Burdekin Shire Council

AGENDA

ORDINARY COUNCIL MEETING

HELD AT COUNCIL ADMINISTRATION BUILDING, 145 YOUNG STREET, AYR

On 9 June 2026

COMMENCING AT 9:00 AM

At this meeting contributions made by members of the public may be recorded by way of audio recording which will be used for the purpose of developing minutes of the meeting and decision making of Council. Burdekin Shire Council is bound by the *Information Privacy Act 2009* to protect the privacy of personal information.

Under Local Law 1 Section 35(3) a person must not make an audio or video recording of a local government meeting, a standing committee meeting, a special committee meeting or an advisory committee meeting unless the chairperson at the meeting gives consent in writing to the recording of the meeting.

Further information may be found on council's website at www.burdekin.qld.gov.au

ORDER OF BUSINESS:

1. ATTENDANCE

2. PRAYER

3. DECLARATIONS OF INTEREST

4. MINUTES AND BUSINESS ARISING
   - 4.1. Ordinary Council Meeting Minutes - 26 May 2026
   - 4.2. RADF Advisory Group Minutes - 25 May 2026
   - 4.3. Burdekin Shire Youth Council Meeting Minutes - 18 May 2026

5. OFFICE OF THE CEO
   - 5.1. ECONOMIC DEVELOPMENT
   - 5.2. EXECUTIVE SUPPORT
     - 5.2.1. Amendment to Ordinary Council Meeting Frequency - July 2026 Onward

6. CORPORATE AND COMMUNITY SERVICES
   - 6.1. CLIENT SERVICES
     - 6.1.1. Burdekin Shire Council Cemetery Masterplan 2026
   - 6.2. COMMUNITY SERVICES
   - 6.3. FINANCIAL SERVICES
     - 6.3.1. Adoption of 2026/27 Fees and Charges
   - 6.4. GOVERNANCE
     - 6.4.1. New Freehold Lease - Lease W on SP353304 in Part of Lot 106 on RP898777, Ayr Aerodrome, Brandon - Mark and Bronwyn Willard

7. INFRASTRUCTURE, PLANNING AND ENVIRONMENTAL SERVICES
   - 7.1. ENVIRONMENTAL AND HEALTH SERVICES
     - 7.1.1. Dalbeg Community Waste Collection Trial Results
     - 7.1.2. Burdekin Shire Council Subordinate Local Law No. 8 (Waste Management) 2026

7.2. OPERATIONS

7.3. PLANNING AND DEVELOPMENT

7.3.1. Planning Scheme Review and Planning Scheme Amendment 1

7.4. PROJECT MANAGEMENT

7.5. TECHNICAL SERVICES

7.5.1. Speed Limit Review - 10K Bruce Highway - Ayr Dalbeg Road to Conlan Street Ayr

7.6. WATER AND WASTEWATER

8. NOTICE OF MOTION

9. RECEIPT OF PETITIONS

10. CORRESPONDENCE FOR INFORMATION

11. GENERAL BUSINESS

12. CLOSED BUSINESS ITEMS

13. DELEGATIONS

MINUTES AND BUSINESS ARISING

4.1. Ordinary Council Meeting Minutes - 26 May 2026

Officer's Recommendation

That the minutes of the Ordinary Council Meeting held on 26 May 2026 be received as a true and correct record.

Attachments

1. Ordinary Council Meeting Minutes - 26 May 2026

Burdekin Shire Council

MINUTES

ORDINARY COUNCIL MEETING

**HELD AT COUNCIL ADMINISTRATION BUILDING,
145 YOUNG STREET, AYR**

On 26 May 2026

COMMENCING at 9:00 AM

ORDER OF BUSINESS

1. ATTENDANCE

Councillor Pierina Dalle Cort, Councillor Max Musumeci, Councillor Michael Detenon, Councillor John Furnell, Councillor Amanda Hall, Councillor Callan Oar, Councillor Fina Vasta

Mr. M. Magin - Chief Executive Officer
Mrs. K. Olsen - Director Corporate and Community Services
Mr. J. Stewart - Director Infrastructure, Planning and Environmental Services
Mr. G. Arboit - Manager Community Services (Part)
Mr. K. Byers - Manager Technical Services (Part)
Mrs. J. Manganaro - Manager Financial Services (Part)
Mr. M. Sandona - Manager Planning and Development (Part)
Mr. M. McDonald - ICT Help Desk Support Officer (Part)
Mrs. K. Waterson - Governance and Property Officer (Part)

Minutes Clerk - Mrs. S. Iturriaga

2. PRAYER

The meeting prayer was delivered by Mr. John Mackay of the Burdekin Uniting Church.

3. DECLARATIONS OF INTEREST

The Mayor called for declarations of interest.

No declarations of interest were identified.

4. MINUTES AND BUSINESS ARISING

4.1. Ordinary Council Meeting Minutes - 12 May 2026

Officer's Recommendation
That the minutes of the Ordinary Council Meeting held on 12 May 2026 be received as a true and correct record.

Resolution No.	2026-5-9
Moved:	Councillor Musumeci
Seconded:	Councillor Detenon

That the minutes of the Ordinary Council Meeting held on 12 May 2026 be received as a true and correct record.

CARRIED

9:15am - Mr. Sandona and Mr. Byers entered the meeting.

4.2. Community Grants Panel Meeting Minutes - Round 4 - 5 May 2026

Officer's Recommendation
That:

1. the minutes of the Community Grants Panel Meeting held on 5 May 2026 be noted; and
2. the recommended funding of grant applications for Round 4 - 25/26 Financial Year as listed, be adopted; and

No.	Applicant	Recommended Cash Funding	Recommended In-kind Support
2.1	Home Hill Boat Club Inc	$1,500.00	
2.2	Burdekin Potters Inc	$560.00	
2.3	Ayr Motorcycle Club Inc	$2,500.00	
2.4	Burdekin Touch Association	$1,000.00	$265.00
2.5	Ayr Pastoral Agricultural & Industrial Assoc Inc		$5,280.00
2.6	Burdekin Race Club Inc	$3,000.00	$4,200.00
2.7	Burdekin Junior Eisteddfod	$3,000.00	
2.8	Burdekin Clay Target Club Inc		$300.00

3. it be noted that the total funds expended for the 2025/26 Community Grants Program is:
   - Cash Funds: $43,855 ($6,145.00 under budget)
   - Estimated in-kind funds: $36,028.17 (approx. $2,828.17 over budget)
4. that council adopt the recommendation from the panel regarding all future Community Grants funding rounds, that events or projects primarily undertaken for fundraising for charitable organisations be deemed ineligible for funding.

Resolution No. 2026-5-10

Moved: Councillor Vasta

Seconded: Councillor Furnell

That:

1. the minutes of the Community Grants Panel Meeting held on 5 May 2026 be noted; and

2. the recommended funding of grant applications for Round 4 - 25/26 Financial Year as listed, be adopted; and

No.	Applicant	Recommended Cash Funding	Recommended In-kind Support
2.1	Home Hill Boat Club Inc	$1,500.00	
2.2	Burdekin Potters Inc	$560.00	
2.3	Ayr Motorcycle Club Inc	$2,500.00	
2.4	Burdekin Touch Association	$1,000.00	$265.00
2.5	Ayr Pastoral Agricultural & Industrial Assoc Inc		$5,280.00
2.6	Burdekin Race Club Inc	$3,000.00	$4,200.00
2.7	Burdekin Junior Eisteddfod	$3,000.00	
2.8	Burdekin Clay Target Club Inc		$300.00

3. the total funds expended for the 2025/26 Community Grants Program is:
- Cash Funds: $43,855 ($6,145.00 under budget)
- Estimated in-kind funds: $36,028.17 (approx. $2,828.17 over budget), be noted.

CARRIED

Councillors did not support part 4 of the Officer's Recommendation as they considered a blanket exclusion of events or projects primarily fundraising for charitable organisations to be too restrictive. It was agreed that such matters should be assessed on a case by case basis to allow flexibility and ensure applications are considered on their individual merits.

9:22am - Mr. Arboit left the meeting.

4.3. Fleet Management Steering Committee Meeting - 11 May 2026

Officer's Recommendation
That the minutes of the Fleet Management Steering Committee held on 11 May 2026 be noted.

Resolution No.	2026-5-11
Moved:	Councillor Musumeci
Seconded:	Councillor Detenon

That the minutes of the Fleet Management Steering Committee held on 11 May 2026 be noted.

CARRIED

9:30am - Mrs. Waterson entered the meeting.

4.4. Audit and Risk Committee Meeting Minutes - 6 May 2026

Officer's Recommendation
That:

1. the minutes of the Audit and Risk Committee meeting held on 6 May 2026 be noted; and
2. the recommendations as detailed in the minutes and summarised in Items 3 to 10.1 below be noted.

Item 3 Minutes from the previous Audit and Risk Committee Meeting

That the minutes from the previous meeting be formally adopted.

Item 4.1 QAO Briefing

That the Committee note the QAO Briefing paper.

Item 4.2 Review Crowe external audit plan including audit timetable and audit fee

That the Committee approves the External Audit Plan.

