Standard Drawings for *Driveway Access and Driveway Crossovers*.
- b) During the construction phase, any damages to the road reserve (i.e. footpath/kerb and channel) must be replaced by the developer in accordance with Council's standards.

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. Further Approvals Required

a) Compliance Assessment

A Compliance Assessment associated with the following conditions must be submitted to Council for approval prior to the issue of a Development Permit for Building Works, unless otherwise approved by Council:

Condition 8 – Screening of Plant and Utilities
Condition 11 – Car Parking
Condition 12 – Stormwater Drainage
Condition 14 – Landscaping

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 Compliance Permit to carry out plumbing and drainage works prior to the commencement of sanitary drainage works.

c) 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.

d) Building Works

The developer must obtain a Development Permit for Building Works to carry out building works prior to works commencing on site.

3. 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) If the business intends to meet the threshold for ERA 8 Chemical Storage as defined in Schedule 2 of the *Environmental Protection Regulation 2008*, an application under the *Environmental Protection Act 1994* must be submitted to the relevant administering authority prior to the commencement of the activity.

4. 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 neighbouring 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.

5. 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.

6. Environmental Considerations

Department of Environment and Heritage Protection

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

7. Food Premises

Please be aware that where the proposed development will conduct a licensable food business under the *Food Act 2006*, a Food Business Application must be made prior to construction. A food premise is anywhere unpackaged food or beverages are prepared, packed, stored, handled, serviced, supplies or delivered for sale.

8. Workplace Health and Safety

The Department of Industrial Relations – Work Place Health & Safety must be contacted prior to operation regarding any requirements they may have under the Work Health & Safety Act 2011 and Regulations, and AS 1940 in relation to the storage of flammable & combustible liquids.

REFERRAL AGENCY CONDITIONS

Concurrence Agency Conditions – SARA

Pursuant to Section 285 and Section 287 of the *Sustainable Planning Act 2009*, the State Assessment and Referral Agency 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 State Assessment and Referral Agency conditions as outlined in the Department's correspondence dated 31 March 2014.

Committee Recommendation

That the officer's recommendation be adopted.

Council Decision

Refer to resolution preceding item 2 of the council minutes (page 7203) where council resolved that the committee recommendation be adopted.

7 Planning and Development - Schedule of Fees and Charges - 2014/2015

REPORT TO COUNCIL

Authorised by Director Planning and Development
Department Development Governance
Date 22nd May 2014

Executive Summary

Planning and Development undertakes a yearly review of fees and charges for services provided by the division. The primary focus of the review for the forthcoming financial year 2014-2015 has been to better understand the division's position relative to cost recovery and ongoing efficiencies through process review and technology initiatives.

Additionally for this financial year with the forthcoming gazettal of the proposed Townsville City Plan 2014, the Planning and Development Schedule of Fees and Charges must be updated to reflect the amended planning uses and assessment criteria of the new planning scheme.

As the gazettal of the Townsville City Plan 2014 is expected in early part of the 2014/2015 financial year, this report comprises two parts.

Part 1 focuses on an interim Schedule of Fees and Charges which will become effective from 1 July 2014 up to the date of the Townsville City Plan 2014 gazettal. This schedule will encompass the yearly review of the fees and charges with the current planning uses and assessment criteria in place and will be referred to in this report as the "Interim schedule of fees and charges".

Part 2 focuses on the amendment of the planning uses, assessment criteria and some minor fee structure changes reflecting the proposed Townsville City Plan 2014. This schedule will be effective from the date the planning scheme is gazetted and will be referred to in this report as the "Gazettal schedule of fees and charges"

Officer's Recommendation

That council adopt the Planning and Development - Schedule of Fees and Charges 2014/2015 both the interim and gazettal versions.



PLANNING AND DEVELOPMENT

2014/2015 SCHEDULE OF FEES AND CHARGES

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PLANNING AND DEVELOPMENT

2014/2015 SCHEDULE OF FEES AND CHARGES

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PLANNING AND DEVELOPMENT

2014/2015 SCHEDULE OF FEES AND CHARGES



SCHEDULE 1 >> PLANNING GENERAL FEES

SCHEDULE 1 POLICES >>

Properly made applications >>

As part of the process of deeming an application properly made (*Sustainable Planning Act 2009 – s.261 (a)*), the required fee must accompany any development application.

Refund of application fees >>

If an application is withdrawn at any stage an applicant may request a refund of the application fee. However, the refunded amount (if any) will be determined by council, at its absolute discretion, on the basis of what stage the application was at in the Integrated Development Assessment System (IDAS) process. Any credit card surcharges applied at payment cannot be refunded.

Multiple applications >>

The fee for an application comprising more than one development type (e.g. a reconfiguration of a lot and a material change of use application) will be the total sum of all applicable fees for each identified individual development type of the overall development application.

Fee units >>

Where a fee is quoted as units, one [1] unit is equal to \$110.00

Floor area >>

Where a fee is calculated based on floor area, the fee is calculated on the gross lettable floor area.

The **gross lettable floor area** is defined as the total floor area, inclusive of all internal walls and columns, capable of being occupied by separate tenants for their exclusive use, including basements, mezzanine and toilets. The use area does not include landscaped and car parking area.

GST >>

All fees quoted with an asterisk [*] are inclusive of the 10% Goods and Services Tax (GST).

Credit card surcharge >>

A non-refundable credit card surcharge fee applies for all payments by credit card. The fee is 0.5% of the amount paid by MasterCard or Visa. American Express and Diners Club cards are not accepted.

Cost-recovery fees >>

References shown in superscript e.g.^{1,2} relate to the relevant legislation under which cost-recovery fee applies. Refer to appendix A for applicable legislation and regulation references.

PLANNING AND DEVELOPMENT

2014/2015 SCHEDULE OF FEES AND CHARGES

**PART A >> PLANNING APPLICATIONS GENERAL FEES**

1. **Request to change an application** ^{1.15} 5 Units
Any changes other than a request to change applicant details.
2. **Request for a negotiated decision** ^{1.16} 6 Units
3. **Request for an extension to the relevant period** ^{1.19} 8 Units
 - a. Anything other than a detached house 8 Units
 - b. Detached house 2 Units
4. **Request for a permissible change to a development approval** ^{1.17} 8 Units
 - a. Anything other than a detached house 8 Units
 - b. Detached house 2 Units
 - c. Subsequent to an extension to the relevant period 2 Units
5. **Combined permissible change and extension to relevant period** ^{1.17,19} 10 Units
6. **Request for cancellation of a development approval** ^{1.18} 2 Units
7. **Requests for amendments to be considered generally in accordance** ^{1.17}
To be considered 'generally in accordance with' the approved plans.
 - a. Anything other than a detached house 4 Units
 - b. Detached house 2 Units
8. **Photocopying charge for applications on public notifications** ^{1.22}
As per Schedule 10, Part A, (1).
 - a. A4 copy (per page) \$0.90
 - b. A3 copy (per page) \$1.55
 - c. A2/A1 copy (per page) \$6.00
 - d. A0 copy (per page) \$13.00

Notes >> Applications on public notification are available to view and print free of charge on the Townsville City Council website at <http://www.townsville.qld.gov.au/resident/planning/Pages/publicnotification.aspx>.
9. **Purchase of a public notification sign** ⁴ \$30.00*
10. **Request for approval of road names** ^{1.20} 4 Units
Where a subdivision requires approval of a new road name/s.
11. **Request for assessment (cultural heritage overlay)** ^{1.14} 8 Units
Where the application is subject to a cultural heritage overlay, in accordance with Townsville's City Plan 2005.
12. **Request for the approval of a temporary dwelling** ^{1.29} 8 Units
13. **Request for letter of no objection to transportation of a building on council roads** ¹ \$372.00*
Notes >> A minimum security deposit of \$10,000 or more may be applicable with this application at the discretion of the Townsville City Council.

PLANNING AND DEVELOPMENT

2014/2015 SCHEDULE OF FEES AND CHARGES



PART B >> ASSESSABLE BUILDING WORKS AND REFERRAL MATTERS

1. **Assessable building works applications on premises** ^{1,14}
 - a. As defined in the City of Thuringowa Planning Scheme
 - i. Of high cultural heritage significance..... 8 Units
 - ii. In an of concern regional ecosystem..... 8 Units
 - iii. In a key gateway and view sheds sub-area..... 8 Units
 - b. Assessable against Townsville's City Plan 2005..... 8 Units
Other than Class 1a and 10a building structures.
 - c. Application to council for referral agency response decisions..... 6 Units
Class 1a and 10a building structures.
 - d. Request to change a referral agency response application/decision 2 Units
As per Schedule 1, Part A, (3) (b), and (4) (b).

PART C >> PLANNING REQUESTS/ADVICE

1. **Request for planning and development certificates** ^{1,25}
 - a. Limited planning and development certificates..... 2 Units
 - b. Standard planning and development certificates..... 13 Units
 - c. Full planning and development certificates..... 26 Units
2. **Request for town planning advice** ⁴ 4 Units*
Where a written response is requested.

Notes >> For regulatory services, the applicant is required to pay the applicable fee prior to the service being provided. Refer to the *Local Government Act 2009 s. 1071A (5)*.

PLANNING AND DEVELOPMENT

2014/2015 SCHEDULE OF FEES AND CHARGES



SCHEDULE 2 >> MATERIAL CHANGE OF USE

SCHEDULE 2 POLICIES >>

Properly made applications >>

As part of the process of deeming an application properly made (*Sustainable Planning Act 2009 – s.261 (a)*), the required fee must accompany any development application.

Refund of application fees >>

If an application is withdrawn at any stage an applicant may request a refund of the application fee. However, the refunded amount (if any) will be determined by council, at its absolute discretion, on the basis of what stage the application was at in the Integrated Development Assessment System (IDAS) process. Any credit card surcharges applied at payment cannot be refunded.

Multiple applications >>

The fee for an application comprising more than one development type (e.g. a reconfiguration of a lot and a material change of use application) will be the total sum of all applicable fees for each identified individual development type of the overall development application.

Fee units >>

Where a fee is quoted as units, one [1] unit is equal to \$110.00

Floor area >>

Where a fee is calculated based on floor area, the fee is calculated on the gross lettable floor area.

The **gross lettable floor area** is defined as the total floor area, inclusive of all internal walls and columns, capable of being occupied by separate tenants for their exclusive use, including basements, mezzanine and toilets. The use area does not include landscaped and car parking area.

GST >>

All fees quoted with an asterisk [*] are inclusive of the 10% Goods and Services Tax (GST).

Credit card surcharge >>

A non-refundable credit card surcharge fee applies for all payments by credit card. The fee is 0.5% of the amount paid by MasterCard or Visa. American Express and Diners Club cards are not accepted.

Cost-recovery fees >>

References shown in superscript e.g.^{1,2} relate to the relevant legislation under which cost-recovery fee applies. Refer to appendix A for applicable legislation and regulation references.

PLANNING AND DEVELOPMENT

2014/2015 SCHEDULE OF FEES AND CHARGES

**PART A >> RESIDENTIAL TYPE USES**

1. **Accommodation building** ^{1.13}
- a. Up to five [5] units 22 Units
- b. For each additional unit over five [5] 2 Units

Accommodation building type uses as defined under	
Townsville's City Plan 2005	City of Thuringowa Planning Scheme
» Accommodation building	» Accommodation building <ul style="list-style-type: none"> • Boarding house • Guest house • Hostel • Lodging house

2. **Bed and breakfast** ^{1.13} 16 Units

Bed and breakfast type uses as defined under	
Townsville's City Plan 2005	City of Thuringowa Planning Scheme
» Bed and breakfast	» Bed and breakfast accommodation

3. **Caravan park** ^{1.13}
- a. Per site (including tent sites) 3 Units
- b. Minimum fee 27 Units

Caravan park type uses as defined under	
Townsville's City Plan 2005	City of Thuringowa Planning Scheme
» Caravan park	» Caravan park

4. **Caretaker's residence** ^{1.13} 8 Units

Caretaker's residence type uses as defined under	
Townsville's City Plan 2005	City of Thuringowa Planning Scheme
» Caretaker's residence	» Caretaker's residence <ul style="list-style-type: none"> • Manager's residence

5. **Community residence** ^{1.13}
- a. Up to five [5] persons 14 Units
- b. For each additional person over five [5] 2 Units

Community residence type uses as defined under	
Townsville's City Plan 2005	City of Thuringowa Planning Scheme
» Community residence	» Not applicable

6. **Detached house** ^{1.13} 8 Units

Detached house type uses as defined under	
Townsville's City Plan 2005	City of Thuringowa Planning Scheme
» Detached house	» Dwelling house <ul style="list-style-type: none"> » Dwelling house (on a lot less than 450m²)

7. **Display home** ^{1.13} 12 Units

Display home type uses as defined under	
Townsville's City Plan 2005	City of Thuringowa Planning Scheme
» Display home	» Display home / sales office

PLANNING AND DEVELOPMENT

2014/2015 SCHEDULE OF FEES AND CHARGES

**8. Dual occupancy ^{1,13}16 Units**

Dual occupancy type uses as defined under	
Townsville's City Plan 2005	City of Thuringowa Planning Scheme
» Dual occupancy	» Dual occupancy

9. Family day care centre ^{1,13}5 Units

Family day care centre type uses as defined under	
Townsville's City Plan 2005	City of Thuringowa Planning Scheme
» Not applicable	» Family day care centre

10. Home based business / home activity ^{1,13}6 Units

Home based business type uses as defined under	
Townsville's City Plan 2005	City of Thuringowa Planning Scheme
» Home based business	» Home based business » Home activity

11. Multiple dwelling ^{1,13}

- a. Up to four [4] units22 Units
 b. For each unit over four [4]2 Units

Multiple dwelling type uses as defined under	
Townsville's City Plan 2005	City of Thuringowa Planning Scheme
» Multiple dwelling	» Multiple dwelling • Backpacker's accommodation (that is self-contained) • Flats • Holiday units • Home units • Town houses

12. Relatives apartment ^{1,13}8 Units

Relatives apartment type uses as defined under	
Townsville's City Plan 2005	City of Thuringowa Planning Scheme
» Not applicable	» Relatives apartment

13. Retirement village ^{1,13}

- a. If developed in an accommodation style built form
 i. Up to five [5] persons14 Units
 ii. For each additional person over five [5]2 Units
 b. if developed in a detached unit/dwelling style built form
 i. Up to four [4] units22 Units
 ii. For each unit over four [4]2 Units

Retirement village type uses as defined under	
Townsville's City Plan 2005	City of Thuringowa Planning Scheme
» Retirement village	» Aged persons accommodation • Retirement village • Nursing home

PLANNING AND DEVELOPMENT

2014/2015 SCHEDULE OF FEES AND CHARGES

**PART B >> COMMERCIAL AND RETAIL TYPE USES****1. Motel ^{1.13}**

- a. Up to four [4] units.....22 Units
- b. For each unit over four [4] units2 Units

Motel type uses as defined under	
Townsville's City Plan 2005	City of Thuringowa Planning Scheme
» Motel	» Motel

2. Commercial and retail type uses ^{1.13}

- a. Not exceeding 100m²16 Units
- b. For each 100m² of area or part thereof exceeding 100m²3 Units
- To be rounded up to the nearest 100m².

Commercial and retail type uses as defined under		
Townsville's City Plan 2005	City of Thuringowa Planning Scheme	
» Car wash station	» Arts and crafts centre	» Indoor entertainment
» Catering shop	» Car park	• Amusement machine
» Fast food outlet	» Car wash / cleaning station	parlour Cinema
» Funeral director's premises	» Commercial development	• Club
» Garden centre	• Bottle shop	• Exhibition
» Hotel	• Fast food store	• Night club
» Market	- Drive through take	• Theatre
» Medical centre	away facility	» Landscape supplies
» Office	- Take away food	» Lockup storage units
» Restaurant	premises	» Neighbourhood centre
» Sales or hire yard	- Kiosk	» Private air strip
» Service station	• Local shop	» Sale or hire yard
» Shop	• Market	» Service premises
» Shopping complex	• Medical centre	• Banks
» Showroom	• Restaurant	• Professional offices
» Variety retail warehouse	- Café	» Service station
	- Coffee shop	» Shopping centre
	• Shop	» Storage yards
	• Showroom	• Timber yard
	» Convenience centre	» Sub regional centre
	» District centre	» Theatre
	» Estate sales office	» Tourist facility
	» Function room	• Theme park
	• Conference centre	• Tourist resort
	• Reception centre	» Transit centre
	» Garden centre	• Bus station
	» Hardware store	• Ferry terminal
	» Hotel	• Heliport
	• Outdoor dining	• Railway station
	• Tavern	» Veterinary clinic
		» Veterinary hospital

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**PART C >> INDUSTRIAL TYPE USES****1. Industrial type uses** ^{1.13}

- a. Not exceeding 200m² 24 Units
- b. Between 200m² and 1,000m² 28 Units
- c. Between 1,000m² and 2,500m² 32 Units
- d. For each 100m² of area or part thereof exceeding 2,500m² 1 Unit
To be rounded up to the nearest 100m².

Industrial type uses as defined under		
Townsville's City Plan 2005	City of Thuringowa Planning Scheme	
» General industry	» Brothel	- Flammable liquid manufacturing and storage
» Landscape supplies	» Industrial development	- Mineral processing
» Service industry	• General industry	- Oxygen works
» Storage contractor's yard	• Industry	- Paint manufacturing
» Transport depot	• Light and service industry	- Radioactive materials works or disposal
» Vehicle repair premises	- Bookbinding	- Sugar mill
» Warehouse	- Printing	» Mining activity
	- Repairing furniture	» Railway activities
	- Shop fitting	» Recycling depot
	- Upholstery	» Recycling facility
	• Noxious or hazardous industry	» Transport depot
	- Abattoir	» Vehicle repair premises
	- Animal by-products manufacturing	• Muffler supply and fitting
	- Chemical manufacturing	• Panel beater
	- Concrete batching plant	• Vehicle spray painter
	- Explosive manufacturing	» Warehouse
	- Fertiliser works	• Bulk store
		» Wrecking salvage yard
		» Junk yard

PART D >> EXTRACTIVE INDUSTRY**1. Extractive industry** ^{1.13}

- a. Up to one [1] hectare 100 Units
- b. For each hectare or part thereof exceeding one [1] hectare 3 Units
To be rounded up to the nearest hectare.
- c. For temporary and minor extractive operations 40 Units
Involving an area of no greater than 4000m² (square metres), and/or extracting a volume of material no greater than 4000m³ (cubic metres) for a duration no greater than six [6] months.

Extractive industry type uses as defined under	
Townsville's City Plan 2005	City of Thuringowa Planning Scheme
» Extractive industry	» Extractive industry

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**PART E >> RURAL TYPE USES****1. Aquaculture** ^{1,13}

- a. Up to one [1] hectare 100 Units
- b. For each hectare or part thereof exceeding one [1] hectare 3 Units
- To be rounded up to the nearest hectare.

Aquaculture type uses as defined under	
Townsville's City Plan 2005	City of Thuringowa Planning Scheme
» Aquaculture	» Aquaculture » Aquaculture (ponded) » Aquaculture (tanked)

2. Intensive animal husbandry ^{1,13}

- a. Up to one [1] hectare 100 Units
- b. For each hectare or part thereof exceeding one [1] hectare 3 Units
- To be rounded up to the nearest hectare.

Intensive animal husbandry type uses as defined under	
Townsville's City Plan 2005	City of Thuringowa Planning Scheme
» Intensive animal husbandry	» Intensive animal husbandry • Dairy • Feedlot • Piggery • Poultry farm

3. Stable ^{1,13}

- a. Up to five [5] horses 12 Units
- b. For each horse in excess of five [5] 2 Units

Stable type uses as defined under	
Townsville's City Plan 2005	City of Thuringowa Planning Scheme
» Stable	» Not applicable

4. Commercial animal keeping / animal husbandry ^{1,13}

- a. Up to five [5] animals 12 Units
- b. Between five [5] and twenty [20] animals 22 Units
- c. For each ten [10] animals or part thereof of ten [10] animals, in excess of twenty [20] 2 Units

Commercial animal keeping type uses as defined under	
Townsville's City Plan 2005	City of Thuringowa Planning Scheme
» Commercial animal keeping	» Not applicable

Animal husbandry type uses as defined under	
Townsville's City Plan 2005	City of Thuringowa Planning Scheme
» Animal husbandry	» Animal husbandry • Animal husbandry - Type 1 • Animal husbandry - Type 2 • Animal husbandry - Type 3

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**5. Rural service industry** ^{1,13}

- a. Up to one [1] hectare 9 Units
- b. For each hectare or part thereof exceeding one [1] hectare 1 Unit
- To be rounded up to the nearest hectare.

Rural service industry type uses as defined under	
Townsville's City Plan 2005	City of Thuringowa Planning Scheme
» Rural service industry	» Rural industry

6. Rural Dwelling (second dwelling in rural planning area) ^{1,13} 8 Units

Rural dwelling type uses as defined under	
Townsville's City Plan 2005	City of Thuringowa Planning Scheme
» Not applicable	» Rural dwelling

7. Other rural type uses ^{1,13} 16 Units

Other rural type uses as defined under	
Townsville's City Plan 2005	City of Thuringowa Planning Scheme
» Agriculture	» Produce store
» Road side stall	» Roadside stall
	» Rural development
	• Agriculture
	- Horticulture
	- Hydroponics
	- Mariculture
	- Viticulture
	• Host Farm
	- Farm stay
	• Rural accommodation units
	• Rural home occupation
	» Stockyard

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**PART F >> ENTERTAINMENT AND RECREATIONAL TYPE USES****1. Indoor recreation** ^{1,13}

- a. Not exceeding 50m² 12 Units
- b. Between 50m² and 200m² 24 Units
- c. Between 200m² and 500m² 32 Units
- d. Between 500m² and 1,000m² 48 Units
- e. For each 100m² of area or part thereof exceeding 1,000m² 2 Units
- To be rounded up to the nearest 100m².

Indoor recreation type uses as defined under	
Townsville's City Plan 2005	City of Thuringowa Planning Scheme
» Indoor recreation	» Indoor recreation <ul style="list-style-type: none"> • Gyms • Sports centres • Unlicensed clubs

2. Outdoor recreation ^{1,13}

- a. Not exceeding 2000m² 25 Units
- b. Between 2000m² and 5,000m² 40 Units
- c. For every 1,000m² of area or part thereof exceeding 5,000m² 2 Units
- To be rounded up to the nearest 1,000m².

Outdoor recreation type uses as defined under	
Townsville's City Plan 2005	City of Thuringowa Planning Scheme
» Outdoor recreation » Parkland	» Outdoor recreation <ul style="list-style-type: none"> • Driving range • Golf course • Outdoor tennis court • Sports ground • Swimming pool » Outdoor entertainment <ul style="list-style-type: none"> • Drive in theatre • Open air concert • Racing track • Racing venue » Park

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**PART G >> COMMUNITY TYPE USES****1. Community type uses** ^{1,13}

- a. Not exceeding 100m² 16 Units
- b. For each 100m² of area or part thereof exceeding 100m² 3 Units
- To be rounded up to the nearest 100m².

Industrial type uses as defined under		
Townsville's City Plan 2005	City of Thuringowa Planning Scheme	
» Car park	» Cemetery	• Primary school
» Cultural facilities	» Community care centre	• Secondary school
» Educational establishment	• Halfway house	• Technical institute
» Hospital	• Refuge	• Tertiary institute
» Institutional residence	» Community facilities	• University
» Local utility	» Crematorium	» Funeral parlour
» Major utility	» Educational establishment	» Hospital
» Place of worship	• Business college	» Place of public worship
	• Pre-school	

PART H >> CHILDCARE CENTRE TYPE USES**1. Childcare centre type uses** ^{1,13}

- a. Up to twenty-five [25] children 25 Units
- b. For each five [5] children or part thereof of five [5] children, in excess of twenty-five [25] 2 Units

Childcare centre type uses as defined under	
Townsville's City Plan 2005	City of Thuringowa Planning Scheme
» Child care centre	» Child care centre

2. Outside school hours care centre ^{1,13} 11 Units

Outside school hours care centre type uses as defined under	
Townsville's City Plan 2005	City of Thuringowa Planning Scheme
» Not applicable	» Outside school hours care centre

PART I >> TELECOMMUNICATION FACILITY TYPE USES**1. Major telecommunication facility** ^{1,13} 40 Units

Major telecommunication facility type uses as defined under	
Townsville's City Plan 2005	City of Thuringowa Planning Scheme
» Major telecommunication facility	» Telecommunication facility

2. Minor telecommunication facility ^{1,13} 18 Units

Minor telecommunication facility type uses as defined under	
Townsville's City Plan 2005	City of Thuringowa Planning Scheme
» Minor or temporary telecommunication facility	» Low impact telecommunication facility

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PART J >> UNDEFINED USES

1. **Material change of use (impact assessment)** ^{1,13} Price on Application
Uses not defined in accordance with either planning scheme.

PART K >> PRELIMINARY APPROVALS

1. **Preliminary Approval** ^{1,13} Price on Application
In accordance with s.241 of the *Sustainable Planning Act 2009*.
2. **Preliminary Approval affecting a local planning scheme** ^{1,13} Price on Application
In accordance with s.242 of the *Sustainable Planning Act 2009*.

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SCHEDULE 3 >> PLAN RIGHT APPLICATIONS

SCHEDULE 3 POLICES >>

Plan Right >>

The Plan Right process allows the accredited consultant to submit a development application for council's consideration and issue of a decision notice. The application will have been assessed by the accredited consultant and will be accompanied by a planning report, complete with draft conditions for council's consideration and issue of a decision notice. It is Planning and Development's intention to issue a decision notice within five [5] days of receiving a suitably prepared Plan Right application.

Properly made applications >>

As part of the process of deeming an application properly made (*Sustainable Planning Act 2009 – s.261 (a)*), the required fee must accompany any development application.

Refund of application fees >>

If an application is withdrawn at any stage an applicant may request a refund of the application fee. However, the refunded amount (if any) will be determined by council, at its absolute discretion, on the basis of what stage the application was at in the Integrated Development Assessment System (IDAS) process. Any credit card surcharges applied at payment cannot be refunded.

Fee units >>

Where a fee is quoted as units, one [1] unit is equal to \$33.00

Floor area >>

Where a fee is calculated based on floor area, the fee is calculated on the gross lettable floor area.

The **gross lettable floor area** is defined as the total floor area, inclusive of all internal walls and columns, capable of being occupied by separate tenants for their exclusive use, including basements, mezzanine and toilets. The use area does not include landscaped and car parking area.

GST >>

All fees quoted with an asterisk [*] are inclusive of the 10% Goods and Services Tax (GST).

Credit card surcharge >>

A non-refundable credit card surcharge fee applies for all payments by credit card. The fee is 0.5% of the amount paid by MasterCard or Visa. American Express and Diners Club cards are not accepted.

Cost-recovery fees >>

References shown in superscript e.g.^{1,2} relate to the relevant legislation under which cost-recovery fee applies. Refer to appendix A for applicable legislation and regulation references.

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PART A >> MATERIAL CHANGE OF USE (CODE ASSESSABLE ONLY)

1. **Detached house** ^{1.13}
 - a. Affected by overlay identified in Townsville's City Plan 2005 8 Units
 - b. On a lot less than 450m² identified in the City of Thuringowa Planning Scheme 8 Units
2. **Dual occupancy** ^{1.13} 16 Units
3. **Code assessable industrial uses** ^{1.13}
 - a. Not exceeding 200m² 24 Units
 - b. Between 200m² and 1,000m² 28 Units
 - c. Between 1,000m² and 2,500m² 32 Units
 - d. For each 100m² of area or part thereof exceeding 2,500m² 1 Unit
To be rounded up to the nearest 100m².
4. **Re-use of commercial premises** ^{1.13}
 - a. Not exceeding 100m² 16 Units
 - b. For each 100m² of area or part thereof exceeding 100m² 3 Units
To be rounded up to the nearest 100m².
5. **Code assessable telecommunication facilities** ^{1.13}
 - a. As defined under Townsville's City Plan 2005
 - i. Major telecommunication facility 40 Units
 - ii. Low impact or temporary telecommunications facility 18 Units
 - b. As defined under the City of Thuringowa Planning Scheme
 - i. Telecommunications facilities (which are not low impact) 40 Units

PART B >> RECONFIGURATION OF A LOT (CODE ASSESSABLE ONLY)

1. **Application for a development permit** ^{1.13}
 - a. Reconfiguration of a lot (up to two [2] lots) 16 Units
 - b. Boundary Realignment (maximum of two [2] lots) 16 Units

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SCHEDULE 4 >> RECONFIGURATION OF A LOT

SCHEDULE 4 POLICIES >>

Properly made applications >>

As part of the process of deeming an application properly made (*Sustainable Planning Act 2009 – s.261 (a)*), the required fee must accompany any development application.

Release of survey plan>>

Requests for the signing and release of a survey plan must be accompanied by the relevant signing fees and any outstanding infrastructure charges and inspection fees. These fees and charges cannot be invoiced and must be paid up front.

Refund of application fees >>

If an application is withdrawn at any stage an applicant may request a refund of the application fee. However, the refunded amount (if any) will be determined by council, at its absolute discretion, on the basis of what stage the application was at in the Integrated Development Assessment System (IDAS) process. Any credit card surcharges applied at payment cannot be refunded.

Multiple applications >>

The fee for an application comprising more than one development type (e.g. a reconfiguration of a lot and a material change of use application) will be the total sum of all applicable fees for each identified individual development type of the overall development application.

Fee units >>

Where a fee is quoted as units, one [1] unit is equal to \$110.00

GST >>

All fees quoted with an asterisk [*] are inclusive of the 10% Goods and Services Tax (GST).

Credit card surcharge >>

A non-refundable credit card surcharge fee applies for all payments by credit card. The fee is 0.5% of the amount paid by MasterCard or Visa. American Express and Diners Club cards are not accepted.

Preliminary approval held >>

Where a preliminary approval is held, the council will consider by negotiation a reduced fee for the reconfiguration development permit held over the subject site.

Cost-recovery fees >>

References shown in superscript e.g.^{1,2} relate to the relevant legislation under which cost-recovery fee applies. Refer to appendix A for applicable legislation and regulation references.

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PART A >> RECONFIGURING A LOT

1. **Application for preliminary approval (only stand-alone applications)** ^{1,13}
 - a. Preliminary approval for a proposed development
 - i. Applicable fee 75% of the prescribed fee for a reconfiguration development permit
 - ii. Minimum fee 14 Units
 2. **Application for a development permit** ^{1,13}

Including volumetric reconfigurations and boundary realignment.
Administration of application and checking against council's planning scheme, policies and design standards. For each lot as show on a proposal plan, excluding open space and balance allotments.

 - a. Up to five [5] lots 16 Units
 - b. For each lot in excess of five [5] 3 Units
 3. **Community management statements** ^{1,13}
 - a. Extinguishing old scheme and notating new scheme 7 Units
 4. **Signing of survey plans** ^{1,21}

Including volumetric reconfigurations and boundary realignment.

 - a. Plan of survey

Including building format plans

 - i. Minimum fee (up to five [5] lots) 5 Units
Not including open space, park lots, balance allotments, public use land.
 - ii. For each lot in excess of five [5] lots 1 Unit
Not including open space, park lots, balance allotments, public use land.
 - b. Resigning a plan of survey 2 Units
 - c. Early signing fee 6 Units
In addition to the building and standard format plan fee above.
 - d. Signing easement/lease documents 4 Units
Where council is required to register an interest in the easement or lease.
 5. **Valuation maintenance fee** \$31.85
For each lot shown on a proposal plan and balance allotments (not including open space, park lots, public use land and building format plans).
- Notes >>** The valuation maintenance fee is subject to change as required by the Department of Natural Resources and Mines.

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SCHEDULE 5 >> OPERATIONAL WORKS

SCHEDULE 5 POLICIES >>

Properly made applications >>

As part of the process of deeming an application properly made (*Sustainable Planning Act 2009 – s.261 (a)*), the required fee must accompany any development application.

Refund of application fees >>

If an application is withdrawn at any stage an applicant may request a refund of the application fee. However, the refunded amount (if any) will be determined by council, at its absolute discretion, on the basis of what stage the application was at in the Integrated Development Assessment System (IDAS) process. Any credit card surcharges applied at payment cannot be refunded.

Calculation of fees >>

Fees for operational works are determined based on the cost of works inclusive of GST. Work estimates certified by the RPEQ must be submitted at the time of lodgement of the application.

All work associated with infrastructure that is or will become a public asset, the fees are equivalent to 100% of the operational works fee. These include:

- Sewerage infrastructure;
- Roads and associated infrastructure;
- Water infrastructure;
- Stormwater infrastructure;
- Landscaping;
- Others not listed below.

Fees for the following are calculated at 50% of the operational works fee:

- Earthworks not associated with any works listed above.

Fees for the following are at 100% of the operational works fee:

- Operational works not associated with the *Sustainable Planning Act 2009*.

The following are not subject to a fee:

- For construction plans;
- As constructed plans;
- Quality assurance documents;
- Pavement design;
- Street lighting, electrical plans and underground works.

Where an application contains a combination of works on public assets and earthworks, the cost of works provided must clearly show the costing of each component. Failure to provide detailed costing will result in the entire application being charged at 100% of the operational works fee.

Multiple applications >>

The fee for an application comprising more than one development type (e.g. a reconfiguration of a lot and a material change of use application) will be the total sum of all applicable fees for each identified individual development type of the overall development application.

Private landscape development certification

This fee is for the lodgement of certification for landscaping undertaken on low risk code assessable developments as defined in Planning and Development's private landscape development certification guideline.

Fee units >>

Where a fee is quoted as units, one [1] unit is equal to \$110.00

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GST >>

All fees quoted with an asterisk [*] are inclusive of the 10% Goods and Services Tax (GST).

Credit card surcharge >>

A non-refundable credit card surcharge fee applies for all payments by credit card. The fee is 0.5% of the amount paid by MasterCard or Visa. American Express and Diners Club cards are not accepted.

Cost-recovery fees >>

References shown in superscript e.g.^{1,2} relate to the relevant legislation under which cost-recovery fee applies. Refer to appendix A for applicable legislation and regulation references.

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**PART A >> OPERATIONAL WORKS (INCLUDING CIVIL AND LANDSCAPING WORKS)****1. Application for a development permit ^{1,13}**

Administration of application and checking against council's planning scheme, policies and design standards (payable at lodgement). Estimates are to be certified by the RPEQ.

- a. Estimated value of works
 - i. less than \$10,000\$500.00
 - ii. between \$10,000 and \$80,000\$500.00 + (3.0% of value in excess of \$10,000)
 - iii. between \$80,000 and \$300,000\$2,600.00 + (2.5% of value in excess of \$80,000)
 - iv. between \$300,000 and \$1 million\$8,100.00 + (1.5% of value in excess of \$300,000)
 - v. between \$1 million and \$2 million\$18,600.00 + (1.0% of value in excess of \$1 million)
 - vi. greater than \$2 million\$28,600.00 + (0.7% of value in excess of \$2 million)
- b. Operational works not associated with the Sustainable Planning Act 100% of fees as per (a)
- c. Earthworks 50% of the fees per (a)
- d. Private Landscape Development Certification 1 Unit

2. Works inspection fees ^{1,13}

Inspection of works in accordance with the development approval (payable at the time of accepting the works "on maintenance/final completion"). Estimates are to be certified by RPEQ.

- a. Estimated value of works
 - i. less than \$10,000\$300.00
 - ii. between \$10,000 and \$80,000\$300.00 + (2.0% of value in excess of \$10,000)
 - iii. between \$80,000 and \$300,000\$1,700.00 + (1.6% of value in excess of \$80,000)
 - iv. between \$300,000 and \$1 million\$5,220.00 + (1.0% of value in excess of \$300,000)
 - v. between \$1 million and \$2 million\$12,220.00 + (0.4% of value in excess of \$1 million)
 - vi. greater than \$2 million\$16,220.00 + (0.3% of value in excess of \$2 million)
- b. Operational works not associated with the Sustainable Planning Act 100% of fees as per (a)
- c. Earthworks 50% of fees as per (a)
- d. Reinspection\$522.00

Where works were unprepared/unsatisfactory at initial inspection.

3. Prescribed tidal works ^{1,13}\$581.00 + (0.33% of estimated value of works)**4. Infrastructure agreements ⁴ Price on application**

The above fee is not applicable for trunk infrastructure or as the result of a council condition.

5. Signage advertising devices ^{1,13}

Applies to the City of Thuringowa Planning Scheme Area only.

- a. Sign Application 6 Units

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SCHEDULE 6 >> COMPLIANCE ASSESSMENT

SCHEDULE 6 POLICIES >>

Properly made applications >>

As part of the process of deeming an application properly made (*Sustainable Planning Act 2009 – s.261 (a)*), the required fee must accompany any development application.

Refund of application fees >>

If an application is withdrawn at any stage an applicant may request a refund of the application fee. However, the refunded amount (if any) will be determined by council, at its absolute discretion, on the basis of what stage the application was at in the Integrated Development Assessment System (IDAS) process. Any credit card surcharges applied at payment cannot be refunded.

Calculation of fees >>

Fees for compliance assessment are determined based on the cost of works inclusive of GST. Work estimates certified by the RPEQ must be submitted at the time of lodgement of the application.

Works that will be a public asset that require compliance assessment are calculated at 100% of the compliance assessment fee and may include the following:

- Sewerage infrastructure;
- Roads and associated infrastructure;
- Water infrastructure;
- Stormwater infrastructure;
- Landscaping.

Other works requiring compliance assessment where the associated infrastructure remains as a private asset are calculated at 50% of the compliance assessment fee.

The following are not subject to a fee:

- For construction plans;
- As constructed plans;
- Quality assurance documents;
- Pavement designs;
- Street lighting, electrical plans and underground works.

Where an application contains a combination of works on public assets and private assets, the cost of works provided must be broken down into categories of works for public assets and works for private assets. If the differentiation between public and private assets is not provided on the estimate of costs, the fee will be charged at 100% of compliance assessment fee.

Multiple applications >>

The fee for an application comprising more than one development type (e.g. a reconfiguration of a lot and a material change of use application) will be the total sum of all applicable fees for each identified individual development type of the overall development application.

Fee units >>

Where a fee is quoted as units, one [1] unit is equal to \$110.00

Credit card surcharge >>

A non-refundable credit card surcharge fee applies for all payments by credit card. The fee is 0.5% of the amount paid by MasterCard or Visa. American Express and Diners Club cards are not accepted.

Cost-recovery fees >>

References shown in superscript e.g.^{1,2} relate to the relevant legislation under which cost-recovery fee applies. Refer to appendix A for applicable legislation and regulation references.

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**PART A >> COMPLIANCE ASSESSMENT****1. Application for a compliance certificate** ^{1.21}

Administration of application and checking against council's planning scheme, policies and design standards (payable at lodgement). Estimates are to be certified by the RPEQ.

- a. Estimated value of works
 - i. less than \$10,000 \$500.00
 - ii. between \$10,000 and \$80,000 \$500.00 + (3.0% of value in excess of \$10,000)
 - iii. between \$80,000 and \$300,000 \$2,600.00 + (2.5% of value in excess of \$80,000)
 - iv. between \$300,000 and \$1 million \$8,100.00 + (1.5% of value in excess of \$300,000)
 - v. between \$1 million and \$2 million \$18,600.00 + (1.0% of value in excess of \$1 million)
 - vi. greater than \$2 million \$28,600.00 + (0.7% of value in excess of \$2 million)
- b. Earthworks and work on private assets 50% of the fee quoted above
- c. Private Landscape Development Certification 1 Unit

2. Works inspection fees ^{1.21}

Inspection of works in accordance with the development approval (payable at the time of accepting the works "on maintenance/final completion"). Estimates are to be certified by RPEQ.

- a. Estimated value of works
 - i. less than \$10,000 \$300.00
 - ii. between \$10,000 and \$80,000 \$300.00 + (2.0% of value in excess of \$10,000)
 - iii. between \$80,000 and \$300,000 \$1,700.00 + (1.6% of value in excess of \$80,000)
 - iv. between \$300,000 and \$1 million \$5,220.00 + (1.0% of value in excess of \$300,000)
 - v. between \$1 million and \$2 million \$12,220.00 + (0.4% of value in excess of \$1 million)
 - vi. greater than \$2 million \$16,220.00 + (0.3% of value in excess of \$2 million)
- b. Earthworks and work on private assets 50% of fee quoted above
- c. Reinspection \$522.00

Where works were unprepared/unsatisfactory at initial inspection.

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**SCHEDULE 7 >> MISCELLANEOUS INFRASTRUCTURE****SCHEDULE 7 POLICIES >>****GST >>**

All fees quoted with an asterisk [*] are inclusive of the 10% Goods and Services Tax (GST).

Credit card surcharge >>

A non-refundable credit card surcharge fee applies for all payments by credit card. The fee is 0.5% of the amount paid by MasterCard or Visa. American Express and Diners Club cards are not accepted.

Cost-recovery fees >>

References shown in superscript e.g.^{1,2} relate to the relevant legislation under which cost-recovery fee applies. Refer to appendix A for applicable legislation and regulation references.