Item 4.3 Consider need for closed session briefing with Crowe/QAO

That the Committee agreed that no closed session briefing was required.

Item 5.1 Related Party Disclosure Policy and Fact Sheet - Review of Ordinary Citizen Transactions

That the Committee accepts and endorses the Related Party Disclosure Policy and Fact Sheet.

Item 5.2 QAO Recommendations for Councils from Local Government 2025 (Report 12: 2025-26)

That the Committee notes the QAO Recommendations for Councils from Local Government 2025 (Report 12: 2025-26).

Item 5.3 Shell Financial statements and Points of Note

That the Committee accept the Shell Financial Statements and Points of Note.

Item 6.1 Proposed annual infrastructure valuation methodology report

That the proposed annual infrastructure valuation methodology report be endorsed by the Committee.

Item 7.1 Review Investment Policy

That the Committee accept the Investment Policy.

Item 8.1 Internal Audit Briefing and Capital Program Delivery and Management Review: Scope of Works

That the Committee endorses the Internal Audit Briefing paper and Capital Program Delivery Scope of Works.

Item 9.1 Enterprise Risk Management Framework and Risk Appetite and Tolerance update

That the Committee accept the Enterprise Risk Management Framework and Risk Appetite and Tolerance update.

Item 9.4 Project and Program Risk Management

That the Committee accept the Project and Program Risk Management update.

Item 10.1 Progress report on implementation of agreed management action items from Internal and External Audit

That the Committee approve the extension dates for Audits 13, 17, 18 and 21, and that the actions are to be reworked for Audit 19 and be brought back to the Committee.

Resolution No. 2026-5-12

Moved: Councillor Detenon

Seconded: Councillor Furnell

That:

1. the minutes of the Audit and Risk Committee meeting held on 6 May 2026 be noted; and
2. the recommendations as detailed in the minutes and summarised in Items 3 to 10.1 below be noted.

Item 3 Minutes from the previous Audit and Risk Committee Meeting

That the minutes from the previous meeting be formally adopted.

Item 4.1 QAO Briefing

That the Committee note the QAO Briefing paper.

Item 4.2 Review Crowe external audit plan including audit timetable and audit fee

That the Committee approves the External Audit Plan.

Item 4.3 Consider need for closed session briefing with Crowe/QAO

That the Committee agreed that no closed session briefing was required.

Item 5.1 Related Party Disclosure Policy and Fact Sheet - Review of Ordinary Citizen Transactions

That the Committee accepts and endorses the Related Party Disclosure Policy and Fact Sheet.

Item 5.2 QAO Recommendations for Councils from Local Government 2025 (Report 12: 2025-26)

That the Committee notes the QAO Recommendations for Councils from Local Government 2025 (Report 12: 2025-26).

Item 5.3 Shell Financial statements and Points of Note

That the Committee accept the Shell Financial Statements and Points of Note.

Item 6.1 Proposed annual infrastructure valuation methodology report

That the proposed annual infrastructure valuation methodology report be endorsed by the Committee.

Item 7.1 Review Investment Policy

That the Committee accept the Investment Policy.

Item 8.1 Internal Audit Briefing and Capital Program Delivery and Management Review: Scope of Works

That the Committee endorses the Internal Audit Briefing paper and Capital Program Delivery Scope of Works.

Item 9.1 Enterprise Risk Management Framework and Risk Appetite and Tolerance update

That the Committee accept the Enterprise Risk Management Framework and Risk Appetite and Tolerance update.

Item 9.4 Project and Program Risk Management

That the Committee accept the Project and Program Risk Management update.

Item 10.1 Progress report on implementation of agreed management action items from Internal and External Audit

That the Committee approve the extension dates for Audits 13, 17, 18 and 21, and that the actions are to be reworked for Audit 19 and be brought back to the Committee.

CARRIED

5. OFFICE OF THE CEO

5.1. ECONOMIC DEVELOPMENT

There are no reports presented for consideration.

5.2. EXECUTIVE SUPPORT

5.2.1. Prevention and Elimination of Sexual Harassment Policy

Executive Summary
This report seeks Council's adoption of the revised Prevention and Elimination of Sexual Harassment Policy.

Officer's Recommendation
That Council adopt the revised Prevention and Elimination of Sexual Harassment Policy, and note the review schedule has been extended from 12 months to 24 months.

Resolution No.	2026-5-13
Moved:	Councillor Vasta
Seconded:	Councillor Musumeci

That Council adopt the revised Prevention and Elimination of Sexual Harassment Policy, and note the review schedule has been extended from 12 months to 24 months.

CARRIED

6. CORPORATE AND COMMUNITY SERVICES

6.1. CLIENT SERVICES

6.1.1. Use of Unmanned Aerial Vehicles (Drones) Policy

Executive Summary
This report seeks Council's consideration and adoption of the revised Use of Unmanned Aerial Vehicles (Drones) Policy. The policy was originally adopted in 2019 to ensure that Council's unmanned aerial vehicles are used only for their intended purposes, with all management and operations complying with relevant legislation. The policy was last reviewed and adopted in 2024. Since that time, there have been no changes to legislation or to the requirements for the safe operation of drones. As a result, the policy remains unchanged.

Officer's Recommendation
That Council adopts the Use of Unmanned Aerial Vehicles (Drones) Policy, as attached to this report.

Resolution No.	2026-5-14
Moved:	Councillor Detenon
Seconded:	Councillor Furnell

That Council adopts the Use of Unmanned Aerial Vehicles (Drones) Policy as attached to this report.

CARRIED

9:35am - Mr. McDonald left the meeting.

6.2. COMMUNITY SERVICES

There are no reports presented for consideration.

6.3. FINANCIAL SERVICES

6.3.1. Monthly Financial Report - April 2026

Officer's Recommendation
That the Monthly Financial Report for Period Ending 30 April 2026 be received.

Resolution No.	2026-5-15
Moved:	Councillor Hall
Seconded:	Councillor Vasta

That the Monthly Financial Report for Period Ending 30 April 2026 be received.

CARRIED

6.4. GOVERNANCE

6.4.1. Transfer of Land - Lot 29 SP232097 - 65-87 Woods Street, Ayr - Cambridge Investments (QLD) Pty Ltd (In Liquidation)

Executive Summary
This report seeks Council approval to revoke its resolution adopted at the Ordinary Council Meeting held on 28 May 2019 and agree to enter into a Deed of Agreement with BDO (Liquidators) for Cambridge Investments (Qld) Pty Ltd (landowner) for the transfer of land to Burdekin Shire Council in Fee Simple.

The land is proposed to be transferred to Council for the purpose of dedication as a road reserve. As part of this arrangement, Council will assume responsibility for the ongoing maintenance of the environmental (noise) buffer adjoining the boundary of Lot 29 SP232097 and the boundaries of residential lots 4 to 11 on SP232097.

The Deed of Agreement is conditional upon the landowner waiving all rights to claim rates and charges paid or any proceeds from the sale of the land.

Upon completion of the Agreement, it is proposed that the outstanding rates and charges for the land (Property No. 15799) be written off.

To facilitate timely progression of this matter, delegation of authority to the Chief Executive Officer is sought to undertake all necessary actions, including negotiating, executing, and finalising all required documentation.

Overall, the proposal resolves a long-standing matter, secures land for public infrastructure purposes, and provides clarity regarding Council's future responsibilities and financial position in relation to the site.

Officer's Recommendation
That Council:

1. revoke the 28 May 2019 Council Resolution that Council not accept the offer to transfer 65-87 Woods Street, Ayr (Lot 29 on SP232097) to Burdekin Shire Council ownership;
2. acquires for no consideration the land described as Lot 29 SP232097, 65-87 Woods Street Ayr from Cambridge Investments (QLD) Pty Ltd (in liquidation), under a Deed of Agreement with BDO (Liquidators) for Cambridge Investments (QLD) Pty Ltd (landowner) for the transfer of land to Council in Fee Simple for the purpose of dedication as a road reserve;
3. assume responsibility for the ongoing maintenance of the environmental (noise) buffer along the adjoining boundary of Lot 29 SP232097 and the boundaries of residential Lots 4 to 11 on SP232097;
4. note that the acquisition is subject to Cambridge Investments (QLD) Pty Ltd (in Liquidation) waiving any and all claims against Council relating to the land, including reimbursement of rates and charges paid or any sale proceeds;
5. resolve to write off the outstanding rates and charges totalling $5,599.99 and any further interest charges relating to property number 15799 upon execution of the Deed of Agreement by all parties; and
6. delegate to the Chief Executive Officer its power to take all necessary action on Council's behalf, including negotiating, executing, and finalising all documentation associated with the acquisition and dedication of the land as a road reserve.