PART A >> TRANSPORT AND STORMWATER FEES

- 1. Road works permit** ^{1,30}
 - a. Property access
 - i. Single detached house \$144.00
 - ii. Multiple dwelling, commercial and industrial \$190.00
 - b. Other work within the road reserve As per Schedule 5, Part A
 - c. Hoarding on a road reserve \$190.00
Hoarding approval for placement on a road reserve.
 - d. Work zone reserved parking spaces \$10.00 per day, per bay
Associated with approved road works permit.

Notes >> A building works approval may also be required if the hoarding meets certain criteria.
- 2. Preliminary investigations of road closure** ^{1,27} \$85.00

PART B >> BUILDING OVER OR NEAR A SEWER, WATER MAIN, STORMWATER DRAIN

- 1. Application for consent** ^{1,31}

Under section 192 of the *Water Supply (Safety and Reliability) Act 2008*

 - a. Minor Impact \$267.00
Includes residential structures such as lawn lockers, pools, open carports and patios etc.
 - b. Major Impact \$325.00
All other structural including dwellings, commercial/industrial, closed sheds and retaining walls etc.
 - c. Amended Plans \$161.00
- 2. Application to build within an easement** ^{1,31} \$465.00
Application for consent to build over an easement in which council has registered an interest.
- 3. CCTV assessment** ^{1,21} \$155.00
View video tapes of sewers to determine suitability of development.

PART C >> DEVELOPMENT INFORMATION PACKAGE

- 1. Development information package** ⁴ \$58.00

PLANNING AND DEVELOPMENT

2014/2015 SCHEDULE OF FEES AND CHARGES



SCHEDULE 8 >> HYDRAULIC SERVICES

SCHEDULE 8 POLICIES >>

Fast track fees >>

The fast track fees are stated for each classification in the fee schedule. This fee applies to the applications where the clients require their plans to be expedited and not wait until their applications are assessed in permit order.

No fast track fee will be charged for residential and commercial minor, private utility inspections.

Negotiation of fees >>

Under most circumstances the fees are not negotiable. Any negotiation of fees is to be approved by the Coordinator of Hydraulic and Building Services Unit, or the Executive Manager of Development Assessment.

Refund of fees >>

Any request for a refund of fees is to be made in writing to the Coordinator of Hydraulic and Building Services. However, the refunded amount (if any) will be determined by council, at its absolute discretion, on the basis of work carried out. Any credit card surcharges applied at payment cannot be refunded.

Re-inspection fee >>

A re-inspection fee will be charged in the following circumstances:

- A tradesman fails to turn up for an inspection and entry cannot be gained;
- An inspector turns up at the agreed time and the work is not ready;
- where the plumber/drainage is required to re-book the inspection as a result of defects identified;
- A tradesman fails to cancel an inspection when works are incomplete.

Amended plans >>

Amended plan fees are only applicable where significant changes are made such as additional fixtures or redirection of drain in a yard to allow for pool installation. Major changes or full redesign will require full approval.

Commercial installations >>

Separate permits will be required for all shop fit outs in all large commercial premises unless drainage and plumbing fixtures are shown and designated on the originally submitted applications.

Installation of extra fixtures to individual premises shown on original plan will require extra plumbing and drainage fee.

Bulk backflow quote >>

Quoted fee for properties with numerous backflow devices may be applied for through the coordinator of the Hydraulic and Building Services Unit.

GST >>

All fees quoted with an asterisk [*] are inclusive of the 10% Goods and Services Tax (GST).

Credit card surcharge >>

A non-refundable credit card surcharge fee applies for all payments by credit card. The fee is 0.5% of the amount paid by MasterCard or Visa. American Express and Diners Club cards are not accepted.

After hour inspections >>

Hydraulic and Building Services operates on business days from 7.30am to 4.00pm. Inspections outside of these hours will be quoted on a case by case basis. Weekend inspections are not available.

Cost-recovery fees >>

References shown in superscript e.g.^{1,2} relate to the relevant legislation under which cost-recovery fee applies. Refer to appendix A for applicable legislation and regulation references.

PLANNING AND DEVELOPMENT

2014/2015 SCHEDULE OF FEES AND CHARGES

**PART A >> RESIDENTIAL INSPECTION AND ASSESSMENT SERVICES****1. Residential dwelling sewer (ground floor and first floor only)**

For multiple single dwellings on the same property please refer to Schedule 8, Part B, (1).

- a. Compliance permit ^{1.10}
 - i. Up to and including the first floor\$254.00
 - ii. For each additional floor add\$85.00
- b. Plumbing compliance assessment ^{1.11}
 - i. Up to and including the first floor\$370.00
 - ii. For each additional floor add\$120.00
- c. Drainage compliance assessment ^{1.11}\$370.00
- d. Amended plans ^{1.10}\$118.00
- e. Hydraulic fast track ^{1.10}\$254.00

2. Residential dwelling un-sewered (ground floor and first floor only)

For multiple single dwellings on the same property please refer to Schedule 8, Part B, (1).

- a. Compliance permit ^{1.10}
 - i. Up to and including the first floor\$380.00
 - ii. For each additional floor add\$85.00
- b. Plumbing compliance assessment ^{1.11}
 - i. Up to and including the first floor\$370.00
 - ii. For each additional floor add\$120.00
- c. Drainage compliance assessment ^{1.11}\$370.00
- d. Amended plans ^{1.10}\$118.00
- e. Hydraulic fast track ^{1.10}\$254.00

3. Existing residential minor works

- a. Residential minor works plan approval ^{1.10}\$212.00
Includes renovation works to an existing dwelling up a maximum of five [5] fixtures.
- b. Residential minor works plumbing and drainage assessments ^{1.11}\$406.00
Up to three [3] inspections only
- c. Additional fixtures (fee per fixture) ^{1.11}\$135.00
- d. Amended plans ^{1.10}\$118.00

4. One inspection only plumbing and/or drainage ^{1.11}

- a. Plumbing and/or drainage compliance assessment (one [1] inspection only).....\$210.00
Includes sewer connection point seal offs, inspection of notifiable works prior to a tradesman lodging a Form 4 with the State Government, when an additional inspection is required due to defects being identified during an audit inspection of notifiable works.

5. Re-inspection fee ^{1.11}\$110.00

PLANNING AND DEVELOPMENT

2014/2015 SCHEDULE OF FEES AND CHARGES

**PART B >> COMMERCIAL INSPECTION AND ASSESSMENT SERVICES****1. Multiple single dwellings/unit complex**

a.	Compliance permit ^{1.10}	
i.	First unit	\$635.00
ii.	For each additional unit add	\$292.00
b.	Plumbing compliance assessment ^{1.11}	
i.	First unit	\$635.00
ii.	For each additional unit add	\$292.00
c.	Drainage compliance assessment ^{1.11}	
i.	First unit	\$635.00
ii.	For each additional unit add	\$292.00
d.	Amended plans ^{1.10}	\$297.00
e.	Hydraulic fast track ^{1.10}	\$635.00
f.	Inspection of fire lines ^{1.10}	
i.	Ground floor (base fee)	\$455.00
ii.	For each additional floor	\$210.00

2. Commercial major

Includes shopping centres, service stations, hospitals, surgeries, child care facilities, hotels, and university buildings. Refer to Schedule 8 policies, commercial installations.

a.	Compliance permit (drainage plan approval) ^{1.10}	
i.	Up to five [5] fixtures	\$635.00
ii.	For each additional fixture	\$29.00
b.	Plumbing compliance assessment ^{1.11}	
i.	Up to five [5] fixtures	\$635.00
ii.	For each additional fixture	\$29.00
c.	Drainage compliance assessment ^{1.11}	
i.	Up to five [5] fixtures	\$635.00
ii.	For each additional fixture	\$29.00
d.	Amended plans ^{1.10}	\$297.00
e.	Hydraulic fast track ^{1.10}	\$635.00
f.	Inspection of fire lines ^{1.10}	
i.	Ground floor (base fee)	\$455.00
ii.	For each additional floor	\$210.00

3. Existing commercial minor works

a.	Compliance permit (drainage plan approval) ^{1.10}	\$212.00
	Includes renovation works to an existing building or shop within a complex up to a maximum of five [5] fixtures only.	
b.	Plumbing and drainage assessments (up to three [3] inspections only) ^{1.11}	\$406.00
c.	Amended plans ^{1.10}	\$118.00

PLANNING AND DEVELOPMENT

2014/2015 SCHEDULE OF FEES AND CHARGES



4. Private/community utility inspections ^{1,11}	
a. Private sewer inspections	
i. Base fee (includes plan approval)	\$425.00
ii. Fee per meter of sewer (in addition to base fee)	\$1.92
b. Private water main / fire main inspections	
i. Base fee (includes plan approval)	\$437.00
ii. Fee per meter of water main (in addition to base fee)	\$1.34
5. Backflow annual test ^{1,26}	
Or initial test when installed under notifiable works.	
a. Fee for each device	\$41.00
b. Bulk backflow quote	Price on application
6. Re-inspection fee ^{1,11}	\$110.00

PART C >> DESIGN AND INSPECTION SERVICES

1. On-site sewerage treatment facilities ⁴	
Soil test to be provided by the applicant. Does not include house drain design.	
a. Within 50km radius of the Thuringowa Civic Centre	\$1,560.00*
i. Magnetic Island surcharge	\$700.00*
b. Outside of the 50km radius of the Thuringowa Civic Centre	\$1,560.00 + (surcharge (b) (i))*
i. Surcharge rate (per kilometre)	\$4.14*
Services provided outside the Townsville City Council area will incur a surcharge. The distance for the surcharge fee is calculated as one return trip from the Thuringowa Civic Centre office located at 86 Thuringowa Drive. 100km is then deducted from this figure due to this amount being included in the base fee.	
2. Consultancy fee ⁴	
a. Plumbing advice (per hour)	\$144.00*
b. Drainage design advice (per hour)	\$144.00*
3. Property inspections and reports	
a. Single dwelling ⁴	\$410.00*
b. Multiple dwellings ⁴	
i. First unit	\$410.00*
ii. For each addition unit add	\$144.00*
c. Commercial ⁴	
i. Minimum fee (first two hours)	\$400.00*
ii. Each additional hour	\$144.00*
4. Plumbing and drainage records search (Electronic) ^{3,12}	
a. Residential dwelling	\$144.00
b. Multiple dwelling/commercial tenancies	
i. Minimum fee (first two hours)	\$360.00
ii. Each additional hour	\$144.00

PLANNING AND DEVELOPMENT

2014/2015 SCHEDULE OF FEES AND CHARGES



PART D >> COPIES OF CERTIFICATES AND PLANS

1. Copies of hydraulic certificates and plans

Copies of certificates and plans will incur copying charges as per Schedule 10, Part A, (1) in addition to the base fee.

a.	Copy of final inspection certificates ^{3,12}	\$25.00 + copying charges
b.	Copy of approved house drainage plan ^{3,12}	\$30.00 + copying charges
c.	Copy of approved commercial/unit plans ^{3,12}	\$32.00 + copying charges
d.	As-constructed plans ^{3,12}	\$20.00 + copying charges
e.	Photocopying per page ^{2,12}	
	As per Schedule 10, Part A, (1).	
i.	A4 copy	\$0.90
ii.	A3 copy	\$1.55
iii.	A2/A1 copy	\$6.00
iv.	A0 copy	\$13.00

PLANNING AND DEVELOPMENT

2014/2015 SCHEDULE OF FEES AND CHARGES

**SCHEDULE 9 >> BUILDING ASSESSMENT SERVICES****SCHEDULE 9 POLICIES >>****Payment of fees >>**

The council required fee should accompany any of the following requests. Applications not accompanied by the required fees will not be accepted.

Credit card surcharge >>

A non-refundable credit card surcharge fee applies for all payments by credit card. The fee is 0.5% of the amount paid by MasterCard or Visa. American Express and Diners Club cards are not accepted.

Cost-recovery fees >>

References shown in superscript e.g.^{1,2} relate to the relevant legislation under which cost-recovery fee applies. Refer to appendix A for applicable legislation and regulation references.

PART A >> BUILDING ASSESSMENT AND INSPECTION SERVICES**1. Finalisation of an existing building application (domestic)^{3,5}**

These fees relate to the finalisation of building applications still subject to council's assessment and inspection processes.

- | | |
|---|----------|
| a. Finalisation of application..... | \$155.00 |
| b. Inspection fees to finalise application (per inspection) | \$195.00 |

2. Amended plans/amended documents^{3,5}

- | | |
|--|----------|
| a. Assessment of amended plans..... | \$185.00 |
| b. Assessment of amended documentation..... | \$124.00 |
| c. Extension of building approval period | \$129.00 |

3. Assessment of a new building application^{3,5}

This fee relates to the lodgement of new building applications that will be referred to council's appointed panel of providers for assessment and inspection.

- | | |
|-----------------------------|--|
| a. Administration fee | \$315.00 + panel provider fee (see note below) |
|-----------------------------|--|

Notes >> Additional fees will be charged for the assessment by the appointed external provider.

4. Finalisation of an existing building application (Commercial)^{3,5}

These fees relate to the finalisation of building applications still subject to council's assessment and inspection processes.

- | | |
|---|----------------------|
| a. Finalisation of application..... | \$155.00 |
| b. Inspection fees to finalise application (per inspection) | Price on application |

5. Amended plans/amended documents(Commercial)^{3,5}

- | | |
|--|----------|
| a. Assessment of an amended plan | \$225.00 |
| b. Assessment of amended documentation..... | \$130.00 |
| c. Extension of building approval period | \$130.00 |

6. Assessment of a new building application(Commercial)^{3,5}

This fee relates to the lodgement of new building applications that will be referred to council's appointed panel of providers for assessment and inspection.

- | | |
|-----------------------------|---|
| a. Administration fee | \$315.00 + panel of provider fee (see note below) |
|-----------------------------|---|

Notes >> Additional fees will be charged for the assessment by the appointed external provider.

7. Request for Certificate of Classifications^{3,7}

- | | |
|--|----------------------|
| a. Issue of Certificate of Classification..... | Price on application |
|--|----------------------|
- For particular buildings built before 30 April 1998.

PLANNING AND DEVELOPMENT

2014/2015 SCHEDULE OF FEES AND CHARGES



PART B >> BUDGET ACCOMODATION BUILDING

1. Budget accommodation building ^{3.8}

This fee relates to request from property owners for budget accommodation compliance inspections.

- a. Inspection and Assessment (this is for one [1] referral)\$2150.00 + panel provider fee (see note below)

Notes >> Additional fees will be charged for the assessment by the appointed external provider (price on application).

PART C >> POOL SAFETY STANDARD EXEMPTION

1. Pool exemptions ^{3.9}

This fee is for the assessment of pool fences that cannot meet the requirements of the standard and require council to grant an exemption.

- a. Assessment Fee\$540.00 + panel provider fee (see note below)

Notes >> Additional fees will be charged for the assessment by the appointed external provider.

PLANNING AND DEVELOPMENT

2014/2015 SCHEDULE OF FEES AND CHARGES

**SCHEDULE 10 >> INSPECTION AND PURCHASE OF DOCUMENTATION****SCHEDULE 10 POLICIES >>****GST >>**

All fees quoted with an asterisk [*] are inclusive of the 10% Goods and Services Tax (GST).

Credit card surcharge >>

A non-refundable credit card surcharge fee applies for all payments by credit card. The fee is 0.5% of the amount paid by MasterCard or Visa. American Express and Diners Club cards are not accepted.

Cost-recovery fees >>

References shown in superscript e.g.^{1,2} relate to the relevant legislation under which cost-recovery fee applies. Refer to appendix A for applicable legislation and regulation references.

PART A >> DOCUMENT VIEW AND SUPPLY CHARGES**1. Photocopying charges^{2,22}**

Where quoted the following photocopying charges apply.

a. A4 copy (per page)	\$0.90
b. A3 copy (per page)	\$1.55
c. A2/A1 copy (per page)	\$6.00
d. A0 copy (per page)	\$13.00

2. Townsville's City Plan 2005^{2,23}

a. Inspection	No charge
b. CD copy	\$75.00
c. Hard copy	\$260.00

3. Townsville's City Plan 2005 Policy Manual^{2,23}

a. Inspection	No charge
b. CD copy	\$30.00
c. Hard copy (excludes standard drawings)	\$115.00
d. Hard copy - standard drawings	\$40.00

4. Individual sections/policies of City Plan/Policy Manual Refer to Schedule 10, Part A, (1)**5. Individual City Plan 2005 maps** Refer to Geospatial Solutions**6. Annual subscription fee^{2,23}**

a. CD copy	\$60.00
b. Hard copy	\$100.00

Notes >> Council will be providing a free service to notify planning scheme subscribers via email of new amendments which can be downloaded and printed from council's website.

PLANNING AND DEVELOPMENT

2014/2015 SCHEDULE OF FEES AND CHARGES



7. City of Thuringowa Planning Scheme documents ^{2,23}

- | | | |
|------|---|-----------------------------------|
| a. | City of Thuringowa IPA planning scheme (including maps) | |
| i. | Inspection..... | No charge |
| ii. | CD copy | \$75.00 |
| iii. | Hard copy (colour) | \$260.00 |
| b. | City of Thuringowa IPA planning policies | |
| i. | Inspection..... | No charge |
| ii. | CD copy (all policies) | \$30.00 |
| iii. | Individual Policies | Refer to Schedule 10, Part A, (1) |
| iv. | Hard copy (full set of policies)..... | \$155.00 |
| c. | City of Thuringowa IPA planning scheme strategies | |
| i. | Inspection..... | No charge |
| ii. | CD copy (all strategies) | \$30.00 |
| iii. | Hard copy (full set of strategies)..... | \$155.00 |
| iv. | Individual strategies | Refer to Schedule 10, Part A, (1) |
| d. | City of Thuringowa IPA planning scheme maps | |
| i. | CD copy | \$30.00 |
| ii. | Individual planning scheme maps | Refer to Geospatial Solutions |
| e. | Annual subscription fee | |
| i. | CD copy | \$60.00 |
| ii. | Hard copy..... | \$100.00 |

Notes >> Council will be providing a free service to notify planning scheme subscribers via email of new amendments which can be downloaded and printed from council's website.

PLANNING AND DEVELOPMENT

2014/2015 SCHEDULE OF FEES AND CHARGES



PART B >> BUILDING RECORDS - INSPECTION AND PURCHASE SERVICES

1. Copies of building and planning records^{2,24}

- a. Residential/single dwelling building file records
E.g. detached house.
 - i. Building application, decision notice, approved plans and inspection certificates \$127.00
 - ii. Approved plans \$69.00
 - iii. Copy of final certificate \$53.00
 - iv. Copy of building termite treatment report \$53.00
 - v. Copy of building soil report \$53.00
- b. Commercial/multiple dwelling building complexes
E.g. unit complex or single unit within a complex.
 - i. Building application, decision notice, approved plans and inspection certificates \$150.00
 - ii. Single certificate of classification (per property) \$69.00
 - iii. Each additional certificate of classification (to same property) \$13.00
 - iv. Copy of building termite treatment report \$69.00
 - v. Copy of specific approved plans \$81.00
 - vi. Copy of building soil report \$58.00
- c. Hardcopy planning application package \$150.00
Includes decision notice, plans and specifications approved by the assessment manager in relation to the decision notice (Sustainable Planning Act 2009 s.729).
- d. Copy of residential/single dwelling records on USB \$140.00
- e. Copy of commercial/multiple dwelling records on USB \$163.00
- f. Copy of planning decision notice/s and approved plans on USB \$163.00
- g. Unsuccessful search/cancellation of request \$18.00

Notes >> Where digital copies of building and planning records have been requested, these will be made available on a council supplied 4GB USB memory stick. Council security policies prohibit applicants from providing their own USB memory stick.

2. Viewing of building and planning records^{2,24} No Charge[#]

[#]Photocopies of any documents will incur charges as per Schedule 10, Part A, (1) and/or requests for digital copies of documents on USB will be charged as per Schedule 10, Part B, (1) (d), (e) and/or (f).

3. Building records search and report by council officer^{2,24}

- a. Residential - Class 1 and 10 \$195.00
- b. Commercial - Class 2 to 9 \$288.00
- c. Digital copy of records on USB (additional) \$13.00

This fee is charged in addition to the fees applicable under Schedule 10, Part B, (3) (a) and/or (b) for the purpose of providing digital copies on a 4GB USB memory stick.

Notes >> Copy will include if available, all approvals, plans and final inspection certificates.

PLANNING AND DEVELOPMENT

2014/2015 SCHEDULE OF FEES AND CHARGES



SCHEDULE 11 >> BUILDING AND DEVELOPMENT STATISTICS

SCHEDULE 11 POLICIES >>

Credit card surcharge >>

A non-refundable credit card surcharge fee applies for all payments by credit card. The fee is 0.5% of the amount paid by MasterCard or Visa. American Express and Diners Club cards are not accepted.

GST >>

All fees quoted with an asterisk [*] are inclusive of the 10% Goods and Services Tax (GST).

Cost-recovery fees >>

References shown in superscript e.g. ^{1, 2} relate to the relevant legislation under which cost-recovery fee applies. Refer to appendix A for applicable legislation and regulation references.

PART A >> STATISTICS

1. Building approval report⁴

- a. Complete report \$25.00*
- b. Summary report No charge

Notes >> The monthly building approval summary report is available free of charge on the Townsville City Council public website at
<http://www.townsville.qld.gov.au/business/planning/Pages/statistics.aspx>.

2. Statistical building and planning information (custom requests)⁴ Price on application*

Notes >> Consists of a report catering to the specific needs of the client and may include graphs. Requests for statistical building and planning information must be made in writing and detail the exact information required.

PLANNING AND DEVELOPMENT

2014/2015 SCHEDULE OF FEES AND CHARGES



SCHEDULE 12 >> PRIVATE CERTIFICATION LODGEMENTS

SCHEDULE 12 POLICIES >>

GST exemption >>

All lodgement/archival fees as quoted under the *Building Act 1975, s.86 (1) (c)* are GST exempt.

Credit card surcharge >>

A non-refundable credit card surcharge fee applies for all payments by credit card. The fee is 0.5% of the amount paid by MasterCard or Visa. American Express and Diners Club cards are not accepted.

Building classifications >>

Where quoted all building classifications are as per the *Building Code of Australia*. Charges will be based on the classification defined on the decision notice. Where an application identifies two or more building classifications the applicable fee will be the higher of any identified classifications.

TOLS lodgement fee >>

A reduced lodgement fee is applicable to building applications lodged online via the Townsville Online Lodgement System (TOLS). TOLS has been introduced to assist clients who regularly lodge applications with the Townsville City Council. For further information or to register please visit <http://www.townsville.qld.gov.au/business/tenders/Pages/tols.aspx>.

All other methods of lodgements will attract the applicable standard lodgement fee.

Cost-recovery fees >>

References shown in superscript e.g.^{1,2} relate to the relevant legislation under which cost-recovery fee applies. Refer to appendix A for applicable legislation and regulation references.

PART A >> PRIVATE CERTIFICATION LODGEMENT FEES

1.	TOLS lodgement fee ^{3,6}	\$55.00
	All classes and demolitions	
2.	Standard lodgement fee (any method other than TOLS) ^{3,6}	
a.	Class 1 and 10	\$65.00
b.	Class 2 to 9	\$110.00
c.	Demolitions (All classifications)	\$65.00

PLANNING AND DEVELOPMENT

2014/2015 SCHEDULE OF FEES AND CHARGES



SCHEDULE 13 >> OUTDOOR DINING

SCHEDULE 13 POLICIES >>

GST >>

All fees quoted with an asterisk [*] are inclusive of the 10% Goods and Services Tax (GST).

Credit card surcharge >>

A non-refundable credit card surcharge fee applies for all payments by credit card. The fee is 0.5% of the amount paid by MasterCard or Visa. American Express and Diners Club cards are not accepted.

Policy and guidelines >>

Please refer to the following link for council's outdoor dining policy and outdoor dining policy guidelines
<http://www.townsville.qld.gov.au/council/publications/Pages/Policies.aspx>.

Cost-recovery fees >>

References shown in superscript e.g. ^{1,2} relate to the relevant legislation under which cost-recovery fee applies. Refer to appendix A for applicable legislation and regulation references.

PART A >> OUTDOOR DINING

1. Application fee ^{1,28}	\$778.00
2. Annual licence fee ^{1,28}	\$177.00
3. Failed compliance fee ^{1,28}	\$138.00
4. Special events fee ^{1,28}	\$315.00

PLANNING AND DEVELOPMENT

2014/2015 SCHEDULE OF FEES AND CHARGES

**APPENDIX A >> REGISTER OF COST RECOVERY FEES**

Subject to Local Government Act 2009, a local government may under a local law or a resolution, fix a cost-recovery fee. The following appendix represents a table of references to specific legislation and regulations under which cost-recovery provisions apply as utilised by this schedule of fees and charges.

Local Government Act 2009 >>

¹ s.97(2)(a)	³ s.97(2)(e)
² s.97(2)(c)	⁴ s.262

Building Act 1975 >>

⁵ s.51	⁸ s.222
⁶ s.86	⁹ s.235
⁷ s.124	

Plumbing and Drainage Act 2003 >>

¹⁰ s.78	¹² s.143
¹¹ s.86	

Sustainable Planning Act 2009 >>

¹³ s.260	²⁰ s.395
¹⁴ s.260 (1) (d) (i)	²¹ s.401
¹⁵ s.351	²² s.723
¹⁶ s.363	²³ s.724
¹⁷ s.369	²⁴ s.729
¹⁸ s.379	²⁵ s.737 (2)
¹⁹ s.383	

Standard Plumbing and Drainage Regulation 2003 >>

²⁶ s.38

Townsville City Council - Subordinate Local Law >>

²⁷ 1.1.1 (Alteration or improvement to Local Government Controlled Areas and Roads) 2011
²⁸ 1.2 (Commercial Use of Local Government Controlled Areas and Roads) 2011
²⁹ 1.3 (Establishment or Occupation of a Temporary Home 2011)
³⁰ 1.15 (Carrying Out Works on a Road or Interfering with a Road or its Operation) 2011

Water Supply (Safety and Reliability) Act 2008 >>

³¹ s.192

PLANNING AND DEVELOPMENT

2014/2015 SCHEDULE OF FEES AND CHARGES



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SCHEDULE 6 >> MISCELLANEOUS INFRASTRUCTURE

Schedule 6 Policies >>

PLANNING AND DEVELOPMENT

2014/2015 SCHEDULE OF FEES AND CHARGES



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PLANNING AND DEVELOPMENT

2014/2015 SCHEDULE OF FEES AND CHARGES



SCHEDULE 1 >> PLANNING GENERAL FEES

SCHEDULE 1 POLICES >>

Properly made applications >>

As part of the process of deeming an application properly made (*Sustainable Planning Act 2009 – s.261 (a)*), the required fee must accompany any development application.

Refund of application fees >>

If an application is withdrawn or lapses at any stage an applicant may request a refund of the application fee. However, the refunded amount (if any) will be determined by council, at its absolute discretion, on the basis of what stage the application was at in the Integrated Development Assessment System (IDAS) process. Any credit card surcharges applied at payment cannot be refunded.

Multiple applications >>

The fee for an application comprising more than one development type or use (e.g. a reconfiguration of a lot and a material change of use application) will be the total sum of all applicable fees for each identified individual development type of the overall development application.

Fee units >>

Where a fee is quoted as units, one [1] unit is equal to \$110.00

Floor area >>

Where a fee is calculated based on floor area, the fee is calculated on the gross floor area.

This is defined as the total floor area of all storeys of a building (measured from the outside of the external walls or the centre of a common wall), other than areas used for the following:

- (a) building services, plant and equipment;
- (b) access between levels;
- (c) ground floor public lobby;
- (d) a mall;
- (e) the parking, loading and manoeuvring of motor vehicles;
- (f) unenclosed private balconies whether roofed or not.

Please refer to Table SC1.2.2 Administrative definitions.

GST >>

All fees quoted with an asterisk [*] are inclusive of the 10% Goods and Services Tax (GST).

Credit card surcharge >>

A non-refundable credit card surcharge fee applies for all payments by credit card. The fee is 0.5% of the amount paid by MasterCard or Visa. American

Express and Diners Club cards are not accepted.

Cost-recovery fees >>

References shown in superscript e.g.^{1,2} relate to the relevant legislation under which cost-recovery fee applies. Refer to appendix A for applicable legislation and regulation references.

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**PART A >> PLANNING APPLICATIONS GENERAL FEES**

1. **Request to change an application** ^{1,15} 5 Units
Any changes other than a request to change applicant details prior to issue of decision notice.
 2. **Request for a negotiated decision** ^{1,16} 6 Units
 3. **Request for an extension to the relevant period** ^{1,19}
 - a. Anything other than a detached house or Dual occupancy 8 Units
 - b. Dwelling house/Dual occupancy 2 Units
 4. **Request for a permissible change to a development approval** ^{1,17}
 - a. Anything other than a detached house or Dual occupancy 8 Units
 - b. Dwelling house/Dual occupancy 2 Units
 - c. Subsequent to an extension to the relevant period 2 Units
 5. **Combined permissible change and extension to relevant period** ^{1,17,19} 10 Units
 6. **Request for cancellation of a development approval** ^{1,18} 2 Units
 7. **Request for amendments to be considered generally in accordance** ^{1,17}
To be considered 'generally in accordance with' the approved plans.
 - a. Anything other than a detached house or Dual occupancy 4 Units
 - b. Dwelling house/Dual occupancy 2 Units
 8. **Photocopying charge for applications on public notifications** ^{1,22}
As per Schedule 10, Part A, (1).
 - a. A4 copy (per page) \$0.90
 - b. A3 copy (per page) \$1.55
 - c. A2/A1 copy (per page) \$6.00
 - d. A0 copy (per page) \$13.00

Notes >> Applications on public notification are available to view and print free of charge on the Townsville City Council website at <http://www.townsville.qld.gov.au/resident/planning/Pages/publicnotification.aspx>.
 9. **Purchase of a public notification sign** ⁴ \$30.00*
 10. **Request for approval of road names** ^{1,20} 4 Units
Where a subdivision requires approval of a new road name/s.
 11. **Request for the approval of a temporary dwelling** ^{1,29} 8 Units
 12. **Request for letter of no objection to transportation of a building on council roads** ¹ \$372.00*
- Notes >>** A minimum security deposit of \$10,000 or more may be applicable with this application at the discretion of the Townsville City Council.

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PART B >> ASSESSABLE BUILDING WORKS AND REFERRAL MATTERS

1. **Assessable building works applications on premises** ^{1.14}
 - a. Building work assessable against the Character Residential Zone Code 6 Units
 - b. Building work assessable against the Cultural Heritage Overlay Code 6 Units
 - c. Building work assessable against the Flood Hazard Overlay Code 6 Units
 - d. Building work assessable against the Coastal Protection Overlay Code 6 Units
 - e. Application to council for referral agency response decisions 6 Units
Class 1a and 10a building structures.
 - f. Request to change a referral agency response application/decision 2 Units
As per Schedule 1, Part A, (3) (b), and (4) (b).

PART C >> PLANNING REQUESTS/ADVICE

1. **Request for planning and development certificates** ^{1.25}
 - a. Limited planning and development certificates 2 Units
 - b. Standard planning and development certificates 13 Units
 - c. Full planning and development certificates 26 Units
 2. **Request for town planning advice** ⁴ 4 Units*
Where a written response is requested.
- Notes >>** For regulatory services, the applicant is required to pay the applicable fee prior to the service being provided. Refer to the *Local Government Act 2009 s.1071A (5)*.

PART D >> REQUESTS FOR APPLICATIONS TO BE ASSESSED UNDER SUPERSEDED PLANNING SCHEME

1. **Requests for consideration for application to be assessed under a superseded Planning Scheme** ^{1.26}
 - a. Requests for applications to be assessed under a superseded planning scheme 12 Units

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SCHEDULE 2 >> MATERIAL CHANGE OF USE

SCHEDULE 2 POLICIES >>

Properly made applications >>

As part of the process of deeming an application properly made (*Sustainable Planning Act 2009 – s.261 (a)*), the required fee must accompany any development application.

Refund of application fees >>

If an application is withdrawn or lapses at any stage an applicant may request a refund of the application fee. However, the refunded amount (if any) will be determined by council, at its absolute discretion, on the basis of what stage the application was at in the Integrated Development Assessment System (IDAS) process. Any credit card surcharges applied at payment cannot be refunded.

Multiple applications >>

The fee for an application comprising more than one development type or use (e.g. a reconfiguration of a lot and a material change of use application) will be the total sum of all applicable fees for each identified individual development type of the overall development application.

Fee units >>

Where a fee is quoted as units, one [1] unit is equal to \$110.00

Floor area >>

Where a fee is calculated based on floor area, the fee is calculated on the gross floor area.

This is defined as the total floor area of all storeys of a building (measured from the outside of the external walls or the centre of a common wall), other than areas used for the following:

- (a) building services, plant and equipment;
- (b) access between levels;
- (c) ground floor public lobby;
- (d) a mall;
- (e) the parking, loading and manoeuvring of motor vehicles;
- (f) unenclosed private balconies whether roofed or not.

Use Definitions>>

Use definitions are per the State government's Queensland Planning Provisions. Please refer to these provisions for a detailed description of each use.

Plan Right Application Process>>

The Plan Right process allows a council accredited consultant to submit a development application for council's consideration and issue of a decision notice for eligible development uses.

Fee units >>

Plan Right provides for a reduced application fee. For eligible material change of use applications lodged via the Plan Right process, one [1] unit is equal to \$33.00.

For applications types which are eligible to be lodged via the Plan Right process and other general information please refer to council's website via the following link:

[Plan Right](#)

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GST >>

All fees quoted with an asterisk [*] are inclusive of the 10% Goods and Services Tax (GST).

Credit card surcharge >>

A non-refundable credit card surcharge fee applies for all payments by credit card. The fee is 0.5% of the amount paid by MasterCard or Visa.

American Express and Diners Club cards are not accepted.

Cost-recovery fees >>

References shown in superscript e.g.^{1,2} relate to the relevant legislation under which cost-recovery fee applies. Refer to appendix A for applicable legislation and regulation references.



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PART A >> ACCOMMODATION ACTIVITIES TYPE USES

1.	Caretaker's accommodation ^{1,13}	8 Units
2.	Community residence ^{1,13}	
	a. Up to five [5] persons	14 Units
	b. For each additional person over five [5]	2 Units
3.	Dual occupancy ^{1,13}	16 Units
4.	Dwelling house ^{1,13}	8 Units
5.	Dwelling unit ^{1,13}	
	a. Where a unit is being built within existing premises containing non-residential uses	8 Units
	b. Where a unit is being built within a new non-residential use	
	i. Not exceeding 100m ²	16 Units
	ii. For each 100m ² of area or part thereof exceeding 100m ²	3 Units
	To be rounded up to the nearest 100m ² .	
6.	Multiple dwelling ^{1,13}	
	a. Up to four [4] units	22 Units
	b. For each unit over four [4]	2 Units
7.	Nature-based tourism ^{1,13}	
	a. Base fee	40 Units
	b. For each bed add	1 Unit
8.	Non-resident workforce accommodation ^{1,13}	
	a. Base fee	8 Units
	b. For each bed add	1 Unit
9.	Relocatable home park ^{1,13}	
	a. Per site	3 Units
	b. Minimum fee	27 Units
10.	Residential care facility ^{1,13}	
	a. Not exceeding 100m ²	16 Units
	b. For each 100m ² of area or part thereof exceeding 100m ²	3 Units
	To be rounded up to the nearest 100m ² .	
11.	Resort complex ^{1,13}	Price on application

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12. Retirement facility ^{1,13}	
a. Up to four [4] units.....	22 Units
b. For each additional unit over four [4]	2 Units
13. Rooming accommodation ^{1,13}	
a. Base fee	8 Units
b. For each bed add	1 Unit
14. Rural workers' accommodation ^{1,13}	
a. Base fee	8 Units
b. For each bed add	1 Unit
15. Short-term accommodation ^{1,13}	
a. Up to four [4] units.....	22 Units
b. For each additional unit over four [4] units.....	2 Units
16. Tourist park ^{1,13}	
a. Per site (including tent sites)	3 Units
b. Minimum fee.....	27 Units

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PART B >> BUSINESS ACTIVITIES TYPE USES

1. **Air services** ^{1,13} Price on application
2. **Brothel** ^{1,13}
 - a. Not exceeding 200m² 24 Units
 - b. Between 200m² and 1000m² 28 Units
 - c. Between 1000m² and 2500m² 32 Units
 - d. For each 100m² of area or part thereof exceeding 2500m² 1 Unit
To be rounded up to the nearest 100m².
3. **Home based business** ^{1,13} 10 Units
4. **Parking station** ^{1,13}
 - a. Up to twenty [20] spaces (minimum fee) 20 Units
 - b. For each additional five [5] spaces or part thereof exceeding twenty [20] spaces 1 Unit
5. **Other business type uses** ^{1,13}
 - a. Not exceeding 100m² (minimum fee) 16 Units
 - b. For each 100m² of area or part thereof exceeding 100m² 3 Units
To be rounded up to the nearest 100m².

» Adult store	» Market
» Agricultural supplies store	» Office
» Bulk landscape supplies	» Outdoor sales
» Car wash	» Service station
» Food and drink outlet	» Sales office
» Function facility	» Shop
» Funeral parlour	» Shopping centre
» Garden centre	» Showroom
» Hardware and trade supplies	» Veterinary services
» Hotel	

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PART C >> COMMUNITY ACTIVITIES TYPE USES

1. **Child care centre**^{1,13}
 - a. Up to twenty-five [25] children25 Units
 - b. For each five [5] children or part thereof of five [5] children, in excess of twenty-five [25]2 Units
2. **Park**^{1,13}
 - a. Not exceeding 2000m²25 Units
 - b. Between 2000m² and 5000m²40 Units
 - c. For every 1000m² of area or part thereof exceeding 5000m²2 Units
To be rounded up to the nearest 1000m²
3. **Telecommunications facility**^{1,13}50 Units
4. **Other community type uses**^{1,13}
 - a. Not exceeding 100m²16 Units
 - b. For each 100m² of area or part thereof exceeding 100m²3 Units
To be rounded up to the nearest 100m²

» Cemetery	» Place of worship
» Community care centre	» Utility installation
» Community use	
» Crematorium	
» Club	
» Detention facility	
» Educational establishment	
» Emergency services	
» Health care services	
» Hospital	

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PART D >> ENTERTAINMENT ACTIVITIES TYPE USES

1. **Tourist attraction** ^{1.13} Price on application
2. **Other entertainment type uses** ^{1.13}
 - a. Not exceeding 50m² 12 Units
 - b. Between 50m² and 200m² 24 Units
 - c. Between 200m² and 500m² 32 Units
 - d. Between 500m² and 1000m² 48 Units
 - e. For each 100m² of area or part thereof exceeding 1000m² 2 Units

To be rounded up to the nearest 100m²

» Bar	
» Nightclub entertainment facility	
» Theatre	

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PART E >> INDUSTRY ACTIVITIES TYPE USES

1. **Extractive Industry**^{1,13}
 - a. Up to one [1] hectare 100 Units
 - b. For each hectare or part thereof exceeding one [1] hectare 3 Units
To be rounded up to the nearest 100m²
 - c. For temporary and minor extractive operations 40 Units
Involving an area of no greater than 4000m² (square metres), and/or extracting a volume of material no greater than 4000m³ (cubic metres) for a duration no greater than six [6] months.
2. **Major electricity infrastructure**^{1,13} Price on application
3. **Renewable energy facility**^{1,13} Price on application
4. **Substation**^{1,13} Price on application
5. **Other industry activities type uses**^{1,13}
 - a. Not exceeding 200m² 24 Units
 - b. Between 200m² and 1000m² 28 Units
 - c. Between 1000m² and 2500m² 32 Units
 - d. For each 100m² of area of part thereof exceeding 2500m² 1 Unit
To be rounded up to the nearest 100m²

» High impact industry	» Service industry
» Low impact industry	» Special industry
» Marine industry	» Transport depot
» Medium impact industry	» Warehouse
» Research and technology industry	

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PART F >> RECREATION ACTIVITIES TYPE USES

1. **Major sport, recreation and entertainment facility** ^{1,13} Price on application
2. **Motor sport facility** ^{1,13} Price on application
3. **Indoor sport and recreation** ^{1,13}
 - a. Not exceeding 50m² 12 Units
 - b. Between 50m² and 200m² 24 Units
 - c. Between 200m² and 500m² 32 Units
 - d. Between 500m² and 1,000m² 48 Units
 - e. For each 100m² of area or part thereof exceeding 1,000m² 2 Units
To be rounded up to the nearest 100m².
4. **Other recreation activities type uses** ^{1,13}
 - a. Not exceeding 2000m² 25 Units
 - b. Between 2000m² and 5,000m² 40 Units
 - c. For every 1,000m² of area or part thereof exceeding 5,000m² 2 Units
To be rounded up to the nearest 1,000m².