Resolution No.	2026-5-16
Moved:	Councillor Detenon
Seconded:	Councillor Musumeci

That Council:

1. rescind the 28 May 2019 Council Resolution that Council not accept the offer to transfer 65-87 Woods Street, Ayr (Lot 29 on SP232097) to Burdekin Shire Council ownership;
2. acquires for no consideration the land described as Lot 29 SP232097, 65-87 Woods Street Ayr from Cambridge Investments (QLD) Pty Ltd (in liquidation), under a Deed of Agreement with BDO (Liquidators) for Cambridge Investments (QLD) Pty Ltd (landowner) for the transfer of land to Council in Fee Simple for the purpose of dedication as a road reserve;

3. assume responsibility for the ongoing maintenance of the environmental (noise) buffer along the adjoining boundary of Lot 29 SP232097 and the boundaries of residential Lots 4 to 11 on SP232097;
4. note that the acquisition is subject to Cambridge Investments (QLD) Pty Ltd (in Liquidation) waiving any and all claims against Council relating to the land, including reimbursement of rates and charges paid or any sale proceeds;
5. resolve to write off the outstanding rates and charges totalling $5,599.99 and any further interest charges relating to property number 15799 upon execution of the Deed of Agreement by all parties; and
6. delegate to the Chief Executive Officer its power to take all necessary action on Council's behalf, including negotiating, executing, and finalising all documentation associated with the acquisition and dedication of the land as a road reserve.

CARRIED

6.4.2. Renewal of Licence Agreement - Yurika Pty Ltd - Electric Vehicle Charging Station - Graham Street, Ayr

Executive Summary
This report seeks Council approval to vary the option to renew term under the existing Licence Agreement as follows:

Licensor:	Burdekin Shire Council
Licensee:	Yurika Pty Ltd
Option to Renew Term:	Three (3) years, 30 May 2026 to 29 May 2029
Permitted Use:	Electric Vehicle Charging Station
Premises:	Graham Street Ayr
Rent:	$1.00 per annum if demanded

Officer's Recommendation
That Council:

1. agrees in principle to Yurika Pty Ltd's request to vary the current Licence Agreement by amending the option to renew term from one (1) to three (3) years; and
2. delegates to the Chief Executive Officer its power to take all necessary action on Council's behalf, including negotiating, executing, and discharging the Licence Agreement. Any significant changes are to be approved by Council.

Resolution No.	2026-5-17
Moved:	Councillor Vasta
Seconded:	Councillor Furnell

That Council:

1. agrees in principle to Yurika Pty Ltd's request to vary the current Licence Agreement by amending the option to renew term from one (1) to three (3) years; and
2. delegates to the Chief Executive Officer its power to take all necessary action on Council's behalf, including negotiating, executing, and discharging the Licence Agreement. Any significant changes are to be approved by Council.

CARRIED

10:01am - Mrs. Waterson left the meeting.

6.4.3. Operational Plan 2025/2026 Q3 Report

Executive Summary
This report seeks Council's adoption of the Operational Plann 2025/2026 Q3 report prepared in accordance with provisions of the *Local Government Regulation 2012.*

Officer's Recommendation
That Council adopts the Operational Plan 2025/2026 Q3 report as attached to this report.

Resolution No.	2026-5-18
Moved:	Councillor Musumeci
Seconded:	Councillor Oar

That Council adopts the Operational Plan 2025/2026 Q3 report as attached to this report.

CARRIED

7. INFRASTRUCTURE, PLANNING AND ENVIRONMENTAL SERVICES

7.1. ENVIRONMENTAL AND HEALTH SERVICES

There are no reports presented for consideration.

7.2. OPERATIONS

There are no reports presented for consideration.

7.3. PLANNING AND DEVELOPMENT

7.3.1. Development Application for a Material Change of Use - Multiple Dwelling at 765 Corica Road, Mona Park (Lot 9 on SP117903)

Executive Summary
Council is in receipt of a development application lodged by Northpoint Planning on behalf of the Applicant, B. Falkenhagan, seeking a Development Permit for Material Change of Use - Multiple Dwelling located at 765 Corica Road, Mona Park on land described as Lot 9 on SP117903.

The subject land is designated within the Rural Zone of the *Burdekin Shire Planning Scheme 2022* (the planning scheme), and the proposal is subject to impact assessment.

The proposed development seeks to construct two (2) additional dwellings, which will result in a total of four (4) dwellings on site. The dwellings are proposed to accommodate workers and residents associated with the farming operation occurring on site.

The proposed development will not impact on the existing cropping operation occurring on site, with the dwellings and the associated vehicle access and infrastructure services located outside of the farming footprint. The development will also not impact the areas of native vegetation and wetlands present on site.

The proposed development has been assessed against the planning scheme and is determined to be generally compliant with the relevant assessment benchmarks.

Officer's Recommendation
That Council approve the development application seeking a Development Permit for Material Change of Use - Multiple Dwelling located at 765 Corica Road, Mona Park on land described as Lot 9 on SP117903, subject to reasonable and relevant conditions as set out below.

Resolution No.	2026-5-19
Moved:	Councillor Detenon
Seconded:	Councillor Musumeci

That Council approve the development application seeking a Development Permit for Material Change of Use - Multiple Dwelling located at 765 Corica Road, Mona Park on land described as Lot 9 on SP117903, subject to reasonable and relevant conditions as set out below:

Condition	Reason	Timing
1 General and Administration Compliance with Conditions 1.1 The Applicant (and any contractor, agent, employee or invitee of the Applicant) is responsible for carrying out the approved development and ensuring compliance with this development approval, the conditions of the approval and the relevant requirements in accordance with: 1.1.1 The specifications, facts and circumstances as set out in the application submitted to Council, including recommendations and findings confirmed within the relevant technical reports. 1.1.2 The development must comply in full with all conditions of this approval, and is to be designed, constructed, and maintained in accordance with relevant Planning Scheme requirements, Council policies, guidelines and standards (except as otherwise specified by any condition) to Council's satisfaction, and best practice engineering. 1.2 Where a discrepancy or conflict exists between the written condition(s) of the approval and the approved plans, the requirements of the written condition(s) of the development approval will prevail. 1.3 Where these conditions refer to 'Council' in relation to requiring Council to approve or be satisfied, the role of the Council may be fulfilled in whole or in part by an officer acting under appropriate delegation. Works – Applicant's Responsibility/Expense 1.4 The cost of all works associated with the development and construction of the development including services, facilities and/or public utility alterations required are met by the Applicant, at no cost to the Council. 1.5 The Applicant must repair any damage to existing infrastructure (e.g. kerb and channel, footpath or roadway) that may occur during any works undertaken as part of the development. Any damage that is deemed to create a hazard to the community must be repaired immediately. Infrastructure Conditions 1.6 All development conditions contained in this development approval relating to infrastructure under Chapter 4 of the *Planning Act 2016 (the Act)*, should be read as being non-trunk infrastructure conditioned under Section 145 of the Act, unless otherwise stated.		At all times.

Condition	Reason	Timing
2. Approved Plans and Documents Approved Plans & Documents 2.1 The proposed development must be completed, comply with and maintained generally in accordance with the drawings/ documents identified below, except as otherwise specified and/or amended by any condition of this approval. 2.2 The development must be constructed in the position and at the levels identified on the approved plans or as stipulated by a condition of this approval, noting that all boundary setback measurements are taken from the real property boundary and not from such things as road bitumen or fence lines. 2.3 Where there is any conflict between the conditions of this approval and the details shown on the approved plans and documents, the conditions of approval must prevail.	The development must comply with all planning scheme requirements as approved and conditioned by this development permit.	At all times.

Approved Plans

Drawing Title	Drawing/Revision	Date
Proposed development at 765 Corica Road Mona Park – Overall Site Plan by Rocks Farming Company	Drawing TP1.01/Revision TP1 Project number 25/5140	21 January 2026
Proposed development at 765 Corica Road Mona Park – Detailed Site Plan - Existing Hill Residence 1 & Proposed Hill Residence 4 by Rocks Farming Company	Drawing TP1.02/Revision TP1 Project number 25/5140	21 January 2026
Proposed development at 765 Corica Road Mona Park – Detailed Site Plan - Existing Farm Residence 2 & Proposed Farm Residence 3 by Rocks Farming Company	Drawing TP1.03/Revision TP1 Project number 25/5140	21 January 2026

Condition	Reason	Timing
Proposed Development at 765 Corica Road Mona Park – Proposed Farm Residence 3 - Overall Floor Plan by Rocks Farming Company	Drawing TP2.01/Revision TP1 Job number 25/5140	21 January 2026
Proposed Farm Residence at 765 Corica Road Mona Park – Proposed Farm Residence 3 - Elevations A & B by Rocks Farming Company	Drawing TP2.02/Revision TP1 Job number 25/5140A	21 January 2026
Proposed Farm Residence at 765 Corica Road Mona Park - Proposed Farm Residence 3 - Elevations C & D by Rocks Farming Company	Drawing TP2.03/Revision TP1 Job number 25/5140A	21 January 2026
Proposed Development at 765 Corica Road Mona Park - Proposed Hill Residence 4 – Overall Ground Floor Plan by Rocks Farming Company	Drawing TP3.01/Revision TP1 Job number 25/5140	21 January 2026
Proposed Development at 765 Corica Road Mona Park - Proposed Hill Residence 4 – Overall First Floor Plan by Rocks Farming Company	Drawing TP3.02/Revision TP1 Job number 25/5140	21 January 2026
Proposed Development at 765 Corica Road Mona Park - Proposed Hill Residence 4 – 3D Views and Elevations by Rocks Farming Company	Drawing TP3.03/Revision TP1 Job number 25/5140	21 January 2026
3. Notice of Intention to Commence the Use A minimum of two (2) weeks prior to the commencement of the use on the land the subject of the application, written notice must be given to Council that the use (development and/or works) fully complies with the decision notice issued in respect of the use.		
4. Outstanding Charges All rates and charges, in arrears in respect of the land, subject of the application, are paid in full prior to the commencement of the proposed use.		
5. Nature and Extent of Approved Use 5.1 This approval provides for a development comprising:	The development must comply with all planning scheme	At all times.