» Environment facility	» Outdoor sport and recreation
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PART G >> RURAL ACTIVITIES TYPE USES

1. **Animal keeping** ^{1,13}
 - a. Up to five [5] animals 12 Units
 - b. Between five [5] and twenty [20] animals 22 Units
 - c. For each ten [10] animals or part thereof of ten [10] animals, in excess of twenty [20] 2 Units
2. **Aquaculture** ^{1,13}
 - a. Up to one [1] hectare 100 Units
 - b. For each hectare or part thereof exceeding one [1] hectare 3 units

To be rounded up to the nearest hectare
3. **Intensive animal husbandry** ^{1,13}
 - a. Up to one [1] hectare 100 Units
 - b. For each hectare or part thereof exceeding one [1] hectare 3 units

To be rounded up to the nearest hectare
4. **Other rural activities type uses** ^{1,13} 16 Units

» Animal husbandry	» Roadside stall
» Cropping	» Rural industry
» Intensive horticulture	» Wholesale nursery
» Permanent plantation	» Winery

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PART H >> WATERFRONT ACTIVITIES TYPE USES

1. **Landing** ^{1.13} Price on application
2. **Port services** ^{1.13} Price on application

PART I >> UNDEFINED USES

1. **Material change of use (impact assessment)** ^{1.13} Price on application

PART J >> PRELIMINARY APPROVALS

1. **Preliminary Approval** ^{1.13} Price on application
In accordance with s.241 of the *Sustainable Planning Act 2009*.
2. **Preliminary Approval affecting a local planning scheme** ^{1.13} Price on application
In accordance with s.242 of the *Sustainable Planning Act 2009*.

PART K >> DEVELOPMENT APPLICATIONS ASSESSED UNDER A SUPERSEDED PLANNING SCHEME

1. **Development application assessed under a superseded planning scheme** Price on application
Material change of use applications assessed under the City Plan 2005 or City of Thuringowa Planning Scheme.

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SCHEDULE 3 >> RECONFIGURATION OF A LOT

SCHEDULE 3 POLICIES >>

Properly made applications >>

As part of the process of deeming an application properly made (*Sustainable Planning Act 2009 – s.261 (a)*), the required fee must accompany any development application.

Release of survey plan >>

Requests for the signing and release of a survey plan must be accompanied by the relevant signing fees and any outstanding infrastructure charges and inspection fees. These fees and charges cannot be invoiced and must be paid up front. Please note that cheques for the payment for the signing and release of survey plans have a clearance period of 4 business days and release of the relevant survey plan will not take place until this period lapses.

Refund of application fees >>

If an application is withdrawn or lapses at any stage an applicant may request a refund of the application fee. However, the refunded amount (if any) will be determined by council, at its absolute discretion, on the basis of what stage the application was at in the Integrated Development Assessment System (IDAS) process. Any credit card surcharges applied at payment cannot be refunded.

Multiple applications >>

The fee for an application comprising more than one development type or use (e.g. a reconfiguration of a lot and a material change of use application) will be the total sum of all applicable fees for each identified individual development type of the overall development application.

Fee units >>

Where a fee is quoted as units, one [1] unit is equal to \$110.00

GST >>

All fees quoted with an asterisk [*] are inclusive of the 10% Goods and Services Tax (GST).

Credit card surcharge >>

A non-refundable credit card surcharge fee applies for all payments by credit card. The fee is 0.5% of the amount paid by MasterCard or Visa. American Express and Diners Club cards are not accepted.

Preliminary approval held >>

Where a preliminary approval is held, the council will consider by negotiation a reduced fee for the reconfiguration development permit held over the subject site.

Plan Right application process >>

The Plan Right process allows a council accredited consultant to submit eligible Reconfiguration of a lot application for council's consideration and issue of a decision notice.

Fee units >>

Plan Right provides for a reduced application fee. For eligible Reconfiguration of a lot applications lodged via the Plan Right process, one [1] unit is equal to \$33.00.

For applications types which are eligible to be lodged via the Plan Right process and other general information please refer to council's website via the following link:

[Plan Right](#)

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Plan Seal application process>>

The Plan Seal process allows a council accredited consultant to submit a completed plan of survey for signing.

Fee units >>

Plan Seal provides for a reduced fee structure for the following;

Plan of survey signing;

Resigning a plan of survey;

Signing easement/lease documents.

Plan Seal one [1] unit is equal to \$55.00.

For further information regarding [Plan Seal](#) please refer to council's website.

Cost-recovery fees >>

References shown in superscript e.g.^{1,2} relate to the relevant legislation under which cost-recovery fee applies. Refer to appendix A for applicable legislation and regulation references.

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PART A >> RECONFIGURING A LOT

1. **Application for preliminary approval (only stand-alone applications)** ^{1,13}
 - a. Preliminary approval for a proposed development
 - i. Applicable fee75% of the prescribed fee for a reconfiguration development permit
 - ii. Minimum fee 14 Units
2. **Application for a development permit** ^{1,13}

Including volumetric reconfigurations and boundary realignment.
Administration of application and checking against council's planning scheme, policies and design standards. For each lot as shown on a proposal plan, excluding open space.

 - a. Up to five [5] lots16 Units
 - b. For each lot in excess of five [5]3 Units
3. **Community management statements** ^{1,13}
 - a. Extinguishing old scheme and notating new scheme7 Units
4. **Signing of survey plans** ^{1,21}

Including volumetric reconfigurations and boundary realignment.

 - a. Plan of survey

Including building format plans

 - i. Minimum fee (up to five [5] lots).....5 Units
Not including open space, park lots, balance allotments, public use land.
 - ii. For each lot in excess of five [5] lots 1 Unit
Not including open space, park lots, balance allotments, public use land.
 - b. Resigning a plan of survey2 Units
 - c. Early signing fee6 Units
In addition to the building and standard format plan fee above.
5. **Signing easement/lease documents**

Where council is required to register an interest in the easement or lease.

 - b. First easement/lease document.....4 Units
 - c. For each additional easement/lease document 1 Unit
6. **Valuation maintenance fee**\$31.85

For each lot shown on a proposal plan and balance allotments (not including open space, park lots, public use land and building format plans).

Notes >> The valuation maintenance fee is subject to change as required by the Department of Natural Resources and Mines.

PART B >> DEVELOPMENT APPLICATIONS ASSESSED UNDER A SUPERSEDED PLANNING SCHEME

1. **Development application assessed under a superseded planning scheme** Price on application
Reconfiguration of a lot applications assessed under the City Plan 2005 or City of Thuringowa Planning Scheme.

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SCHEDULE 4 >> OPERATIONAL WORKS

SCHEDULE 4 POLICIES >>

Properly made applications >>

As part of the process of deeming an application properly made (*Sustainable Planning Act 2009 – s.261 (a)*), the required fee must accompany any development application.

Refund of application fees >>

If an application is withdrawn or lapses at any stage an applicant may request a refund of the application fee. However, the refunded amount (if any) will be determined by council, at its absolute discretion, on the basis of what stage the application was at in the Integrated Development Assessment System (IDAS) process. Any credit card surcharges applied at payment cannot be refunded.

Calculation of fees >>

Fees for operational works are determined based on the cost of works inclusive of GST. Work estimates certified by the RPEQ must be submitted at the time of lodgement of the application.

For staged developments the application fee is calculated per the cost of works for each stage.

All work associated with infrastructure that is or will become a public asset, the fees are equivalent to 100% of the operational works fee. These include:

- Sewerage infrastructure;
- Roads and associated infrastructure;
- Water infrastructure;
- Stormwater infrastructure;
- Landscaping;
- Operational works triggered by a cultural heritage overlay
- Others not listed below.

Fees for the following are calculated at 50% of the operational works fee:

- Earthworks not associated with any works listed above.

Fees for the following are at 100% of the operational works fee:

- Operational works not associated with the *Sustainable Planning Act 2009*.

The following are not subject to a fee:

- For construction plans;
- As constructed plans (not amendments and resubmissions)
- Quality assurance documents (not amendments and resubmissions)
- Street lighting, electrical plans and underground works.

Where an application contains a combination of works on public assets and earthworks, the cost of works provided must clearly show the costing of each component. Failure to provide detailed costing will result in the entire application being charged at 100% of the operational works fee.

Private landscape development certification>>

This fee is for the lodgement of certification for landscaping undertaken on low risk code assessable developments as defined in Planning and Development's private landscape development certification guideline.

Fee units >>

Where a fee is quoted as units, one [1] unit is equal to \$110.00

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Plan Right application process>>

The Plan Right process allows a council accredited consultant to submit eligible Operational works application for council's consideration and issue of a decision notice.

Fee units >>

Plan Right provides for a reduced application fee. For eligible Operational works applications lodged via the Plan Right process, one [1] unit is equal to \$33.00.

For applications types which are eligible to be lodged via the Plan Right process and other general information please refer to council's website via the following link:

[Plan Right](#)

GST >>

All fees quoted with an asterisk [*] are inclusive of the 10% Goods and Services Tax (GST).

Credit card surcharge >>

A non-refundable credit card surcharge fee applies for all payments by credit card. The fee is 0.5% of the amount paid by MasterCard or Visa. American Express and Diners Club cards are not accepted.

Cost-recovery fees >>

References shown in superscript e.g.^{1,2} relate to the relevant legislation under which cost-recovery fee applies. Refer to appendix A for applicable legislation and regulation references.

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**PART A >> OPERATIONAL WORKS (INCLUDING CIVIL AND LANDSCAPING WORKS)****1. Application for a development permit** ^{1,13}

Administration of application and checking against council's planning scheme, policies and design standards (payable at lodgement). Estimates are to be certified by the RPEQ.

- a. Estimated value of works
 - i. less than \$10,000 \$500.00
 - ii. between \$10,000 and \$80,000 \$500.00 + (3.0% of value in excess of \$10,000)
 - iii. between \$80,000 and \$300,000 \$2,600.00 + (2.5% of value in excess of \$80,000)
 - iv. between \$300,000 and \$1 million \$8,100.00 + (1.5% of value in excess of \$300,000)
 - v. between \$1 million and \$2 million \$18,600.00 + (1.0% of value in excess of \$1 million)
 - vi. greater than \$2 million \$28,600.00 + (0.7% of value in excess of \$2 million)
- b. Operational works not associated with the Sustainable Planning Act 100% of fees as per (a)
- c. Earthworks 50% of the fees per (a)
- d. Private Landscape Development Certification 1 Unit

2. Works inspection fees ^{1,13}

Inspection of works in accordance with the development approval (payable at the time of accepting the works "on maintenance/final completion"). Estimates are to be certified by RPEQ.

- a. Estimated value of works
 - i. less than \$10,000 \$300.00
 - ii. between \$10,000 and \$80,000 \$300.00 + (2.0% of value in excess of \$10,000)
 - iii. between \$80,000 and \$300,000 \$1,700.00 + (1.6% of value in excess of \$80,000)
 - iv. between \$300,000 and \$1 million \$5,220.00 + (1.0% of value in excess of \$300,000)
 - v. between \$1 million and \$2 million \$12,220.00 + (0.4% of value in excess of \$1 million)
 - vi. greater than \$2 million \$16,220.00 + (0.3% of value in excess of \$2 million)
- b. Operational works not associated with the Sustainable Planning Act 100% of fees as per (a)
- c. Earthworks 50% of fees as per (a)
- d. Reinspection \$522.00

Where works were unprepared/unsatisfactory at initial inspection.

3. Prescribed tidal works ^{1,13} \$581.00 + (0.33% of estimated value of works)**4. Infrastructure agreements** ⁴ Price on application

The above fee is not applicable for trunk infrastructure or as the result of a council condition.

5. Advertising devices ^{1,13}

- a. Lower impact advertising devices 4 Units
- b. Intermediate impact advertising devices 6 Units
- c. Higher impact advertising devices 8 Units

6. Clearing of vegetation Price on application**PART B >> DEVELOPMENT APPLICATIONS ASSESSED UNDER A SUPERSEDED PLANNING SCHEME****1. Development application assessed under a superseded planning scheme** Price on application

Operational works applications assessed under the City Plan 2005 or City of Thuringowa Planning Scheme.

PLANNING AND DEVELOPMENT

2014/2015 SCHEDULE OF FEES AND CHARGES



SCHEDULE 5 >> COMPLIANCE ASSESSMENT

SCHEDULE 5 POLICIES >>

Properly made applications >>

As part of the process of deeming an application properly made (*Sustainable Planning Act 2009 – s.261 (a)*), the required fee must accompany any development application.

Refund of application fees >>

If an application is withdrawn or lapses at any stage an applicant may request a refund of the application fee. However, the refunded amount (if any) will be determined by council, at its absolute discretion, on the basis of what stage the application was at in the Integrated Development Assessment System (IDAS) process. Any credit card surcharges applied at payment cannot be refunded.

Calculation of fees >>

Fees for compliance assessment are determined based on the cost of works inclusive of GST. Work estimates certified by the RPEQ must be submitted at the time of lodgement of the application.

Works that will be a public asset that require compliance assessment are calculated at 100% of the compliance assessment fee and may include the following:

- Sewerage infrastructure;
- Roads and associated infrastructure;
- Water infrastructure;
- Stormwater infrastructure;
- Landscaping.

Other works requiring compliance assessment where the associated infrastructure remains as a private asset are calculated at 50% of the compliance assessment fee.

The following are not subject to a fee:

- For construction plans;
- As constructed plans(not amendments and resubmissions);
- Quality assurance documents(not amendments and resubmissions);
- Street lighting, electrical plans and underground works.

Where an application contains a combination of works on public assets and private assets, the cost of works provided must be broken down into categories of works for public assets and works for private assets. If the differentiation between public and private assets is not provided on the estimate of costs, the fee will be charged at 100% of compliance assessment fee.

Multiple applications >>

The fee for an application comprising more than one development type (e.g. a reconfiguration of a lot and a material change of use application) will be the total sum of all applicable fees for each identified individual development type of the overall development application.

Fee units >>

Where a fee is quoted as units, one [1] unit is equal to \$110.00

Credit card surcharge >>

A non-refundable credit card surcharge fee applies for all payments by credit card. The fee is 0.5% of the amount paid by MasterCard or Visa. American Express and Diners Club cards are not accepted.

Cost-recovery fees >>

References shown in superscript e.g.^{1,2} relate to the relevant legislation under which cost-recovery fee applies. Refer to appendix A for applicable legislation and regulation references.

PLANNING AND DEVELOPMENT

2014/2015 SCHEDULE OF FEES AND CHARGES

**PART A >> COMPLIANCE ASSESSMENT****1. Application for a compliance certificates ^{1,21}**

Administration of application and checking against council's planning scheme, policies and design standards (payable at lodgement). Estimates are to be certified by the RPEQ.

- a. Estimated value of works
 - i. less than \$10,000 \$500.00
 - ii. between \$10,000 and \$80,000 \$500.00 + (3.0% of value in excess of \$10,000)
 - iii. between \$80,000 and \$300,000 \$2,600.00 + (2.5% of value in excess of \$80,000)
 - iv. between \$300,000 and \$1 million \$8,100.00 + (1.5% of value in excess of \$300,000)
 - v. between \$1 million and \$2 million \$18,600.00 + (1.0% of value in excess of \$1 million)
 - vi. greater than \$2 million \$28,600.00 + (0.7% of value in excess of \$2 million)
- b. Earthworks and work on private assets 50% of the fee quoted above
- c. Private Landscape Development Certification 1 Unit
- d. Pavement design 2 Units
- e. Resubmitted as constructed plans 2 Units
- f. Resubmitted quality assurance documents 2 Units

2. Application for a compliance permit 16 Units

Accelerated compliance assessment as per Sustainable Planning Act 2009-regulations schedule 18

3. Works inspection fees ^{1,21}

Inspection of works in accordance with the development approval (payable at the time of accepting the works "on maintenance/final completion"). Estimates are to be certified by RPEQ.

- a. Estimated value of works
 - i. less than \$10,000 \$300.00
 - ii. between \$10,000 and \$80,000 \$300.00 + (2.0% of value in excess of \$10,000)
 - iii. between \$80,000 and \$300,000 \$1,700.00 + (1.6% of value in excess of \$80,000)
 - iv. between \$300,000 and \$1 million \$5,220.00 + (1.0% of value in excess of \$300,000)
 - v. between \$1 million and \$2 million \$12,220.00 + (0.4% of value in excess of \$1 million)
 - vi. greater than \$2 million \$16,220.00 + (0.3% of value in excess of \$2 million)
- b. Earthworks and work on private assets 50% of fee quoted above
- c. Reinspection \$522.00

Where works were unprepared/unsatisfactory at initial inspection.

PART B >> DEVELOPMENT APPLICATIONS ASSESSED UNDER A SUPERSEDED PLANNING SCHEME

- 1. Development application assessed under a superseded planning scheme Price on application**
Compliance assessment applications assessed under the City Plan 2005 or City of Thuringowa Planning Scheme.

PLANNING AND DEVELOPMENT

2014/2015 SCHEDULE OF FEES AND CHARGES

**SCHEDULE 6 >> MISCELLANEOUS INFRASTRUCTURE****SCHEDULE 6 POLICIES >>****GST >>**

All fees quoted with an asterisk [*] are inclusive of the 10% Goods and Services Tax (GST).

Credit card surcharge >>

A non-refundable credit card surcharge fee applies for all payments by credit card. The fee is 0.5% of the amount paid by MasterCard or Visa. American Express and Diners Club cards are not accepted.

Cost-recovery fees >>

References shown in superscript e.g. ^{1,2} relate to the relevant legislation under which cost-recovery fee applies. Refer to appendix A for applicable legislation and regulation references.

PART A >> TRANSPORT AND STORMWATER FEES**1. Road works permit ^{1,30}**

- a. Property access
 - i. Single detached house\$144.00
 - ii. Multiple dwelling, commercial and industrial\$190.00
- b. Other work within the road reserve As per Schedule 5, Part A
- c. Hoarding on a road reserve\$190.00
Hoarding approval for placement on a road reserve.
- d. Work zone reserved parking spaces\$10.00 per day, per bay
Associated with approved road works permit.

Notes >> A building works approval may also be required if the hoarding meets certain criteria.

2. Preliminary investigations of road closure ^{1,27}\$85.00**PART B >> BUILDING OVER OR NEAR A SEWER, WATER MAIN, STORMWATER DRAIN****1. Application for consent ^{1,31}**

Under section 192 of the *Water Supply (Safety and Reliability) Act 2008*

- a. Minor Impact\$267.00
Includes residential structures such as lawn lockers, pools, open carports and patios etc.
- b. Major Impact\$325.00
All other structural including dwellings, commercial/industrial, closed sheds and retaining walls etc.
- c. Amended Plans\$161.00

2. Application to build within an easement ^{1,31}\$465.00

Application for consent to build over an easement in which council has registered an interest.

3. CCTV assessment ^{1,21}\$155.00

View video tapes of sewers to determine suitability of development.

PART C >> DEVELOPMENT INFORMATION PACKAGE**1. Development information package ⁴\$58.00**

PLANNING AND DEVELOPMENT

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SCHEDULE 7 >> HYDRAULIC SERVICES

SCHEDULE 7 POLICIES >>

Fast track fees >>

The fast track fees are stated for each classification in the fee schedule. This fee applies to the applications where the clients require their plans to be expedited and not wait until their applications are assessed in permit order.

No fast track fee will be charged for residential and commercial minor, private utility inspections.

Negotiation of fees >>

Under most circumstances the fees are not negotiable. Any negotiation of fees is to be approved by the Coordinator of Hydraulic and Building Services Unit, or the Executive Manager of Development Assessment.

Refund of fees >>

Any request for a refund of fees is to be made in writing to the Coordinator of Hydraulic and Building Services. However, the refunded amount (if any) will be determined by council, at its absolute discretion, on the basis of work carried out. Any credit card surcharges applied at payment cannot be refunded.

Re-inspection fee >>

A re-inspection fee will be charged in the following circumstances:

- A tradesman fails to turn up for an inspection and entry cannot be gained;
- An inspector turns up at the agreed time and the work is not ready;
- where the plumber/drainage is required to re-book the inspection as a result of defects identified;
- A tradesman fails to cancel an inspection when works are incomplete.

Amended plans >>

Amended plan fees are only applicable where significant changes are made such as additional fixtures or redirection of drain in a yard to allow for pool installation. Major changes or full redesign will require full approval.

Commercial installations >>

Separate permits will be required for all shop fit outs in all large commercial premises unless drainage and plumbing fixtures are shown and designated on the originally submitted applications.

Installation of extra fixtures to individual premises shown on original plan will require extra plumbing and drainage fee.

Bulk backflow quote >>

Quoted fee for properties with numerous backflow devices may be applied for through the coordinator of the Hydraulic and Building Services Unit.

GST >>

All fees quoted with an asterisk [*] are inclusive of the 10% Goods and Services Tax (GST).

Credit card surcharge >>

A non-refundable credit card surcharge fee applies for all payments by credit card. The fee is 0.5% of the amount paid by MasterCard or Visa. American Express and Diners Club cards are not accepted.

After hour inspections >>

Hydraulic and Building Services operates on business days from 7.30am to 4.00pm. Inspections outside of these hours will be quoted on a case by case basis. Weekend inspections are not available.

Cost-recovery fees >>

References shown in superscript e.g.^{1,2} relate to the relevant legislation under which cost-recovery fee applies. Refer to appendix A for applicable legislation and regulation references.

PLANNING AND DEVELOPMENT

2014/2015 SCHEDULE OF FEES AND CHARGES

**PART A >> RESIDENTIAL INSPECTION AND ASSESSMENT SERVICES****1. Residential dwelling sewerer (ground floor and first floor only)**

For multiple single dwellings on the same property please refer to Schedule 8, Part B, (1).

- a. Compliance permit ^{1.10}
 - i. Up to and including the first floor\$254.00
 - ii. For each additional floor add\$85.00
- b. Plumbing compliance assessment ^{1.11}
 - i. Up to and including the first floor\$370.00
 - ii. For each additional floor add\$120.00
- c. Drainage compliance assessment ^{1.11}\$370.00
- d. Amended plans ^{1.10}\$118.00
- e. Hydraulic fast track ^{1.10}\$254.00

2. Residential dwelling un-sewered (ground floor and first floor only)

For multiple single dwellings on the same property please refer to Schedule 8, Part B, (1).

- a. Compliance permit ^{1.10}
 - i. Up to and including the first floor\$380.00
 - ii. For each additional floor add\$85.00
- b. Plumbing compliance assessment ^{1.11}
 - i. Up to and including the first floor\$370.00
 - ii. For each additional floor add\$120.00
- c. Drainage compliance assessment ^{1.11}\$370.00
- d. Amended plans ^{1.10}\$118.00
- e. Hydraulic fast track ^{1.10}\$254.00

3. Existing residential minor works

- a. Residential minor works plan approval ^{1.10}\$212.00
Includes renovation works to an existing dwelling up a maximum of five [5] fixtures.
- b. Residential minor works plumbing and drainage assessments ^{1.11}\$406.00
Up to three [3] inspections only
- c. Additional fixtures (fee per fixture) ^{1.11}\$135.00
- d. Amended plans ^{1.10}\$118.00

4. One inspection only plumbing and/or drainage ^{1.11}

- a. Plumbing and/or drainage compliance assessment (one [1] inspection only).....\$210.00
Includes sewer connection point seal offs, inspection of notifiable works prior to a tradesman lodging a Form 4 with the State Government, when an additional inspection is required due to defects being identified during an audit inspection of notifiable works.

5. Re-inspection fee ^{1.11}\$110.00

PLANNING AND DEVELOPMENT

2014/2015 SCHEDULE OF FEES AND CHARGES

**PART B >> COMMERCIAL INSPECTION AND ASSESSMENT SERVICES****1. Multiple single dwellings/unit complex**

a. Compliance permit ^{1.10}	
i. First unit	\$635.00
ii. For each additional unit add	\$292.00
b. Plumbing compliance assessment ^{1.11}	
i. First unit	\$635.00
ii. For each additional unit add	\$292.00
c. Drainage compliance assessment ^{1.11}	
i. First unit	\$635.00
ii. For each additional unit add	\$292.00
d. Amended plans ^{1.10}	\$297.00
e. Hydraulic fast track ^{1.10}	\$635.00
f. Inspection of fire lines ^{1.10}	
i. Ground floor (base fee).....	\$455.00
ii. For each additional floor	\$210.00

2. Commercial major

Includes shopping centres, service stations, hospitals, surgeries, child care facilities, hotels, and university buildings. Refer to Schedule 8 policies, commercial installations.

a. Compliance permit (drainage plan approval) ^{1.10}	
i. Up to five [5] fixtures	\$635.00
ii. For each additional fixture	\$29.00
b. Plumbing compliance assessment ^{1.11}	
i. Up to five [5] fixtures	\$635.00
ii. For each additional fixture	\$29.00
c. Drainage compliance assessment ^{1.11}	
i. Up to five [5] fixtures	\$635.00
ii. For each additional fixture	\$29.00
d. Amended plans ^{1.10}	\$297.00
e. Hydraulic fast track ^{1.10}	\$635.00
f. Inspection of fire lines ^{1.10}	
i. Ground floor (base fee).....	\$455.00
ii. For each additional floor	\$210.00

3. Existing commercial minor works

a. Compliance permit (drainage plan approval) ^{1.10}	\$212.00
Includes renovation works to an existing building or shop within a complex up to a maximum of five [5] fixtures only.	
b. Plumbing and drainage assessments (up to three [3] inspections only) ^{1.11}	\$406.00
c. Amended plans ^{1.10}	\$118.00



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4. **Private/community utility inspections** ^{1.11}
 - a. Private sewer inspections
 - i. Base fee (includes plan approval) \$425.00
 - ii. Fee per meter of sewer (in addition to base fee) \$1.92
 - b. Private water main / fire main inspections
 - i. Base fee (includes plan approval) \$437.00
 - ii. Fee per meter of water main (in addition to base fee) \$1.34
5. **Backflow annual test** ^{1.26}

Or initial test when installed under notifiable works.

 - a. Fee for each device \$41.00
 - b. Bulk backflow quote Price on application
6. **Re-inspection fee** ^{1.11} \$110.00

PART C >> DESIGN AND INSPECTION SERVICES

1. **On-site sewerage treatment facilities** ⁴

Soil test to be provided by the applicant. Does not include house drain design.

 - a. Within 50km radius of the Thuringowa Civic Centre \$1,560.00*
 - i. Magnetic Island surcharge \$700.00*
 - b. Outside of the 50km radius of the Thuringowa Civic Centre \$1,560.00 + (surcharge (b) (i))*
 - i. Surcharge rate (per kilometre) \$4.14*

Services provided outside the Townsville City Council area will incur a surcharge. The distance for the surcharge fee is calculated as one return trip from the Thuringowa Civic Centre office located at 86 Thuringowa Drive. 100km is then deducted from this figure due to this amount being included in the base fee.
2. **Consultancy fee** ⁴
 - a. Plumbing advice (per hour) \$144.00*
 - b. Drainage design advice (per hour) \$144.00*
3. **Property inspections and reports**
 - a. Single dwelling ⁴ \$410.00*
 - b. Multiple dwellings ⁴
 - i. First unit \$410.00*
 - ii. For each addition unit add \$144.00*
 - c. Commercial ⁴
 - i. Minimum fee (first two hours) \$400.00*
 - ii. Each additional hour \$144.00*
4. **Plumbing and drainage records search (Electronic)** ^{3.12}
 - a. Residential dwelling \$144.00
 - b. Multiple dwelling/commercial tenancies
 - i. Minimum fee (first two hours) \$360.00
 - ii. Each additional hour \$144.00

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2014/2015 SCHEDULE OF FEES AND CHARGES



PART D >> COPIES OF CERTIFICATES AND PLANS

1. Copies of hydraulic certificates and plans

Copies of certificates and plans will incur copying charges as per Schedule 10, Part A, (1) in addition to the base fee.

a.	Copy of final inspection certificates ^{3,12}	\$25.00 + copying charges
b.	Copy of approved house drainage plan ^{3,12}	\$30.00 + copying charges
c.	Copy of approved commercial/unit plans ^{3,12}	\$32.00 + copying charges
d.	As-constructed plans ^{3,12}	\$20.00 + copying charges
e.	Photocopying per page ^{2,12}	
	As per Schedule 10, Part A, (1).	
i.	A4 copy	\$0.90
ii.	A3 copy	\$1.55
iii.	A2/A1 copy	\$6.00
iv.	A0 copy	\$13.00

PLANNING AND DEVELOPMENT

2014/2015 SCHEDULE OF FEES AND CHARGES

**SCHEDULE 8 >> BUILDING ASSESSMENT SERVICES****SCHEDULE 8 POLICIES >>****Payment of fees >>**

The council required fee should accompany any of the following requests. Applications not accompanied by the required fees will not be accepted.

Credit card surcharge >>

A non-refundable credit card surcharge fee applies for all payments by credit card. The fee is 0.5% of the amount paid by MasterCard or Visa. American Express and Diners Club cards are not accepted.

Cost-recovery fees >>

References shown in superscript e.g.^{1,2} relate to the relevant legislation under which cost-recovery fee applies. Refer to appendix A for applicable legislation and regulation references.

PART A >> BUILDING ASSESSMENT AND INSPECTION SERVICES

- 1. Finalisation of an existing building application (domestic)^{3,5}**
These fees relate to the finalisation of building applications still subject to council's assessment and inspection processes.
 - a. Finalisation of application.....\$155.00
 - b. Inspection fees to finalise application (per inspection)\$195.00
- 2. Amended plans/amended documents^{3,5}**
 - a. Assessment of amended plans.....\$185.00
 - b. Assessment of amended documentation.....\$124.00
 - c. Extension of building approval period.....\$129.00
- 3. Assessment of a new building application^{3,5}**
This fee relates to the lodgement of new building applications that will be referred to council's appointed panel of providers for assessment and inspection.
 - a. Administration fee\$315.00 + panel provider fee (see note below)

Notes >> Additional fees will be charged for the assessment by the appointed external provider.
- 4. Finalisation of an existing building application (Commercial)^{3,5}**
These fees relate to the finalisation of building applications still subject to council's assessment and inspection processes.
 - a. Finalisation of application.....\$155.00
 - b. Inspection fees to finalise application (per inspection) Price on application
- 5. Amended plans/amended documents(Commercial)^{3,5}**
 - a. Assessment of an amended plan\$225.00
 - b. Assessment of amended documentation.....\$130.00
 - c. Extension of building approval period.....\$130.00
- 6. Assessment of a new building application(Commercial)^{3,5}**
This fee relates to the lodgement of new building applications that will be referred to council's appointed panel of providers for assessment and inspection.
 - a. Administration fee\$315.00 + panel of provider fee (see note below)

Notes >> Additional fees will be charged for the assessment by the appointed external provider.
- 7. Request for Certificate of Classifications^{3,7}**
 - a. Issue of Certificate of Classification..... Price on application

For particular buildings built before 30 April 1998.

PLANNING AND DEVELOPMENT

2014/2015 SCHEDULE OF FEES AND CHARGES



PART B >> BUDGET ACCOMODATION BUILDING

1. Budget accommodation building ^{3.8}

This fee relates to request from property owners for budget accommodation compliance inspections.

- a. Inspection and Assessment (this is for one [1] referral)\$2150.00 + panel provider fee (see note below)

Notes >> Additional fees will be charged for the assessment by the appointed external provider (price on application).

PART C >> POOL SAFETY STANDARD EXEMPTION

1. Pool exemptions ^{3.9}

This fee is for the assessment of pool fences that cannot meet the requirements of the standard and require council to grant an exemption.

- a. Assessment Fee\$540.00 + panel provider fee (see note below)

Notes >> Additional fees will be charged for the assessment by the appointed external provider.

PLANNING AND DEVELOPMENT

2014/2015 SCHEDULE OF FEES AND CHARGES

**SCHEDULE 9 >> FLOOD MODELLING SERVICES****SCHEDULE 9 POLICIES>>****GST >>**

All fees quoted with an asterisk [*] are inclusive of the 10% Goods and Services Tax (GST).

Credit card surcharge >>

A non-refundable credit card surcharge fee applies for all payments by credit card. The fee is 0.5% of the amount paid by MasterCard or Visa. American Express and Diners Club cards are not accepted.

PART A >> FLOOD MODELLING SERVICES

1. **Supply of base-line flood model (hydrological and hydraulic models) ⁴**
 - a. Between one [1] and four [4] flood study areas \$2500.00*
 - b. Between five [5] and nine [9] flood study areas \$2250.00*
 - c. Between ten [10] and nineteen [19] flood study areas \$2050.00*
 - d. Exceeding twenty [20] flood study areas Price on application*
2. **Supply of 2D results as ESRI File GDB Raster⁴**
 - a. Between one [1] and four [4] flood study areas \$400.00*
 - b. Between five [5] and nine [9] flood study areas \$350.00*
 - c. Between ten [10] and nineteen [19] flood study areas \$300.00*
 - d. Exceeding twenty [20] flood study areas Price on application*
3. **Supply of 2D results as ASCII Raster⁴**
 - a. Between one [1] and four [4] flood study areas \$800.00*
 - b. Between five [5] and nine [9] flood study areas \$700.00*
 - c. Between ten [10] and nineteen [19] flood study areas \$600.00*
 - d. Exceeding twenty [20] flood study areas Price on application*
4. **Supply of 2D results as other format⁴**
 - a. Between one [1] and four [4] flood study areas Price on application*
 - b. Between five [5] and nine [9] flood study areas Price on application*
 - c. Between ten [10] and nineteen [19] flood study areas Price on application*
 - d. Exceeding twenty [20] flood study areas Price on application*
5. **Base-line flood study GIS data (catchments, source points, rain on grid extents) ⁴**

When available

 - a. Between one [1] and four [4] flood study areas \$800.00*
 - b. Between five [5] and nine [9] flood study areas \$700.00*
 - c. Between ten [10] and nineteen [19] flood study areas \$600.00*
 - d. Exceeding twenty [20] flood study areas Price on application*

PLANNING AND DEVELOPMENT

2014/2015 SCHEDULE OF FEES AND CHARGES

**SCHEDULE 10 >> INSPECTION AND PURCHASE OF DOCUMENTATION****SCHEDULE 10 POLICIES >>****GST >>**

All fees quoted with an asterisk [*] are inclusive of the 10% Goods and Services Tax (GST).

Credit card surcharge >>

A non-refundable credit card surcharge fee applies for all payments by credit card. The fee is 0.5% of the amount paid by MasterCard or Visa. American Express and Diners Club cards are not accepted.

Cost-recovery fees >>

References shown in superscript e.g.^{1, 2} relate to the relevant legislation under which cost-recovery fee applies. Refer to appendix A for applicable legislation and regulation references.

PART A >> DOCUMENT VIEW AND SUPPLY CHARGES**1. Photocopying charges^{2,22}**

Where quoted the following photocopying charges apply.

a. A4 copy (per page)	\$0.90
b. A3 copy (per page)	\$1.55
c. A2/A1 copy (per page)	\$6.00
d. A0 copy (per page)	\$13.00

2. City Plan 2014

a. Hard copy	Price on application
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3. Townsville's City Plan 2005^{2,23}

a. Inspection	No charge
b. CD copy	\$75.00
c. Hard copy	\$260.00

4. Townsville's City Plan 2005 Policy Manual^{2,23}

a. Inspection	No charge
b. CD copy	\$30.00
c. Hard copy (excludes standard drawings)	\$115.00
d. Hard copy - standard drawings	\$40.00

5. Individual sections/policies of City Plan/Policy Manual Refer to Schedule 10, Part A, (1)**6. Individual City Plan 2005 maps** Refer to Geospatial Solutions**7. Annual subscription fee^{2,23}**

a. CD copy	\$60.00
b. Hard copy	\$100.00

Notes >> Council provides a free service to notify planning scheme subscribers via email of new amendments which can be downloaded and printed from council's website.

PLANNING AND DEVELOPMENT

2014/2015 SCHEDULE OF FEES AND CHARGES



8. City of Thuringowa Planning Scheme documents ^{2.23}

- a. City of Thuringowa IPA planning scheme (including maps)
 - i. Inspection..... No charge
 - ii. CD copy\$75.00
 - iii. Hard copy (colour)\$260.00
- b. City of Thuringowa IPA planning policies
 - i. Inspection..... No charge
 - ii. CD copy (all policies)\$30.00
 - iii. Individual Policies Refer to Schedule 10, Part A, (1)
 - iv. Hard copy (full set of policies).....\$155.00
- c. City of Thuringowa IPA planning scheme strategies
 - i. Inspection..... No charge
 - ii. CD copy (all strategies)\$30.00
 - iii. Hard copy (full set of strategies).....\$155.00
 - iv. Individual strategies Refer to Schedule 10, Part A, (1)
- d. City of Thuringowa IPA planning scheme maps
 - i. CD copy\$30.00
 - ii. Individual planning scheme maps Refer to Geospatial Solutions
- e. Annual subscription fee
 - i. CD copy\$60.00
 - ii. Hard copy.....\$100.00

Notes >> Council will be providing a free service to notify planning scheme subscribers via email of new amendments which can be downloaded and printed from council's website.

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2014/2015 SCHEDULE OF FEES AND CHARGES

**PART B >> BUILDING RECORDS - INSPECTION AND PURCHASE SERVICES****1. Copies of building and planning records^{2,24}**

- a. Residential/single dwelling building file records
E.g. detached house.
 - i. Building application, decision notice, approved plans and inspection certificates\$127.00
 - ii. Approved plans\$69.00
 - iii. Copy of final certificate\$53.00
 - iv. Copy of building termite treatment report\$53.00
 - v. Copy of building soil report\$53.00
- b. Commercial/multiple dwelling building complexes
E.g. unit complex or single unit within a complex.
 - i. Building application, decision notice, approved plans and inspection certificates\$150.00
 - ii. Single certificate of classification (per property)\$69.00
 - iii. Each additional certificate of classification (to same property)\$13.00
 - iv. Copy of building termite treatment report\$69.00
 - v. Copy of specific approved plans\$81.00
 - vi. Copy of building soil report\$58.00
- c. Hardcopy planning application package\$150.00
Includes decision notice, plans and specifications approved by the assessment manager in relation to the decision notice
(Sustainable Planning Act 2009 s.729).
- d. Copy of residential/single dwelling records on USB\$140.00
- e. Copy of commercial/multiple dwelling records on USB\$163.00
- f. Copy of planning decision notice/s and approved plans on USB\$163.00
- g. Unsuccessful search/cancellation of request\$18.00

Notes >> Where digital copies of building and planning records have been requested, these will be made available on a council supplied 4GB USB memory stick. Council security policies prohibit applicants from providing their own USB memory stick.

2. Viewing of building and planning records^{2,24} No Charge[#]

[#]Photocopies of any documents will incur charges as per Schedule 10, Part A, (1) and/or requests for digital copies of documents on USB will be charged as per Schedule 10, Part B, (1) (d), (e) and/or (f).

3. Building records search and report by council officer^{2,24}

- a. Residential - Class 1 and 10\$195.00
- b. Commercial - Class 2 to 9\$288.00
- c. Digital copy of records on USB (additional)\$13.00

This fee is charged in addition to the fees applicable under Schedule 10, Part B, (3) (a) and/or (b) for the purpose of providing digital copies on a 4GB USB memory stick.

Notes >> Copy will include if available, all approvals, plans and final inspection certificates.

PLANNING AND DEVELOPMENT

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SCHEDULE 11 >> BUILDING AND DEVELOPMENT STATISTICS

SCHEDULE 11 POLICIES >>

Credit card surcharge >>

A non-refundable credit card surcharge fee applies for all payments by credit card. The fee is 0.5% of the amount paid by MasterCard or Visa. American Express and Diners Club cards are not accepted.

GST >>

All fees quoted with an asterisk [*] are inclusive of the 10% Goods and Services Tax (GST).

Cost-recovery fees >>

References shown in superscript e.g.^{1,2} relate to the relevant legislation under which cost-recovery fee applies. Refer to appendix A for applicable legislation and regulation references.

PART A >> STATISTICS

1. Building approval report⁴

- a. Complete report \$25.00*
- b. Summary report No charge

Notes >> The monthly building approval summary report is available free of charge on the Townsville City Council public website at <http://www.townsville.qld.gov.au/business/planning/Pages/statistics.aspx>.

2. Statistical building and planning information (custom requests)⁴ Price on application*

Notes >> Consists of a report catering to the specific needs of the client and may include graphs. Requests for statistical building and planning information must be made in writing and detail the exact information required.

PLANNING AND DEVELOPMENT

2014/2015 SCHEDULE OF FEES AND CHARGES



SCHEDULE 12 >> PRIVATE CERTIFICATION LODGEMENTS

SCHEDULE 12 POLICIES >>

GST exemption >>

All lodgement/archival fees as quoted under the *Building Act 1975, s.86 (1) (c)* are GST exempt.

Credit card surcharge >>

A non-refundable credit card surcharge fee applies for all payments by credit card. The fee is 0.5% of the amount paid by MasterCard or Visa. American Express and Diners Club cards are not accepted.

Building classifications >>

Where quoted all building classifications are as per the *Building Code of Australia*. Charges will be based on the classification defined on the decision notice. Where an application identifies two or more building classifications the applicable fee will be the higher of any identified classifications.

TOLS lodgement fee >>

A reduced lodgement fee is applicable to building applications lodged online via the Townsville Online Lodgement System (TOLS). TOLS has been introduced to assist clients who regularly lodge applications with the Townsville City Council. For further information or to register please visit <http://www.townsville.qld.gov.au/business/tenders/Pages/tols.aspx>.