Condition	Reason	Timing
Multiple Dwelling *- A residential use of premises involving 3 or more dwellings, whether attached or detached, for separate households.* 5.2 Specifically, the approved use is to remain in accordance with the scale and intensity provided in the development application and as set out on the approved proposal plans listed in the table forming part of Condition 2 and Condition 5. 5.3 No other operations and/or activities are allowed other than those approved by this permit. 5.4 The Council and its officers rely upon the Applicant regarding the accuracy and completeness of the application and its supporting material and accepts the development application and supporting material as constituting a representation by the Applicant as to its accuracy and completeness.	requirements including definitions, nature and extent as approved and conditioned by this development permit.	
6. Services and Infrastructure Water Connection 6.1 Each dwelling must be provided with an on-site water supply. Sewage Treatment 6.2 Each dwelling must be provided with an on-site effluent disposal system. Electrical 6.3 Each dwelling must be provided with an electricity supply.	To ensure the development is appropriately serviced in accordance with relevant code/s and policy direction.	Prior to the commencement of the use.
7. Acid Sulfate Soils Should the presence of acid sulfate soils or potential acid sulfate soils be detected, an Acid Sulfate Soils Management Plan is required to be prepared and submitted to Council for approval.	To ensure that the development avoids the release of acid and metal contaminants into the environment from acid sulfate soils.	Prior to the disturbance of acid sulfate soils or potential acid sulfate soils.

1. Infrastructure Charges
An Infrastructure Charges Notice outlining the estimated infrastructure contributions payable relevant to the development permit is attached for your information.

2. Compliance with Conditions
Unless otherwise specified by these conditions, the conditions must be complied with prior to the commencement of the use.

4. Further Approvals Required
(a) Plumbing and Drainage Works
A compliance permit to carry out plumbing and drainage works must be obtained prior to the commencement of plumbing and drainage works.
(b) Building Works
A development permit for building works to carry out building works is required prior to works commencing on site.

5. Equitable Access and Facilities
The plans for the proposed building work have NOT been assessed for compliance with the requirements of the *National Construction Code - Building Code of Australia (Volume 1)* as they relate to people with disabilities. Your attention is also directed to the fact that in addition to the requirements of the National Construction Code as they relate to people with disabilities, one or more of the following may impact on the proposed building work:
(a) *the Disability Discrimination Act 1992 (Commonwealth)*
(b) *the Anti-Discrimination Act 1991 (Queensland)*
(c) *the Disability (Access to Premises – Buildings) Standards.*

3. Amenity Impacts
Use of the site is to be operated in a way that protects the values of the existing environment and will not cause unacceptable impacts on surrounding areas as a result of dust, odour, noise or lighting, in accordance with the *Environmental Protection Act 1994.*

4. Earthworks
Earthworks are not approved as part of this Development Permit. If any earthworks are required and deemed assessable development, an operational works development application is to be lodged with Council for assessment in accordance with relevant code/s and policy direction.

5. Miscellaneous
The Applicant is reminded of their obligations under the *Aboriginal Cultural Heritage Act 2003* and the *Torres Strait Islander Cultural Heritage Act 2003.* Further information and databases are available from the Department of Women, Aboriginal and Torres Strait Islander Partnerships and Multiculturalism at: www.dwatsipm.qld.gov.au.
If any item of cultural heritage is identified during site works, all work must cease, and the relevant State Agency must be notified. Work can resume only after State Agency clearance is obtained.

CARRIED

7.3.2. Tender Consideration Plan - Milford Planning Pty Ltd

Executive Summary
This report presents a Tender Consideration Plan to extend our contract with Milford Planning Pty Ltd for specialist town planning management services through to December 2026. The initial short-term engagement was established to maintain operations following an unexpected vacancy, but subsequent recruitment campaigns have not successfully secured a permanent manager. Given that the cumulative value of these ongoing services will now exceed $200,000.00, internal guidelines require a formal council resolution to adopt a Tender Consideration Plan under section 230 of the Local Government Regulation. Adopting this plan ensures complete transparency, satisfies our audit requirements, and maintains operational continuity for critical department projects without interrupting our daily business activities.

Officer's Recommendation
That Council adopts the Tender Consideration Plan for Milford Planning Pty Ltd in accordance with section 230 of the Local Government Regulation 2012 to extend contracted town planning and departmental management services until December 2026.

Resolution No.	2026-5-20
Moved:	Councillor Vasta
Seconded:	Councillor Detenon

That Council adopts the Tender Consideration Plan for Milford Planning Pty Ltd in accordance with section 230 of the *Local Government Regulation 2012*to extend contracted town planning and departmental management services until December 2026.

CARRIED

10:08 - Mrs. Manganaro and Mr. Sandona left the meeting.

7.4. PROJECT MANAGEMENT

There are no reports presented for consideration.

7.5. TECHNICAL SERVICES

7.5.1. TBSC/26/009 - Supply and Delivery of One (1) Backhoe with Attachments (LB345)

Executive Summary
This report seeks Council's approval for the procurement of one (1) Backhoe with attachments, under procurement process TBSC/26/009 and pursuant to Local Buy Contract LB345 - Heavy and Light Plant Machinery.

Officer's Recommendation
That Council:

1. award Contract TBSC/26/009 for the Supply and Delivery of one (1) Backhoe with attachments, pursuant to Local Buy Contract LB345 Heavy and Light Plant Machinery, to the prequalified supplier Hastings Deering (Australia) Limited for the total value of $314,547.00 (excluding GST), being for one (1) CAT 432 EH Backhoe fitted with Loadrite Scales and attachments; and
2. delegates authority under s257(1)(b) of the *Local Government Act 2009* to the Chief Executive Officer to negotiate, finalise, and execute any and all matters related to the execution of Contract TBSC/26/009 - Supply and Delivery of one (1) Backhoe with attachments.

Resolution No.	2026-5-21
Moved:	Councillor Furnell
Seconded:	Councillor Oar

That Council:

1. award Contract TBSC/26/009 for the Supply and Delivery of one (1) Backhoe with attachments, pursuant to Local Buy Contract LB345 Heavy and Light Plant Machinery, to the prequalified supplier Hastings Deering (Australia) Limited for the total value of $314,547.00 (excluding GST), being for one (1) CAT 432 EH Backhoe fitted with Loadrite Scales and attachments; and

2. delegates authority under s257(1)(b) of the *Local Government Act 2009* to the Chief Executive Officer to negotiate, finalise, and execute any and all matters related to the execution of Contract TBSC/26/009 - Supply and Delivery of one (1) Backhoe with attachments.

CARRIED

7.5.2. TBSC/26/010 - Supply and Delivery of Six (6) Light Vehicles

Executive Summary
This report seeks Council's approval for the procurement of six (6) light vehicles for 2025/2026 under the procurement process TBSC/26/010 and is pursuant to QFleet Preferred Supplier Arrangement (PSA) QF2023-01 - Acquisition of Motor Vehicles.

Officer's Recommendation
That Council:

1. award Contract TBSC/26/010 for the Supply and Delivery of six (6) light vehicles with accessories, pursuant to QFleet Preferred Supplier Arrangement (PSA) QF2023-01 - Acquisition of Motor Vehicles, for the total value of $282,609.91 (excluding GST), being for:
    i. Burdekin Motors Pty Ltd that consists of:
        - Vehicle 1 - Isuzu MUX LSM Wagon
        - Vehicle 2 - Isuzu DMAX SX - 4WD Dual Cab
        - Vehicle 3 - Isuzu DMAX SX - 4WD Dual Cab
        - Vehicle 4 - Isuzu DMAX SX - 4WD Dual Cab
        - Vehicle 6 - Isuzu DMAX SX - 4WD Dual Cab

    ii. Don West Toyota that consists of:
        - Vehicle 5 - Toyota Hilux Workmate - 4WD Single Cab; and
2. delegates authority under s257(1)(b) of the *Local Government Act 2009* to the Chief Executive Officer to negotiate, finalise, and execute any and all matters related to the execution of Contract TBSC/26/010 - Supply and Delivery of six (6) Light Vehicles fitted with accessories.

Resolution No.	2026-5-22
Moved:	Councillor Oar
Seconded:	Councillor Furnell

That Council:

1. award Contract TBSC/26/010 for the Supply and Delivery of six (6) light vehicles with accessories, pursuant to QFleet Preferred Supplier Arrangement (PSA) QF2023-01 - Acquisition of Motor Vehicles, for the total value of $282,609.91 (excluding GST), being for:

i. Burdekin Motors Pty Ltd that consists of:
   - Vehicle 1 - Isuzu MUX LSM Wagon
   - Vehicle 2 - Isuzu DMAX SX - 4WD Dual Cab
   - Vehicle 3 - Isuzu DMAX SX - 4WD Dual Cab
   - Vehicle 4 - Isuzu DMAX SX - 4WD Dual Cab
   - Vehicle 6 - Isuzu DMAX SX - 4WD Dual Cab

ii. Don West Toyota that consists of:
   - Vehicle 5 - Toyota Hilux Workmate - 4WD Single Cab; and

2. delegates authority under s257(1)(b) of the *Local Government Act 2009* to the Chief Executive Officer to negotiate, finalise, and execute any and all matters related to the execution of Contract TBSC/26/010 - Supply and Delivery of six (6) Light Vehicles fitted with accessories.

CARRIED

7.5.3. QBSC/26/018 - Supply of Fleet Telematics (LB339)

Executive Summary
This report seeks Council's approval for the procurement of a new telematics system, under quotation QBSC/26/018.

Ongoing subscription cost for the proposed Manage My Fleet system is marginally higher than existing system with an asset write-off required for the disposal of the existing telematics system, which has a current carrying value of $57,054.45 (excluding GST).

These additional costs are offset by an estimated reduction in whole of life costs resulting in an overall saving of $56,493.00 (excluding GST).

Officer's Recommendation
That Council:

1. award Contract QBSC/26/018 - Supply and Delivery of Fleet Telematics, pursuant to Local Buy Contract LB339 Fleet Management Solutions, to the prequalified supplier Manage My Fleet; and
2. delegates authority under s257(1)(b) of the Local Government Act 2009 to the Chief Executive Officer to negotiate, finalise, and execute any and all matters related to the execution of Contract QBSC/26/018 - Supply and Delivery of Fleet Telematics.

Resolution No.	2026-5-23
Moved:	Councillor Vasta
Seconded:	Councillor Furnell

That Council:

1. award Contract QBSC/26/018 - Supply and Delivery of Fleet Telematics, pursuant to Local Buy Contract LB339 Fleet Management Solutions, to the prequalified supplier Manage My Fleet; and
2. delegates authority under s257(1)(b) of the Local Government Act 2009 to the Chief Executive Officer to negotiate, finalise, and execute any and all matters related to the execution of Contract QBSC/26/018 - Supply and Delivery of Fleet Telematics.

CARRIED

10:20am - Mr. Byers left the meeting.

7.6. WATER AND WASTEWATER

There are no reports presented for consideration.

8. NOTICE OF MOTION

9. RECEIPT OF PETITIONS

10. CORRESPONDENCE FOR INFORMATION

11. GENERAL BUSINESS

11.1. Community Feedback

Councillor Musumeci noted that there had been no negative feedback from the community recently, with feedback received being predominantly positive.

11.2. Community Feedback and Service Acknowledgement

Councillor Hall supported Councillor's Musumeci remarks and advised she had received positive feedback from a community member who appreciated being guided to arrange an appointment with Mr. Stewart to discuss a matter further. She further noted that several Snap Send Solve requests she had recently submitted were actioned promptly and commended staff for their efficiency.

11.3. Road Sealing Request

Councillor Furnell advised he had been contacted by a Jarvisfield canefarmer requesting bitumen sealing of a road to assist with dust mitigation. Mr. Stewart noted the matter had been ongoing and confirmed it would be referred to a future Council Workshop for further discussion.

11.4. LGMA Propeller Workshop

Mr. Magin advised that the Local Government Managers Association (LGMA) Propeller workshop was recently held over one day within Burdekin Shire Council. The program involves Council Officers from various Queensland Council's visiting different Local Government areas to gain insight into how operations are conducted in that region. Mr. Magin noted the day included site visits to the Macro Algae Plant, the South Ayr Filtration Plant and the Burdekin Theatre, along with several presentations delivered by Council Officers.

11.5. Land Grazing Lease Request

A request was received to lease Council land for cattle grazing, including proposed improvements and a preference for a longer term arrangement. The matter was briefly discussed; however, further investigation is required to ensure alignment with Council's policies and procedures.

12. CLOSED BUSINESS ITEMS

13. DELEGATIONS

There being no further business the meeting closed at 10:40am.

These minutes were confirmed by Council at the Ordinary Council Meeting held on 9 June 2026.

MAYOR

MINUTES AND BUSINESS ARISING

4.2. RADF Advisory Group Minutes - 25 May 2026

Officer's Recommendation

That:

1. the minutes of the RADF Advisory Group meeting held on 25 May 2026 be noted; and
2. the recommendations as detailed in the minutes and summarised in Item 6 be adopted;

Item 6. Consideration of Applications in RADF 2025-26 Round 1

The meeting noted that this was the second round of the 2025/26 year. Available funds for Round 2 = $19,613.00.

It is recommended that the following funding be approved:

Applicant	Project	Requested Funding	Recommended Funding
Burdekin Artisan Community Association	Towards cost of conducting community paint and draw classes with tutor, Anne Walsh	$3,700.00	$3,700.00
Burdekin Brass Band	Towards cost of learner tuition with Dr Mark Smith	$5,000.00	$5,000.00
Burdekin Art Society	Towards cost of conducting the 2026 Annual Art Exhibition. *The meeting recommends funding of $5,000.00 as this is the maximum grant provided unless exceptional circumstances can be substantiated for the proposed project.* Cr Vasta left the meeting at this stage.	$5,310.00	$5,000.00
Burdekin Neighbourhood Centre	Design, creation and installation of stainless-steel blue tree in Plantation Park as part of National Blue Tree Project that brings awareness to mental health and suicide, as a community response to the increase in suicides that have occurred in the Burdekin community. *The meeting recommends funding of this project subject to Council approval of a suitable location for installation of the artwork*.	$5,000.00	$5,000.00
Burdekin Theatre	Cr Vasta returned to the meeting at this stage. Towards cost of providing entertainment for a free Christmas Morning Melodies function at the Burdekin Theatre, particularly for senior residents and people living with a disability.	$913.00	$913.00
TOTAL		$19,923.00	$19,613.00

and

3. the recommendations as detailed in the minutes and summarised in Items 7 and 8 be noted:

   Item 7. Review of RADF Advisory Group Charter Document
   It is recommended that the RADF Advisory Group Charter document be updated to include the following wording at the end of the clause “Conflicts of Interest and Ethical Practices” – “Members will leave the meeting during deliberations and any decision-making process where conflicts of interest have been declared.”

   Item 8. Community Member Vacancy on RADF Advisory Group
   It is recommended, as per the guidelines, that nominations again be invited for the community member vacancy on the RADF Advisory Group.

Attachments

1. Minutes - RADF Advisory Group Meeting - 25 May 2026

Meeting Minutes

Meeting	RADF Advisory Group Meeting		
Date	Monday, 25 May 2026	**Time**	4:00 PM
Attendees	Cr John Furnell, Cr Fina Vasta, Mr Glenn Arboit (Manager Community Services), Mrs Janine Worlein and Mr Jim Nuttall		
Apologies	Nil		
Chairperson	Cr John Furnell		
Minutes Clerk	Mrs Janice Horan, RADF Liaison Officer		
Location	John Hy Peake Heritage Room		

Agenda Items

1. **Welcome:** Cr Furnell opened the meeting and welcomed attendees.

2. **Apologies:** Nil.

3. **Declarations of Interest:** Cr Vasta advised a declarable conflict of interest as she is a member of Burdekin Neighbourhood Centre.

4. **Confirmation of Minutes of Meeting of 3 November 2025**:
   It was resolved that the minutes of the RADF meeting held on 3 November 2025 be received as a true and correct record. (The meeting noted that the minutes were adopted by Council at its meeting held on 11 November 2025.)

5. **Review of Outcome Reports:** The meeting reviewed the outcome reports received for the period.

6. **Consideration of Applications in RADF 2025-26 Round 2:**
   The meeting noted that this was the second round of 2025/26 year.
   Available funds for two rounds – AQ $30,975.00 + Council contribution $13,275.00 = $44,250.00
   Less funds distributed in Round 1 = $24,637.00
   Available funds for Round 2 = $19,613.00

Applicant	Project	Requested Funding	Recommended Funding
Burdekin Artisan Community Association	Towards cost of conducting community paint and draw classes with tutor, Anne Walsh	$3,700.00	$3,700.00
Burdekin Brass Band	Towards cost of learner tuition with Dr Mark Smith	$5,000.00	$5,000.00
Burdekin Art Society	Towards cost of conducting the 2026 Annual Art Exhibition. *The meeting recommends funding of $5,000.00 as this is the maximum grant provided unless*	$5,310.00	$5,000.00

	exceptional circumstances can be substantiated for the proposed project. Cr Vasta left the meeting at this stage.		
Burdekin Neighbourhood Centre	Design, creation and installation of stainless-steel blue tree in Plantation Park as part of National Blue Tree Project that brings awareness to mental health and suicide, as a community response to the increase in suicides that have occurred in the Burdekin community. *The meeting recommends funding of this project subject to Council approval of a suitable location for installation of the artwork.*	$5,000.00	$5,000.00
Burdekin Theatre	Cr Vasta returned to the meeting at this stage. Towards cost of providing entertainment for a free Christmas Morning Melodies function at Burdekin Theatre, particularly for senior residents and people living with a disability.	$913.00	$913.00
TOTAL		$19,923.00	$19,613.00

7. **Review of RADF Advisory Group Charter:**
   The meeting reviewed the RADF Advisory Group Charter document.
   It is recommended that the RADF Advisory Group Charter document be updated to include the following wording at the end of the clause "Conflicts of Interest and Ethical Practices" – "Members will leave the meeting during deliberations and any decision-making process where conflicts of interest have been declared."