All other methods of lodgements will attract the applicable standard lodgement fee.

Cost-recovery fees >>

References shown in superscript e.g.^{1,2} relate to the relevant legislation under which cost-recovery fee applies. Refer to appendix A for applicable legislation and regulation references.

PART A >> PRIVATE CERTIFICATION LODGEMENT FEES

1.	TOLS lodgement fee ^{3,6}	\$55.00
	All classes and demolitions	
2.	Standard lodgement fee (any method other than TOLS) ^{3,6}	
a.	Class 1 and 10	\$65.00
b.	Class 2 to 9	\$110.00
c.	Demolitions (All classifications)	\$65.00

PLANNING AND DEVELOPMENT

2014/2015 SCHEDULE OF FEES AND CHARGES



SCHEDULE 13 >> OUTDOOR DINING

SCHEDULE 13 POLICIES >>

GST >>

All fees quoted with an asterisk [*] are inclusive of the 10% Goods and Services Tax (GST).

Credit card surcharge >>

A non-refundable credit card surcharge fee applies for all payments by credit card. The fee is 0.5% of the amount paid by MasterCard or Visa. American Express and Diners Club cards are not accepted.

Policy and guidelines >>

Please refer to the following link for council's outdoor dining policy and outdoor dining policy guidelines <http://www.townsville.qld.gov.au/council/publications/Pages/Policies.aspx>.

Cost-recovery fees >>

References shown in superscript e.g.^{1,2} relate to the relevant legislation under which cost-recovery fee applies. Refer to appendix A for applicable legislation and regulation references.

PART A >> OUTDOOR DINING

1.	Application fee ^{1,28}	\$778.00
2.	Annual licence fee ^{1,28}	\$177.00
3.	Failed compliance fee ^{1,28}	\$138.00
4.	Special events fee ^{1,28}	\$315.00

PLANNING AND DEVELOPMENT

2014/2015 SCHEDULE OF FEES AND CHARGES



APPENDIX A >> REGISTER OF COST RECOVERY FEES

Subject to Local Government Act 2009, a local government may under a local law or a resolution, fix a cost-recovery fee. The following appendix represents a table of references to specific legislation and regulations under which cost-recovery provisions apply as utilised by this schedule of fees and charges.

LOCAL GOVERNMENT ACT 2009 >>

¹ s.97(2)(a)	³ s.97(2)(e)
² s.97(2)(c)	⁴ s.262

BUILDING ACT 1975 >>

⁵ s.51	⁸ s.222
⁶ s.86	⁹ s.235
⁷ s.124	

PLUMBING AND DRAINAGE ACT 2003 >>

¹⁰ s.78	¹² s.143
¹¹ s.86	

SUSTAINABLE PLANNING ACT 2009 >>

¹³ s.260	²⁰ s.395
¹⁴ s.260 (1) (d) (i)	²¹ s.401
¹⁵ s.351	²² s.723
¹⁶ s.363	²³ s.724
¹⁷ s.370	²⁴ s.729
¹⁸ s.379	²⁵ s.737 (2)
¹⁹ s.383	²⁶ s.95

STANDARD PLUMBING AND DRAINAGE REGULATION 2003 >>

²⁶ s.38

TOWNSVILLE CITY COUNCIL - SUBORDINATE LOCAL LAW >>

²⁷ 1.1.1 (Alteration or improvement to Local Government Controlled Areas and Roads) 2011
²⁸ 1.2 (Commercial Use of Local Government Controlled Areas and Roads) 2011
²⁹ 1.3 (Establishment or Occupation of a Temporary Home 2011)
³⁰ 1.15 (Carrying Out Works on a Road or Interfering with a Road or its Operation) 2011

WATER SUPPLY (SAFETY AND RELIABILITY) ACT 2008 >>

³¹ s.192

Committee Recommendation

That the officer's recommendation be adopted.

Council Decision

Refer to resolution preceding item 2 of the council minutes (page 7203) where council resolved that the committee recommendation be adopted.

Community and Cultural Committee

*It was **MOVED** by Councillor S Blom, **SECONDED** by Councillor T Roberts*

"that the committee recommendations to items 8 to 15 be adopted."

CARRIED UNANIMOUSLY

8 Community Services - PRESENTATION - Red Frogs Australia

PRESENTATION

Authorised by	Director Community and Environment
Department	Community Services
Committee	Healthy and Safe City
Date	12 June 2014

Executive Summary

Red Frogs is an internationally recognised youth support network that has been operating since 1997.

Magnetic Island is one of the official "Schoolies Week" locations recognised by Red Frogs.

Red Frogs work with the Magnetic Island Schoolies Week Steering Committee to provide diversionary activities, support services, and safety programs to help keep young people safe during Schoolies Week.

Officer's Recommendation

That council note the Red Frog presentation

Committee Recommendation

That the officer's recommendation be adopted.

Council Decision

Refer to resolution preceding item 8 of the council minutes (page 7300) where council resolved that the committee recommendation be adopted.

9 Community Services - PRESENTATION - LifeTec Queensland

PRESENTATION

Authorised by Director Community and Environment
Department Community Services
Committee Community and Cultural
Date 12 June 2014

Executive Summary

Since July 2013 LifeTec Townsville has been providing the Queensland Community Care Services Program to support the elderly and people with disabilities within their home.

LifeTec provide specialist advice and information to help people make their lives easier through assistive technology. LifeTec's role is to reduce early admission to care facilities, and to enable people to remain safely in their homes and communities for longer.

LifeTec offer minor and major home modifications to eligible persons under the age 65 years or 50 years if Aboriginal and Torres Strait Islander, who have a moderate, severe or profound disability or condition which restricts their ability to carry out activities of daily living.

Officer's Recommendation

That council note the LifeTec presentation

Committee Recommendation

That the officer's recommendation be adopted.

Council Decision

Refer to resolution preceding item 8 of the council minutes (page 7300) where council resolved that the committee recommendation be adopted.

10 Community Services - PRESENTATION - ComLink

PRESENTATION

Authorised by Director Community and Environment
Department Community Services
Committee Community and Cultural Committee
Date 12 June 2014

Executive Summary

ComLink is a community transport and care organisation who recently opened a new office in Townsville to service North Queensland.

ComLink provides transport and direct care solutions for the frail aged and younger people with a disability to attend medical appointments shop and maintain their social inclusion.

Officer's Recommendation

That council note the ComLink presentation.

Committee Recommendation

That the officer's recommendation be adopted.

Council Decision

Refer to resolution preceding item 8 of the council minutes (page 7300) where council resolved that the committee recommendation be adopted.

11 Community Services - Art Acquisition Working Group - June 2014 Report

REPORT TO COUNCIL

Authorised by Director Community and Environmental Services
Department Community Services
Date 04 June 2014

Executive Summary

Attached to the Report to Council are the minutes of the Art Acquisition Working Group meeting held on 3 June 2014 for the information of the committee.

Officer's Recommendation

That council receive the minutes of the Art Acquisition Working Group meeting of 3 June 2014.

Committee Recommendation

That the officer's recommendation be adopted.

Council Decision

Refer to resolution preceding item 8 of the council minutes (page 7300) where council resolved that the committee recommendation be adopted.

12 Learning Communities Leadership Group Minutes February and April 2014

REPORT TO COUNCIL

Authorised by Director Community and Environment
Department Library Services
Date 23 May 2014

Executive Summary

The Learning Communities Leadership Group is a community forum of council. The Learning Communities Leadership Group meets bi-monthly.

The Learning Communities Leadership Group is a high-level reference group of dynamic and enthusiastic community leaders who are intent on providing access to lifelong learning opportunities and developing Townsville as a learning community. They are guided by the Lifelong Learning Strategic Action Plan which emphasises social inclusion and learning as an agent of social and economic sustainability.

Minutes of the 3 February 2014 and 7 April meetings are attached to the Report to Council for information.

Officer's Recommendation

That the minutes of the Learning Communities Leadership Group meetings held on the 3 February 2014 and 7 April be noted.

Committee Recommendation

That the officer's recommendation be adopted.

Council Decision

Refer to resolution preceding item 8 of the council minutes (page 7300) where council resolved that the committee recommendation be adopted.

13 Community Services - 3rd Brigade Freedom of Entry to City

REPORT TO COUNCIL

Authorised by Director Community and Environmental Services
Department Community Services
Date 02 June 2014

Executive Summary

Townsville City Council has a close relationship and long history of collaboration with the Australian Army, and in particular the 3rd Brigade based in Townsville at Lavarack Barracks.

The 3rd Brigade was formed in 1914 at the outbreak of World War 1. The brigade therefore celebrates their centenary this year.

The granting of the Freedom of Entry to the City of Townsville is a unique privilege and such an honour would further enhance the close association and strong bonds that have been developed between the two organisations.

Officer's Recommendation

That council grant Freedom of Entry to the City to the 3rd Brigade of the Australian Army in recognition of its 100th anniversary, and historically close ties to the city.

Committee Recommendation

That the officer's recommendation be adopted.

Council Decision

Refer to resolution preceding item 8 of the council minutes (page 7300) where council resolved that the committee recommendation be adopted.

14 Community Services - Lawn Mowing Service - Panel of Service Providers Tender Report

REPORT TO COUNCIL

Authorised by Director Community and Environmental Services
Department Community Services
Date 4 June 2014

Executive Summary

Townsville City Council has for some time been operating a lawn mowing service. The purpose of the lawn mowing service is to assist eligible residents with the basic maintenance of their lawns and to keep the immediate surrounds of their home in a safe and habitable condition.

The service was originally supported by grant funding through the Home Services Program. Changes to that program in mid-2013 resulted in lawn mowing no longer being able to be funded by these grants. When that occurred, council made the decision to continue the provision of the service using council funds.

An Expression of Interest (EOI) Tender process was undertaken to identify suitable service providers and community organisations in order to establish a panel of suppliers who have the capacity, skills, knowledge and qualifications to deliver community-based lawn mowing services.

The Expression of Interest (EOI) commenced on the 23 April 2014 and closed on the 14 May 2014. Fourteen submissions were received and assessed in accordance with the selection criteria set out in the Expression of Interest submission documentation. A number of submissions included certificates of currency for the specified insurance policies with end dates within the current financial year. These suppliers will be required to forward details of renewed policies before an offer is extended. Evidence of a recent National Police Certificate must also be received for all staff of recommended suppliers before an offer will be extended.

Officer's Recommendation

That council approve the panel of suppliers for the provision of lawn mowing services as recommended by the evaluation panel and identified in the table below:-

Recommended Suppliers for the Provision of Lawn Mowing Services

<u>Individual /Organisation</u>	<u>Serviced Area</u>	<u>Recommendation</u>
Townsville Property Maintenance and Cleaning Solutions	City of Townsville region	Yes
Gaza's Garden and Handyman Service	City of Townsville region	Yes
ABC.L.Mowing	City of Townsville region	Yes
Get a Gorilla Domestic and Commercial Yard Maintenance Service	City of Townsville region	Yes
Tropical Lawn & Garden Care	City of Townsville region	Yes
Mad Cow Mowing Pty Ltd	Magnetic Island	Yes
Tropical Lawns & Property Care	City of Townsville region	Yes
Advanced Property Maintenance	City of Townsville region	Yes
Rob's Zippykerb & Landscaping Services	City of Townsville region	Yes

Committee Recommendation

That the officer's recommendation be adopted.

Council Decision

Refer to resolution preceding item 8 of the council minutes (page 7300) where council resolved that the committee recommendation be adopted.

15 Community Services - Lease - Arcadian Surf Lifesaving Club - The Strand

REPORT TO COUNCIL

Authorised by Director Community and Environment
Department Community Services
Date 16 May 2014

Executive Summary

It has been identified through that the Arcadian Surf Lifesaving Club (ASLSC) has been occupying the facility located at the Rockpool on The Strand (part of Lot1 RP722951 and part of Lot1 SP123475) with no lease since its construction in 2002. A draft lease was prepared in 2002, however was never finalised due to the issue of title of the land being over two lots. This issue has now been resolved, and a lease over the clubhouse facility is proposed.

Officer's Recommendation

That council approve a lease over the facility currently being used as a clubhouse by the Arcadian Surf Lifesaving Club (part of Lot1 RP722951 and part of Lot1 SP123475) for a term of up to 10 years at the rent of \$1 per year plus GST if demanded including the condition that the Club be responsible for all building maintenance.

Committee Recommendation

That the officer's recommendation be adopted.

Council Decision

Refer to resolution preceding item 8 of the council minutes (page 7300) where council resolved that the committee recommendation be adopted.

Governance and Finance Committee

It was MOVED by Councillor J Lane, SECONDED by Councillor G Eddiehausen

"that the committee recommendations to items 16 to 17 be adopted."

CARRIED UNANIMOUSLY

16 Budget Variance Report - Whole of Council - May 2014

REPORT TO COUNCIL

Authorised by Director Corporate Services

Department Financial Services

Date 02 June 2014

Executive Summary

On behalf of the Chief Executive Officer, the Director of Corporate Services will present and discuss the Budget Variance Report for the whole of council for May 2014, pursuant to section 204 of the *Local Government Regulation 2012*.

The Director Corporate Services circulated separately to the Agenda the Budget Variance Report for the whole of council for May 2014.

Officer's Recommendation

That council note the financial report for May 2014 and budget variance explanations, pursuant to section 204 of the *Local Government Regulation*.

Committee Recommendation

That the officer's recommendation be adopted.

Council Decision

Refer to resolution preceding item 16 of the council minutes (page 7307) where council resolved that the committee recommendation be adopted.

17 Bad Debt Write Offs - May 2014

CONFIDENTIAL REPORT TO COUNCIL

Authorised by Executive Manager Finance
Department Corporate Services
Date 24 June 2014

Executive Summary

Council arrears are monitored on a regular basis and pursued through standard collection processes. In preparing for 30 June 2014, continuing assessments are being made to ensure council is compliant with AASB 139 and debtors are impaired where objective evidence exists around their collectability.

A review of Townsville City Council Accounts Receivable has deemed Commercial debtors of \$12,175.60 and Planning & Development debtors of \$435.00 unrecoverable and it is recommended these balances are written off. As these Commercial and Planning & Development debtors have been specifically provided for in prior periods the impact of their write-off will have no effect on Townsville City Council's current operating result.

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 (5) of the *Local Government Act 2009* and that the document remain confidential unless council decides otherwise by resolution.
2. That council approve the write-off of \$12,175.60 in outstanding Commercial debtors and \$435.00 in outstanding Planning & Development debtors as at 31 May 2014, detailed in the attached debtor write-off list.

Committee Recommendation

That the officer's recommendation be adopted.

Council Decision

Refer to resolution preceding item 16 of the council minutes (page 7307) where council resolved that the committee recommendation be adopted.

Townsville Water and Waste Committee

In accordance with section 173 of the *Local Government Act 2009*, Councillors V Veitch, A Parsons, R Gartrell, S Blom, G Eddiehausen, J Lane and T Roberts declared a perceived conflict of interest in regards to item 21.

- (a) **the name of the councillors who have the real or perceived conflict of interest:**
Councillors V Veitch, A Parsons, R Gartrell, S Blom, G Eddiehausen, J Lane and T Roberts.
- (b) **the nature of the conflict of interest as described by the Councillor:**
NQ Excavations Pty Ltd donated to the Townsville First election campaign.
- (c) **how the Councillors dealt with the real or 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 the item, 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 Councillor voted on the issue – how the Councillor voted:**
The Councillors voted as per the council decision.
- (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 council decision.

In accordance with section 173 of the *Local Government Act 2009*, Councillors V Veitch, A Parsons, R Gartrell, S Blom, G Eddiehausen, J Lane and T Roberts declared a perceived conflict of interest in regards to item 24.

- (a) **the name of the councillors who have the real or perceived conflict of interest:**
Councillors V Veitch, A Parsons, R Gartrell, S Blom, G Eddiehausen, J Lane and T Roberts.
- (b) **the nature of the conflict of interest as described by the Councillor:**
UDP Consulting donated to the Townsville First election campaign.
- (c) **how the Councillors dealt with the real or 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 the item, 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 Councillor voted on the issue – how the Councillor voted:**
The Councillors voted as per the council decision.
- (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 council decision.

In accordance with section 173 of the *Local Government Act 2009*, the Mayor, Councillor J Hill, Councillor L Walker and Councillor C Doyle declared a perceived conflict of interest in regards to item 24.

- (a) **the name of the councillors who have the real or perceived conflict of interest:**
The Mayor, Councillor J Hill, Councillor L Walker and Councillor C Doyle.
- (b) **the nature of the conflict of interest as described by the Councillor:**
UDP Consulting donated to their local government election campaign.
- (c) **how the Councillors dealt with the real or perceived conflict of interest:**
The Councillors dealt with the conflict by disclosing the perceived conflict of interest and remained in the meeting and participated in the discussion about and voting upon the item.
- (d) **if the Councillor voted on the issue – how the Councillor voted:**
The Councillors voted as per the council decision.
- (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 council decision.

It was MOVED by Councillor R Gartrell, SECONDED by Councillor P Ernst

"that the committee recommendations to items 18 to 25 be adopted."

CARRIED UNANIMOUSLY

**18 Townsville Water & Waste - Cairns Townsville Mackay (CTM) Water Alliance - Meeting
Minutes - March 2014**

REPORT TO COUNCIL

Authorised by Director Townsville Water and Waste
Department Townsville Water & Waste
Date 29 May 2014

Executive Summary

Townsville Water entered into a formal water alliance with Cairns and Mackay Regional Councils in December 2009. The objectives of the alliance are to achieve efficiencies through a combined approach to improve service levels, share resources and jointly meet the challenges of reform within the water industry.

The Cairns Townsville Mackay (CTM) Water Alliance Executive Committee meet three times a year and minutes from these meetings will be presented to the Townsville Water and Waste Committee for their information. The meeting minutes from the last CTM meeting on 21 March 2014 are attached to the Report to Council.

Officer's Recommendation

That council note the minutes of the Cairns Townsville Mackay (CTM) Water Alliance meeting held in Cairns on 21 March 2014.

Committee Recommendation

That the officer's recommendation be adopted.

Council Decision

Refer to resolution preceding item 18 of the council minutes (page 7310) where council resolved that the committee recommendation be adopted.

19 Business Management & Compliance - Monthly Report Card - May 2014

CONFIDENTIAL REPORT TO COUNCIL

Authorised by Director Townsville Water and Waste
Department Business Management & Compliance
Date 29 May 2014

Executive Summary

Townsville Water and Waste's monthly report card containing year to date operating results for 2013/2014 for the month of May 2014 was tabled at the meeting.

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 (5) 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 Townsville Water and Waste for the month of May 2014.

Committee Recommendation

That the officer's recommendation be adopted.

Council Decision

Refer to resolution preceding item 18 of the council minutes (page 7310) where council resolved that the committee recommendation be adopted.

20 Business Management & Compliance - Request for Sporting Field Irrigation Concession

CONFIDENTIAL REPORT TO COUNCIL

Authorised by Director Townsville Water and Waste
Department Business Management and Compliance
Date 7 May 2014

Executive Summary

Council currently provides concessions for the cost of water consumption used by properties that meet certain criteria. The categories of properties and concession amounts are considered each year by council as part of the budget process. The 2013/2014 concession for sporting fields offers concessions in the following categories:

- sporting fields with restricted public access with a concession of 73%; and
- sporting fields with no public access restrictions with a concession of 95%.

Council has received an application for a concession on water consumption used by the lessee of the sporting fields at property number 274430. This report considers the application and makes a recommendation in accordance with the requirements of the *Local Government Regulation 2012* and relevant council policy.

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 (5) of the *Local Government Act 2009* and that the document remain confidential unless council decides otherwise by resolution.
2. That council not grant the lessee of the sporting fields at property number 274430 a sporting field irrigation concession.

Committee Recommendation

That the officer's recommendation be adopted.

Council Decision

Refer to resolution preceding item 18 of the council minutes (page 7310) where council resolved that the committee recommendation be adopted.

21 Programs and Technical Support - Tender Evaluation - TCW00011 Castle Hill DN50 Water Main Replacement

CONFIDENTIAL REPORT TO COUNCIL

Authorised by Director Townsville Water and Waste
Department Townsville Water & Waste
Date 3 June 2014

Executive Summary

Tenders from external contractors were invited by Townsville City Council for the supply and construction of a DN50 water main including removal and disposal of the existing and the old water mains at identified locations. The tender was advertised on 12 April 2014 in the Townsville Bulletin. The tender closed at 10am on Wednesday 7 May 2014, at the tender box located at Townsville City Council, 103 Walker Street, Townsville. Four tenders were received.