8. **Community Member Vacancy on RADF Advisory Group:**
   The meeting noted that no nominations had been received for the recently advertised vacancy on the RADF Advisory Group.
   It is recommended, as per the guidelines, that nominations again be invited for the community member vacancy on the RADF Advisory Group.

9. **Review of RADF Evaluation Template**:
   The meeting reviewed the RADF Evaluation Template. It was agreed that the Manager Community Services would review the document and provide suggested updates to the next meeting.

10. **General Business:** Nil.

11. **Close of Meeting:**
    There being no further business, the meeting closed at 4:55pm.

Actions from Previous Meeting

	Action Item	Responsible Officer	Due Date	Status
1	RADF Advisory Group Charter to be emailed to all members for consideration at next meeting.	J Horan	19-5-2026	Completed

2	Draft RADF Evaluation Template to be emailed to all members for consideration at next meeting.	J Horan	19-5-2026	Completed

New Action Items

	Action Item	Responsible Officer	Due Date	Status
1	Community Member vacancy on RADF Advisory Group to be re-advertised.	J Horan	27-6-2026	
2	RADF Evaluation Template to be reviewed.	G Arboit	27-6-2026	

MINUTES AND BUSINESS ARISING

4.3. Burdekin Shire Youth Council Meeting Minutes - 18 May 2026

Officer's Recommendation

That:

1. the minutes of the Burdekin Shire Youth Council Meeting held on 18 May 2026 be noted; and
2. the recommendations as detailed in the minutes and summarised below in Items 3, 4, 5, 6 and 8 be noted.

Item 3 - Resignation of Deputy Youth Mayor - Alicia Jansen Van Rensburg
That Council notes the resignation of the Deputy Youth Mayor, Alicia Jansen Van Rensburg from her position on Burdekin Shire Youth Council due to her family relocating.

Item 4 - Election of New Deputy Youth Mayor - Chloe Becke
That Council notes the election of Chloe Becke as Deputy Youth Mayor for the remainder of 2026.

Items 5 and 6 - Volunteer Involvement in Upcoming Events
That Council notes the involvement of Burdekin Shire Youth Council volunteers in the upcoming Burdekin Domestic Violence Walk (Sunday 31 May) and the Lower Burdekin Celtic Dance Competition Canteen (Saturday 25 July).

Item 8 - Introduction of Volunteer Reward Scheme for Burdekin Shire Youth Council Members
That Council note the introduction of a Volunteer Reward Scheme for Burdekin Shire Youth Council members, as a token of appreciation and recognition for members who attend numerous volunteer activities and events.

Attachments

1. Minutes - Burdekin Shire Youth Council Meeting - 18 May 2026

Meeting Minutes

Meeting	Burdekin Shire Youth Council Meeting		
Date	Monday, 18 May 2026	**Time**	3:30pm
Attendees	Mr William Wiseman – Youth Mayor (Burdekin Christian College) Miss Chloe Becke – Deputy Youth Mayor (Ayr State High School) Miss Jorda Quagliata – Secretary (Ayr State High School) Miss Alexis Lindley – Ayr State High School Miss Addison Bonato – Burdekin Catholic High School Miss Elora Taylor – Burdekin Catholic High School Miss Isabella Graham – Ayr State High School Miss Indiana Smith – Ayr State High School Mr George Stefanos – Burdekin Cristian College Councillor John Furnell – Burdekin Shire Council Councillor Fina Vasta – Burdekin Shire Council Mr Glenn Arboit – Manager Community Services, Burdekin Shire Council Ms Tammy Quagliata – Community Development Officer, Burdekin Shire Council		
Guests			
Apologies	Miss Caitlyn Cheyne – Ayr State High School Mr Thomas Lindley – Burdekin Christian College		
Chairperson	Mr William Wiseman		
Minutes Clerk	Miss Jorda Quagliata, Ms Tammy Quagliata		
Location	John Drysdale Chamber		

Agenda Items

1. Minutes of 20 April 2026 Meeting Received

Moved by Miss Lindley, seconded by Miss Graham that the flying minutes from the Burdekin Shire Youth Council Meeting held on 20 April 2026 be accepted.

2. Business arising from the Minutes

It was noted that Miss Taylor, Miss Bonato, Miss Cheyne and Miss Lammon volunteered as part of the Breaking Barriers wellbeing event held by Burdekin Shire Council on Sunday 26 April 2026. Members noted although the important topics discussed were not all relevant to young people, it was an engaging and successful afternoon. It was suggested that consideration be given to hosting a similar event focused on youth wellbeing.

3. Correspondence

Inward Correspondence

1) Alicia Jansen Van Rensburg – Advising that she is unfortunately resigning from her position as Deputy Youth Mayor as at 1 May 2026, noting that her family is relocating. She thanked Youth Council members for the experience over the past few months.

2) ABC Heywire and Trailblazers Program – inviting young people to share their story and represent regional Australia on the national stage. Trailblazers supports young leaders who are already making a difference in their communities.

   Get involved by submitting your story to Heywire (ages 16-22 years) or apply for Trailblazers (ages 18-28 years) if you are leading a project or idea that creates positive change. For more information, visit Heywire website or contact Ms Quagliata.

3) Kari Ravizza, Ambassador Coordinator, Burdekin Water Festival Committee – Advising that nominations are now open for the 2026 Burdekin Water Festival Ambassador Program as follows: Junior Ambassador (ages 11-13 years) and Senior Ambassador (ages 18+). Nominations can be registered on the Burdekin Water Festival website.

Outward Correspondence
NIL

Moved Miss Graham, seconded Mr Stefanos that the inward correspondence be received.

CARRIED

4. Election of New Deputy Youth Mayor

Following the resignation of the former Deputy Youth Mayor, Miss Jansen Van Rensburg, Ms Quagliata outlined the role and expectations of this position, and a secret ballot was conducted to elect a new Deputy Youth Mayor for the remainder of 2026.

Deputy Youth Mayor Nominees:

Mr Thomas Lindley – Moved Miss Lindley, seconded Miss Quagliata
Miss Isabella Graham – Moved Miss Graham, seconded Miss Lindley
Miss Indiana Smith – Moved Miss Quagliata, Miss Smith did not accept the nomination
Miss Chloe Becke – Moved Miss Becke, seconded Miss Bonato

Miss Chloe Becke was appointed to the position of Deputy Youth Mayor for 2026.

5. Volunteers for Burdekin Domestic Violence Walk to deliver Children's Activities – Sunday 31 May – 9:00am to 11:00am (Plantation Park)

Ms Quagliata provided information on the upcoming Burdekin Domestic Violence Walk that is being held on Sunday 31 May 2026 at Plantation Park - Volunteers were sought to assist with children's activities and rock painting. A roster would be emailed to all members.

6. Volunteers for Lower Burdekin Celtic Dancing Canteen – Saturday 25 July – 8:00am to 2:00pm

Ms Quagliata provided information on the upcoming Lower Burdekin Celtic Dancing competition being held at Burdekin Catholic High School on Saturday 25 July. Members were sought to help run the canteen at the event from 8:00am to 2:00pm. Members were asked to email their availability, and a roster would be developed and emailed to volunteers.

7. Proposed Youth First Aid Training – Tuesday 30 June and Wednesday 30 September 2026

Ms Quagliata advised that funding had become available for the Burdekin Shire Youth Council to deliver free Youth First Aid Courses during the school holidays. It was noted that Tuesday 30 June and Wednesday 30 September were currently the proposed dates. Youth Council members would be given preference to the courses, and then spaces would be opened to the public. It was noted that these courses usually fill very quickly with limited spaces available.

8. Introduction of Volunteer Award Scheme for Burdekin Shire Youth Council Members

Ms Quagliata acknowledged the ongoing efforts of Burdekin Shire Youth Council members in volunteering at a large number of events throughout the year, noting that volunteer opportunities have significantly increased over the past few years.

To recognise the efforts of the Burdekin Shire Youth Council members, it was noted that a Volunteer Rewards Scheme would be introduced for members. Rewards cards were distributed to all members to be signed off after attending each volunteer activity, with members receiving a reward after volunteering at five (5) events. Rewards would include gift vouchers, tech equipment and promotional items as a token of appreciation and recognition.