This report provides an analysis and an evaluation of the tenders received. It was identified that this project is a relatively high risk project as it is located within a popular recreational area and a declared Environmental and Cultural Heritage Reserve. The tender assessment and the evaluation were carried out based on these grounds to identify the best contractor to accomplish the project.

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 (5) of the *Local Government Act 2009* and that the document remain confidential unless council decides otherwise by resolution.
2. That council award tender TCW00011 for the supply and construction of DN50 water main including removal and disposal of existing and old water mains to CivilPlus Constructions Pty Ltd for the lump sum price of \$402,794.70 (including GST).
3. That council delegate authority to the Chief Executive Officer, or his delegate, to award variations up to the approved budget provided the variations are for the completion of the work under the contract.

Committee Recommendation

That the officer's recommendation be adopted.

Council Decision

Refer to resolution preceding item 18 of the council minutes (page 7310) where council resolved that the committee recommendation be adopted.

22 Program and Technical Support - Tender Evaluation - TCW00028 Supply and Construction of Mt Louisa Reservoir 3

CONFIDENTIAL REPORT TO COUNCIL

Authorised by Director Townsville Water and Waste
Department Townsville Water & Waste
Date 3 June 2014

Executive Summary

Tenders were invited by Townsville City Council for the supply and construction of the Mt Louisa Reservoir 3, a 22.5ML steel reservoir for the storage of drinking water including pipework, instrumentation, cathodic protection and site road work. The tender was advertised on 12 April 2014 in the Townsville Bulletin. The tender closed at 10am on Wednesday, 7 May 2014, at the tender box located at Townsville City Council, 103 Walker Street, Townsville. Six tenders were received. This report provides an analysis and an evaluation of the received tenders.

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 (5) of the *Local Government Act 2009* and that the document remain confidential unless council decides otherwise by resolution.
2. That council award tender TCW00028 for the Supply and Construction of Mount Louisa Reservoir 3 to Townsville Engineering Industries Pty Ltd for the lump sum price of \$5,646,379.00 (excluding GST).
3. That council delegate authority to the Chief Executive Officer, or his delegate, to award variations up to the approved budget provided the variations are for the completion of the work under the contract.

Committee Recommendation

That the officer's recommendation be adopted.

Council Decision

Refer to resolution preceding item 18 of the council minutes (page 7310) where council resolved that the committee recommendation be adopted.

**23 Water Operations - Tender Evaluation - TOW00012 - Refurbishment of Concrete Floor,
Wulguru Reservoir**

REPORT TO COUNCIL

Authorised by Director Townsville Water and Waste
Department Townsville Water Operations
Date 26 May 2014

Executive Summary

Council is proposing to proceed with the refurbishment of the 9ML Wulguru Reservoir located in Gillian Court, Wulguru. The purpose of the works is to waterproof the reservoir and to stop it from leaking.

In April 2014 Townsville Water Operations commissioned Thorburn Australia, a local Townsville based consultancy to manage the works in respect to calling tenders and the evaluation of tenders received for the contract. A detailed description of the business case for the works as well as the key outcomes from the tender assessment process is provided herein.

Tenders were advertised in the Townville Bulletin on Saturday 8 March 2014. The closing date for tenders was at 10am on Wednesday 9 April 2014 at the Townsville City Council (TCC) Administration Building, 103 Walker Street, Townsville. Six tenders were received.

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 (5) of the Local Government Act 2009 and that the document remain confidential unless council decides otherwise by resolution.
2. That council award Contract TOW00012 - Refurbishment of Concrete Floor, Wulguru Reservoir to QPAMS for \$247,499.78 (including GST) for their alternative option (i.e. the PPG Sigma-gard product provided in lieu of Epirez as the floor coating).

Committee Recommendation

That the officer's recommendation be adopted.

Council Decision

Refer to resolution preceding item 18 of the council minutes (page 7310) where council resolved that the committee recommendation be adopted.

**24 Engineering Services - Tender Evaluation - TCW00070 - CBD Utilities Upgrade Project
Design Consultancy**

CONFIDENTIAL REPORT TO COUNCIL

Authorised by Director Townsville Water and Waste
Department Engineering Services
Date 10 June 2014

Executive Summary

Contract TCW00070 is for the Engineering Design Consultancy for the CBD Utilities Upgrade Project.

This report outlines the tender process and subsequent outcomes of the tender evaluations along with making a recommendation to award the contract to the successful tenderer. The report also summarises the reasons for the Panel's recommendation.

The evaluation report and its recommendations are strictly confidential.

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 (5) of the *Local Government Act 2009* and that the document remain confidential unless council decides otherwise by resolution.
2. That council award tender TCW00070 for the CBD Utilities Upgrade Project Design Consultancy to GHD Pty Ltd for the upper fee limit price of \$1,450,000 (excluding GST).
3. That council delegate authority to the Chief Executive Officer, or his delegate, to award variations up to the approved budget provided the variations are for the completion of the work under the contract.

Committee Recommendation

That the officer's recommendation be adopted.

Council Decision

Refer to resolution preceding item 18 of the council minutes (page 7310) where council resolved that the committee recommendation be adopted.

25 Request to weld closed the sewer maintenance holes located along and upstream of Wright Street

GENERAL BUSINESS ITEM

Raised by	Councillor L Walker
Committee	Townsville Water and Waste Committee
Date	17 June 2014

Councillor L Walker requested that the sewer maintenance holes located along and upstream of Wright Street be welded closed for the purpose of reducing stormwater infiltration into the sewer and subsequently reducing the surcharging of sewage at properties located further downstream in this sewer catchment.

Committee Recommendation

That the Director Townsville Water and Waste investigate the request to weld closed the maintenance holes that are located along and upstream of Wright Street for the purpose of reducing stormwater infiltration into the sewer and subsequently reducing the surcharging of sewage at properties located further downstream in this sewer catchment.

Council Decision

Refer to resolution preceding item 18 of the council minutes (page 7310) where council resolved that the committee recommendation be adopted.

Officers Reports

Corporate Services

26 Australian Local Government Women's Association - State Conference - Warwick - 23 to 25 July 2014

REPORT TO COUNCIL

Authorised by Director Corporate Services
Department Corporate Governance
Date 6 June 2014

Executive Summary

The Australian Local Government Women's Association state conference will be held in Warwick on 23 to 25 July 2014. The theme of the conference is 'Full, Frank and Fearless'.

Officer's Recommendation

1. That council approve the attendance of interested councillor/s to attend the Australian Local Government Women's Association state conference being held in Warwick on 23 to 25 July 2014.
2. That in accordance with section 162(1)(e) of the *Local Government Act 2009* leave of absence be granted to the interested Councillor/s to allow attendance at the Australian Local Government Women's Association state conference.

Council Decision

It was **MOVED** by Councillor V Veitch, **SECONDED** by Councillor P Ernst:

"that the officer's recommendation be adopted."

CARRIED UNANIMOUSLY

In accordance with section 173 of the Local Government Act 2009 Councillor L Walker declared a conflict of interest in regards to item 27.

- (a) the name of the councillors who have the real or perceived conflict of interest:**
Councillor L Walker.
- (b) the nature of the conflict of interest as described by the Councillor:**
Councillor L Walker's son plays for the Northern Fury Football Club.
- (c) how the Councillors dealt with the real or perceived conflict of interest:**
The Councillor determined that he had a real conflict of interest and left the meeting and did not participate in debate or voting on the matter.
- (d) if the Councillor voted on the issue – how the Councillor voted:**
The Councillor did not vote on this item.
- (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 council decision.

In accordance with section 173 of the Local Government Act 2009 Councillor S Blom declared a conflict of interest in regards to item 27.

- (a) the name of the councillors who have the real or perceived conflict of interest:**
Councillor S Blom.
- (b) the nature of the conflict of interest as described by the Councillor:**
Councillor S Blom's nephew is a member of the Northern Fury Football Club.
- (c) how the Councillors dealt with the real or perceived conflict of interest:**
The Councillor determined that she had a real conflict of interest and left the meeting and did not participate in debate or voting on the matter.
- (d) if the Councillor voted on the issue – how the Councillor voted:**
The Councillor did not vote on this item.
- (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 council decision.

In accordance with section 173 of the Local Government Act 2009 Councillor T Roberts declared a conflict of interest in regards to item 27.

- (a) the name of the councillors who have the real or perceived conflict of interest:**
Councillor T Roberts.
- (b) the nature of the conflict of interest as described by the Councillor:**
Councillor T Roberts' is a Life Member of Townsville Basketball Incorporated.
- (c) how the Councillors dealt with the real or perceived conflict of interest:**
The Councillor determined that he could reasonably be perceived to have a conflict of interest in this matter before the meeting, however considered his position and was of the opinion that he could participate in debate and vote on the matter in the public interest.
- (d) if the Councillor voted on the issue – how the Councillor voted:**
The Councillor voted as per the council decision.
- (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 council decision.

In accordance with section 173 of the Local Government Act 2009 The Mayor, Councillor J Hill declared conflict of interests in regards to item 27.

- (a) the name of the councillors who have the real or perceived conflict of interest:**
The Mayor, Councillor J Hill
- (b) the nature of the conflict of interest as described by the Councillor:**
The Mayor, Councillor J Hill is a Patron of Townsville Basketball Incorporated and is a number two ticket holder for the Northern Fury Football Club.
- (c) how the Councillors dealt with the real or perceived conflict of interest:**
The Councillor determined that she had a real conflict of interest and left the meeting and did not participate in debate or voting on the matter.
- (d) if the Councillor voted on the issue – how the Councillor voted:**
The Councillor did not vote on this item.
- (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 council decision.

Councillor V Veitch assumed the chair for item 27.

Planning and Development

27 Community Services - Community Grants Program Recommendations

REPORT TO COUNCIL

Authorised by Director Community and Environment

Department Community Services

Date 20 June 2014

Executive Summary

Council has received applications for financial support through the Partnerships and Sponsorships and Festivals and Events Grant Programs.

The following report outlines recommendations from the Financial Assistance and Events Group (FAEG) Meeting held Thursday 19 June 2014. A total of three applications were received.

Total number of applications recommended: 3

Total monetary amount recommended: \$65,000 (2014/2015 budget commitment)

Total waived hire fees recommended: \$222,080

The amount of financial support recommended is available in the Community Services 2014/2015 draft budget allocation.

Officer's Recommendation

1. That council approve the amounts recommended by the Financial Assistance and Events Group (FAEG) held 19 June 2014 as detailed in the following table.

Partnerships and Sponsorships Program Recommendations:

Organisation	Activity/Project	\$ Recommendation (Ex GST)	Waived Hire fees Recommendation (Ex GST)
Townsville Fire Limited	Operational funding and waiver of venue hire fees and costs (match costs and venue hire fees, training venue hire fees, office and storage space rent) to operate as an organisation using Townsville RSL Stadium, and to compete in the WNBL competition for the 2015 to 2017 seasons (2014/2015, 2015/2016 and 2016/2017)	2014/2015 - \$50,000 2015/2016 - \$50,000 2016/2017 - \$50,000	Townsville RSL Stadium: 2014/2015 - \$92,000 2015/2016 - \$92,000 2016/2017 - \$92,000
Waiver of venue hire fees and costs breakdown: <u>2014/2015, 2015/2016 and 2016/2017 - \$92,000:</u> \$48,000 costs and \$44,000 waived hire fees (match costs and venue hire fees, training venue hire fees, office and storage space rent)			
Townsville Crocodiles	Waiver of venue hire fees and costs (match costs and venue hire fees and training venue hire fees) for use of Townsville RSL Stadium for the 2015 NBL season (2014/2015)	n/a	Townsville RSL Stadium 2014/2015 – \$130,080
Waiver of venue hire fees and costs breakdown: <u>2014/2015 - \$130,080:</u> \$94,000 costs and \$36,000 waived hire fees (match costs and venue hire fees, and training venue hire fees)			

Festivals and Events Program Recommendations:

Organisation	Activity/Project	\$ Recommendation (Ex GST)	Waived Hire fees Recommendation (Ex GST)
Northern Fury Football Club	Financial support to assist with the delivery of the Townsville Football Cup pre-season mini-tournament to be held at the Townsville Sports Reserve 24 th to 30 th August 2014	2014/2015 - \$15,000	n/a

It was MOVED by Councillor A Parsons, SECONDED by Councillor R Gartrell:

"that the officer's recommendation be adopted subject to the following amendment:

increase the amount to \$20,000 (from \$15,000) for the Northern Fury Football Club."

The Motion was LOST.

Council Decision

It was MOVED by Councillor C Doyle, SECONDED by Councillor P Ernst:

"that the officer's recommendation be adopted."

The motion was CARRIED

Councillor L Walker requested it be recorded in the minutes that he does not support any future requests for seating at RSL Stadium to be extended to accommodate larger spectator numbers for basketball as the Entertainment Centre has the larger seating capacity for that purpose.

28 Strategic Planning - Adopted Infrastructure Charges Resolution

REPORT TO COUNCIL

Authorised by Director Planning and Development

Department Strategic Planning

Date 12 June 2014

Executive Summary

The state government is introducing new legislation from 1 July 2014 in relation to infrastructure charging. This new legislation has removed a default provision which allows the charge to be the lesser of: (i) that determined under the planning scheme policies as at 30 June 2011 and; (ii) the relevant capped charge set by the State Planning Regulatory Provision (adopted charges).

Accordingly to ensure that the current infrastructure charges continue, a minor amendment to clause 2 (1 of 6 clauses) of council's adopted infrastructure charges resolution is required.

Officer's Recommendation

That council, pursuant to section 648D of the *Sustainable Planning Act 2009*, resolve that the adopted infrastructure charges resolution to apply from 1 July 2014, shall be same as that adopted on the 28 June 2011, with the exception that clause 2 shall be replaced with the following wording:

Adopt infrastructure charges to be the lesser of (i) the maximum adopted infrastructure charge(s) specified by the State Planning Regulatory Provision (adopted charges) and; (ii) the value of the relevant infrastructure contributions calculated in accordance with the relevant planning scheme policies.

Council Decision

It was MOVED by Councillor G Eddiehausen, SECONDED by Councillor P Ernst:

"that the officer's recommendation be adopted."

CARRIED UNANIMOUSLY

29 Strategic Planning - Economic Development & Strategic Projects - Changshu Funding Report 2

REPORT TO COUNCIL

Authorised by Director Planning and Development
Department Strategic Planning
Date 18 June 2014

Executive Summary

Townsville City Council is providing a reciprocal gift to Changshu City to celebrate the 10th anniversary of our Sister City relationship. The gift of an Artscape Garden is being constructed within Changshu City, using Changshu City Government's preferred supplier, *Changshu Ancient Gardening Construction Group*.

To facilitate this arrangement, council needs to transfer funds, as part of the gift to Changshu City Government, to allow Changshu City to distribute the money to its preferred supplier, in accordance with the design and schedule of works agreed with the Townsville City Council.

In April 2014, approval was provided to transfer an amount of up to AUD\$40,000 to Changshu City Government to cover the cost of construction for the Changshu City Artscape Garden. This amount was determined based on incomplete advice provided by Changshu City Government's preferred supplier.

Council has now received a final and complete quotation from *Changshu Ancient Gardening Construction Group*. The revised total cost for construction of the project is now CYN371,800. Based on this advice, council now seeks approval to increase the value of construction of the Changshu gift to CYN371,800, which based on current exchange rates, will be in the vicinity of AUD\$71,500. This represents an increase of AUD\$31,500 on the AUD\$40,000 previously approved.

The Changshu City Artscape Garden has a current year budget of AUD\$200,000. Current project cost estimates are:

Value of project committed	\$ 80,500
Construction Costs	\$ 71,500
Other unallocated Charges approximately	c. \$ 13,000
Total forecast expenditure	\$ 165,000

Based on this, it is projected that the project will come in under budget.

Officer's Recommendation

That council increase the value of construction of the reciprocal gift to Townsville's Sister City, Changshu City Government to CYN371,800, which based on current exchange rates, will be in the vicinity of AUD\$71,500.

Council Decision

It was MOVED by Councillor C Doyle, SECONDED by Councillor L Walker:

1. "that the officer's recommendation be adopted; and
2. that on completion of the project either the Mayor, Councillor J Hill or Deputy Mayor, Councillor V Veitch be authorised to attend the official opening of the Changshu City Artscape Garden subject to this cost being included in council's 2014/15 Budget."

CARRIED UNANIMOUSLY

Confidential Items

It was **MOVED** by Councillor P Ernst, **SECONDED** by Councillor C Doyle:

"that council RESOLVE to close the meeting in accordance with Sections 275 (h) and (d) of the *Local Government Regulation 2012* which permits the meeting to be closed to the public for business relating to the following:

- Section 275 (h) other business for which a public discussion would be likely to prejudice the interests of the local government or someone else, or enable a person to gain a financial advantage; (Items 30 and 32)
- Section 275 (d) rating concessions." (Item 31)

CARRIED

Council discussed the items.

It was **MOVED** by Councillor P Ernst, **SECONDED** by Councillor C Doyle:

"that council RESOLVE to open the meeting."

CARRIED

30 Strategic Planning - Townsville City Waterfront Project

REPORT TO COUNCIL

Authorised by Director Planning and Development
Department Heritage and Urban Planning Unit
Date 13 June 2014

Executive Summary

Council wishes to create a dedicated waterfront development precinct. The Townsville City Waterfront project advances the creation of a dedicated precinct envisaged to be the catalyst for stimulating investment in commercial, residential and community development environs within Townsville's City Waterfront Precinct.

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 (5) of the *Local Government Act 2009* and that the document remain confidential unless council decides otherwise by resolution.
2. That council resolve to authorise the Chief Executive Officer (or delegate) to formally progress the Townsville City Waterfront project.

Council Decision

It was **MOVED** by Councillor A Parsons, **SECONDED** by Councillor V Veitch:

"that the officer's recommendation be adopted."

CARRIED UNANIMOUSLY

CONFIDENTIAL REPORT TO COUNCIL

Authorised by Director Corporate Services
Department Finance
Date 11 June 2014

Executive Summary

A request has been received for a concession for the general rate for property number 516839. In accordance with Part 10, Section 120 (1)(a)(i) of the *Local Government Regulation 2012*, council may grant a concession for rates or charges under certain eligibility criteria.

The registered owner of the land complies with the regulation and the criteria for granting a concession, specifically in relation to land owned by an entity whose objects do not include making a profit and it is recommended a concession be granted.

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 a concession be granted for the general rate for the property number 516839 and that the concession include general rates from the 1 January 2014.
3. The concession will continue to be granted until such time that the lands use changes, a change of ownership of the property is recorded or council resolves otherwise.

Council Decision

It was MOVED by Councillor C Doyle, SECONDED by Councillor J Lane:

"that the officer's recommendation be adopted."

CARRIED UNANIMOUSLY

CONFIDENTIAL REPORT TO COUNCIL

Authorised by Chief Executive officer
Department Corporate Services
Date 24 June 2014

The Chief Executive Officer tabled at the meeting a report regarding the Townsville City Council Facilities Master Plan.

Officer's Recommendation

1. That Townsville City Council authorise the Chief Executive Officer to negotiate the purchase of 136 Wills Street with the purchase price not exceeding the revised Registered Valuer's valuation.
2. That upon the successful negotiation of the purchase of 136 Wills Street:
 - (a) The Chief Executive Officer be authorised to expend up to \$2.2 million on the following to bring the building up to reasonable condition to enable occupation of the building for Council operations purposes:
 - Fire Extinguisher upgrade
 - Disabled Access replacement
 - Service Shafts upgrade
 - Toilet facilities upgrades
 - Lift servicing
 - Cleaning of building including floors, air conditioner ducts and air conditioners
 - Communications installation
 - Asbestos removal and repair
 - Basement works
 - Emergency lighting
 - Project management costs and design fees
 - Contingencies
 - (b) That the Chief Executive Officer pursue opportunities to sell the property (136 Wills Street) within five years of purchase at an appropriate sale price, and subject to negotiating suitable lease terms to enable the Council to occupy the property as tenant.
 - (c) That the Chief Executive Officer pursue opportunities to sell Council's property at Thuringowa Drive conditional upon Council obtaining a long term lease over the library space and appropriate arrangements being made for the continuance of the Thuringowa Drive Customer Contact Centre.
3. That the funding of the purchase of 136 Wills Street and the works associated with enabling occupation of the building by Council staff be funded either by cash reserves (if available); or short term loan funds; or a mix of both.

Council Decision

It was MOVED by Councillor V Veitch, SECONDED by Councillor T Roberts:

"that council receive the report."

CARRIED UNANIMOUSLY

Close of Meeting

The Chair, Mayor Councillor J Hill declared the meeting closed at 10.56am.

CONFIRMED this

day of

2014

MAYOR

CHIEF EXECUTIVE OFFICER