9. Pathways and Possibilities – FREE Careers Event (Wednesday 3 June)

Ms Quagliata provided information regarding the Pathways and Possibilities free careers event to be held at the Burdekin Theatre on Wednesday 3 June. The event is primarily aimed at parents and carers, with a focus on supporting young people in making informed decisions about their future careers and study pathways. The program will feature presentations on workforce trends, guidance on assisting teenagers through decision-making processes, and a panel discussion highlighting real-life career journeys from students through to experienced professionals. Young people are also encouraged to attend. Flyers promoting the event were distributed to all members.

10. Promotional Items and Marketing Material for 2026/27

Members were informed that there are funds available to restock promotional items prior to June 30. Members advised that tech accessories like portable chargers and portable speakers would be popular with young people as well as reusable tote bags. Ms Quagliata undertook to seek costings and order items.

11. Other General Business and Members Update

Members were given the opportunity to provide an update from within their schools, sporting clubs and community or share personal achievements with the group.

Next Meeting – 15 June 2026

It was noted that the next meeting of the Burdekin Shire Youth Council would be held on 15 June 2026 at 3:30pm.

There being no further business, the meeting closed at 4:10pm.

Action Items from Meeting

	Action Item	Responsible Member	Due Date	Status
	Investigate possible Youth Leadership Development Programs	Tammy Quagliata	Ongoing	
	Members involvement in DV Walk and Children's Activities – Sunday 31 May 2026	All Members	31 May 2026	
	Volunteers to assist in running canteen for Lower Burdekin Celtic Dancing Competition	All Members	25 July 2026	
	Seek quotations and place orders for 2026/27 Promotional Items	Tammy Quagliata	30 June 2026	
	Youth First Aid Training – Tuesday 30 June (if interested)	All Members	30 June 2026	

EXECUTIVE SUPPORT

5.2.1. Amendment to Ordinary Council Meeting Frequency - July 2026 Onward

File Reference: 394

Report Author: Rosie McLean, Executive Coordinator

Authoriser: Matthew Magin, Chief Executive Officer

Meeting Date: 9 June 2026

Link to Corporate/Operational Plan:

Burdekin Shire Council Corporate Plan 2025-2030
- Demonstrate open and transparent decision-making, leadership and financial management.
- Undertake regulatory responsibilities in accordance with legislative obligations.

Burdekin Shire Council Operational Plan 2025-2026
EXC4 Coordinate and provide administrative support for Council's statutory meetings and deliver accurate and timely minutes of meetings.

Executive Summary
The purpose of this report is to seek Council approval to change the Ordinary Council Meeting schedule, reducing the frequency from fortnightly to monthly, effective July 2026.

Council currently holds its Ordinary Council Meetings on the second and fourth Tuesday of each month. It is proposed that Ordinary Council Meetings are held on the fourth Tuesday of each month, with the exception of December 2026 due to the Christmas period and January 2027 due to the Australia Day public holiday. To maintain robust strategic governance, information flow, and well-informed decision-making, Council Workshops will continue to be scheduled on the first and third Tuesdays of each month. An additional workshop may be scheduled on the second Tuesday of the month when required.

This change is made in accordance with sections 254B, 254C and 257 of the *Local Government Regulation 2012*.

Officer's Recommendation
That Council:
1. rescind the resolution from the Post-Election Meeting held on the 3 April 2024 - *"That Council decides that ordinary meetings will be held on the second and fourth Tuesday of each month commencing at 9:00am at the Council Chambers, 145 Young Street, Ayr"* ;
2. approve that, commencing in July 2026, Ordinary Meetings will be held on the fourth Tuesday of each month commencing at 9:00am at the Council Chambers, 145 Young Street, Ayr; and
3. approve the monthly meeting cycle be varied for December 2026 and January 2027 to:
    - Tuesday 8 December 2026, commencing at 9:00am at the Council Chambers, 145 Young Street, Ayr
    - Monday 25 January 2027, commencing at 9:00am at the Council Chambers, 145 Young Street, Ayr
4. endorse the scheduling of Council Workshops to occur on the first and third Tuesday of each month to support the revised meeting schedule, with an additional Workshop to be scheduled on the second Tuesday of each month when required.

Background
At the Post-Election Meeting held on 3 April 2024, Council decided *"that ordinary meetings will be held on the second and fourth Tuesday of each month commencing at 9:00am at the Council Chambers, 145 Young Street, Ayr."* Council continues to operate on a twice monthly meeting cycle, except in December and January when a single monthly meeting is held. Council Workshops are conducted in alternate weeks to provide Councillors with regular opportunities for strategic discussion, operational updates, external presentations, and briefings.

The proposed schedule preserves this balance, maintaining Council Workshops on the first and third Tuesdays of each month while changing Ordinary Council Meetings to a monthly cycle on the fourth Tuesday. The proposed change to Council's Ordinary Meeting cycle is permissible under the *Local Government Regulation 2012* through key provisions:

- Section 257 (Frequency): Dictates that Council must meet at least once per calendar month. Moving to a single monthly meeting satisfies this statutory minimum.
- Section 254B (Public Notice): Empowers Council to alter its meeting schedule, provided the revised dates are promptly updated on Council's website and public notices.
- Section 254C (Notice to Councillors): Governs agenda and meeting notice distribution, ensuring Councillors receive comprehensive business papers within statutory timeframes.

The following schedule is proposed for the remainder of the 2026 calendar year and January 2027:

Proposed Meeting Date and Time	*Notes*
Tuesday, 28 July 2026 at 9:00am	Standard monthly cycle (Fourth Tuesday)
Tuesday, 25 August 2026 at 9:00am	Standard monthly cycle (Fourth Tuesday)
Tuesday, 22 September 2026 at 9:00am	Standard monthly cycle (Fourth Tuesday)
Tuesday, 27 October 2026 at 9:00am	Standard monthly cycle (Fourth Tuesday)
Tuesday, 24 November 2026 at 9:00am	Standard monthly cycle (Fourth Tuesday)
Tuesday, 8 December 2026 at 9:00am	Brought forward (Second Tuesday) due to the Christmas period
Monday, 25 January 2027 at 9:00am	Brought forward (Fourth Monday) due to the Australia Day Public Holiday

A review of internal processes and practices across other Queensland Councils has identified that a monthly meeting cycle would:

- allow more time for strategic planning and Council Workshops;
- reduce administrative burden without diminishing transparency or decision-making capability; and
- align Council's meeting schedule with practices across comparable Local Governments.

Consultation
Mayor and Councillors at Council Workshop held on 2 June 2026.
Executive Leadership Team

Budget & Resource Implications
The proposed change from a fortnightly meeting cycle to a monthly ordinary meeting cycle is expected to have a positive impact on staffing resources and no additional budget requirement. A reduction from two (2) Ordinary Council Meetings per month to one (1) will decrease the volume of agenda preparation, report collation, minute-taking, and post-meeting administrative tasks required of Executive Support staff. This will allow officers to redirect time toward other organisational priorities.

Legal Authority & Implications
Local Government Regulation 2012

254B Public notice of meetings
(1) A local government must, at least once in each year, publish a notice of the days and times when—
(a) its ordinary meetings will be held; and
(b) the ordinary meetings of its standing committees will be held.
(2) The notice mentioned in subsection (1) must be published on the local government's website, and in other ways the local government considers appropriate.
(3) A local government must display in a conspicuous place in its public office a notice of the days and times when—
(a) its meetings will be held; and
(b) meetings of its committees will be held.(4) A local government must, as soon as practicable, notify any change to the days and times mentioned in subsection (1) or (3) in the same way as the days and times were previously notified.

254C Notice of meetings and agendas for councillors or committee members
(1) Notice of each local government meeting or adjourned local government meeting must be given to each councillor or committee member—
(a) for an indigenous regional council—at least 4 days before the day of the meeting, unless it is impracticable to give the notice before that time; or
(b) for another local government—at least 2 days before the day of the meeting, unless it is impracticable to give the notice before that time.
(2) The notice must—
(a) state the day and time of the local government meeting; and
(b) for a special meeting—state the business to be conducted at the meeting; and
(c) include the agenda for the local government meeting.
(3) The notice may be given to a councillor or committee member by sending the notice to the councillor or member electronically.
(4) In this section—
special meeting means a meeting of a local government at which the only business that may be conducted is the business stated in the notice of meeting.

257 Frequency and place of meetings
(1) A local government must meet at least once in each month.
(2) However, the local government need not meet in a particular month if the local government considers it would be impracticable or unnecessary to do so.
• the local government considers meeting in a month in which a disease outbreak or severe weather event happens in the local government's area would be impracticable
• the local government considers meeting in a month in the caretaker period for the local government would be unnecessary
(3) All meetings of a local government are to be held—
(a) at 1 of the local government's public offices; or
(b) for a particular meeting—at another place fixed by the local government, by resolution, for the meeting.

Policy Implications
Not Applicable.

Risk Implications (Strategic, Operational, Project Risks)
The proposed shift to a monthly meeting cycle presents minimal risks. While fewer ordinary meetings may reduce the frequency of formal decision-making opportunities, this risk is mitigated through the continuation of Councillor workshops on the 1st and 3rd Tuesdays of each month, ensuring ongoing discussion of emerging issues and strategic priorities.

Importantly, Council has the authority to call a Special Council Meeting at any time, in accordance with the *Local Government Regulation (2012)*. This provides a clear mechanism to address urgent or time-sensitive matters that cannot reasonably wait until the next scheduled ordinary meeting, thereby maintaining strategic responsiveness and governance continuity.

Operational and project-related risks are considered low and can be managed through forward planning, established governance processes, and the use of delegated authority where appropriate.

Attachments
None

CLIENT SERVICES

6.1.1. Burdekin Shire Council Cemetery Masterplan 2026

File Reference: **3002**

Report Author: **Tonia Marano, Customer Service Centre Coordinator**

Authoriser: **Eileen Devescovi, Manager Client Services**

Meeting Date: **9 June 2026**

Link to Corporate/Operational Plan:

Burdekin Shire Council Corporate Plan 2025-2030
- Review land supply and uses to meet community and business needs.
- Design facilities that are adaptable and inclusive with consideration of the needs of all residents.

Burdekin Shire Council Operational Plan 2025-2026
CS1 Deliver professional customer service assistance to internal and external customers.

Executive Summary
This report presents the Cemetery Masterplan for adoption. The Cemetery Masterplan guides the future development and management of the Ayr and Home Hill cemeteries, ensuring long-term planning, improved functionality, and sustainable, staged development to meet future interment needs.

Officer's Recommendation
That Council adopt the Cemetery Masterplan as attached to this report.

Background
Cemeteries play a vital role in communities as places of local historical significance, remembrance, and reflection. It is important to ensure the Burdekin Shire Council cemeteries remain inclusive, functional, and capable of meeting future interment needs. The Burdekin Shire Council manages two (2) cemeteries across the district:
- Ayr Cemetery
- Home Hill Cemetery

Challenges faced included:
- limited burial capacity
- non-sequential grave numbering
- underutilised land
- substandard visitor experience
- manual record-keeping caused incomplete records
- uncertain grave locations

The Cemetery Masterplan provides a clear framework to guide the future development and management of these sites. It focuses on maintaining burial capacity, improving functionality and wayfinding, responding to changing interment preferences, and supporting orderly, staged future development and sustainability.

Through the Cemetery Masterplan, Council has increased the operational life of the Ayr Cemetery from 7.3 years to 25 years; and the operational life of the Home Hill cemetery from 5 years to 22.5 years based on current demand. Expansion includes new plots, columbarium walls, lawn sections, and road rationalisation to increase burial capacity. Development follows a three-stage strategy focusing on near-term openings, mid-term expansions, and long-term renewals.

The Masterplan ensures a coordinated and strategic approach moving forward, supporting informed decision-making, consistent standards, and responsible stewardship of cemetery assets.

Consultation
Consultation was held with the following groups:

- Operations - Cemetery Operations
- Manager of Operations
- Local Funeral Directors
- Council Workshop held on 2 June 2026

Budget & Resource Implications
Not Applicable.

Legal Authority & Implications
Not Applicable.

Policy Implications
Not Applicable.

Risk Implications (Strategic, Operational, Project Risks)

- Capacity and land shortage
  - Without forward planning, Council may face insufficient burial space, leading to reactive and potentially costly land acquisition or service limitations.
- Inefficient layout and poor accessibility
  - Lack of structured planning can result in disorganised site layouts, reduced functionality, and difficulties with access, navigation, and maintenance.
- Inability to meet community expectations
  - Without a strategic approach, Council may not be able to respond to changing interment preferences, cultural needs, and modern cemetery practices, impacting service quality and community satisfaction.

Attachments
1. Cemetery Masterplan

Burdekin Shire Council Cemetery Masterplan

Ayr & Home Hill Cemeteries

May 2026

(Integrated with OpusXenta Project Outcomes 2024)

Burdekin Shire Council

Purpose

Background

Cemeteries play a vital role in communities as places of local historical significance, remembrance, and reflection. It is important to ensure the Burdekin Shire Council cemeteries remain inclusive, functional, and capable of meeting future interment needs.

The Burdekin Shire Council manages two cemeteries across the district:

- Ayr Cemetery
- Home Hill Cemetery

Masterplan Introduction

This Cemetery Masterplan provides a clear framework to guide the future development and management of the Burdekin Cemetery sites at Ayr and Home Hill over the foreseeable future. It aims to:

- Monitor burial capacity
- Improve functionality, and wayfinding
- Respond to changing interment preferences
- Support orderly, staged development and renewal

---

2. Site Overview

2.1 Ayr Cemetery

Location: 1-7 Bruce Highway Ayr (Council-owned property)

Land Area

9.90 Ha

Context: Surrounded by Industrial land, Council works depot, sporting facilities, showgrounds.

2.2 Home Hill Cemetery

Location: 63-85 Fourth Street, Home Hill – The cemetery is Council owned property

Land Area

5.52 Ha

Context: Surrounded by farming land, Council works depot and residential properties.

2.3 Existing Facilities

- Interment areas (lawn, monumental, columbarium and Little Darlings Wall)
- Internal roads and paths
- Parking
- Sexton's Building
- Landscaping and trees

---

3. Key Issues and Opportunities

3.1 Issues

- Limited remaining burial capacity in some sections.
- Pockets of unused land.
- Difficulty finding plots.
- Historical interments not conducted in chronological order and non-sequential.
- Ayr Cemetery – The earliest interments present ongoing issues including;- incomplete or inconsistent historical records, non-sequential grave numbering that impedes wayfinding, and uncertainty regarding exact grave locations. These challenges reflect historical gaps in governance, manual record-keeping, and mapping technology and require a targeted rectification program.

3.2 Opportunities

- Utilisation of unused land and vacant plots within the cemeteries – expansion of the Mackenzie street side of the cemetery.
- Expansion/duplication of lawn cemeteries, monumental sections and columbarium walls.
- Road closures to create additional plots.
- Creating a logical, consistent numbering system throughout both cemeteries, while retaining legacy identifiers to preserve historical references.
- Consolidation and validation of all existing historical records, including burial registers, permits, legacy mappings and field assessment ground truthing.
- Amenity improvements (signage).
- Digital mapping and customer-facing search via OpusXenta.

4. Digital Enablement

Council introduced the OpusXenta Digital Cemetery Management Software platform in June 2024. The project involved walking the cemeteries to ground-truth plots, migrating and validating historical data, troubleshooting issues, renumbering both cemeteries, staff and funeral home training and reviewing forms.

Key capabilities and improvements include:

- Cloud-based single source of truth for reservations, interments, right-of-burial records, permits and exhumations (with copies stored in ECM).
- Digitised mapping with aerial imagery and smartphone access; public-facing search with maps.
- Snapshot of inventory with clear available/reserved/sold statuses.
- Consistent renumbering across cemeteries to improve administration and assist wayfinding.
- Future planned sections visible in mapping.
- Headstone photography is in progress.
- Planned on-ground markers/signage to align with digital maps to assist wayfinding.

5. Future Development

5.1 Cemetery Layout Concept

- Existing burial areas retained.
- Future expansion areas identified with OpusXenta mapping layers.
- Internal roads rationalised to unlock additional burial plots.
- Future burial expansion areas identified – lawn, columbarium and monumental.

5.2 Interment Options

Future sections include:

- Lawn cemetery lots
- Monumental plots
- Columbarium walls

All new areas to be treated as **non-denominational**.

5.3 Ayr Cemetery Capacity and Expansion (Pre and Post Masterplan)

Aspect	Prior to Masterplan	After Masterplan Implementation
Total Cemetery Plots	8,727 plots	11,972 plots (includes 3,245 new plots)
Additional plots created		3,245 plots (excluding columbarium walls)
Available Plots for Sale	1,332 plots	4,577 plots (Monumental/Lawn/Mackenzie St)
Columbarium Walls	2 existing	4 (2 additional columbarium's to be constructed)
Ayr Cemetery Statistics 2024/25		
Interments		109
Reservations		72
Estimated operational life	**Approx. 7.3 years**	**Approx. 25 years remaining at current demand**

New sections (Mackenzie Street, Lawn Central South/Lawn South, New Columbarium's) will be opened only after older sections are fully utilised.

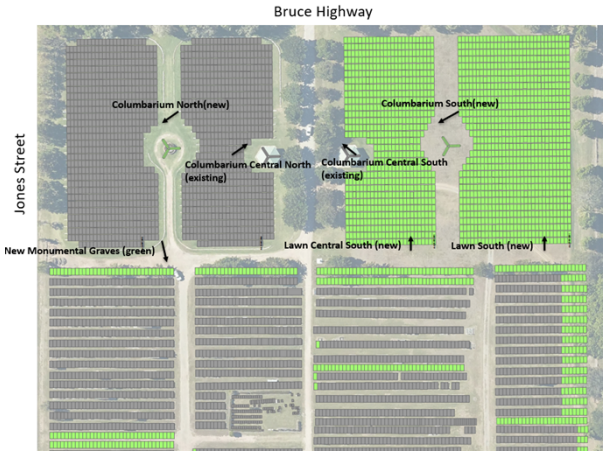
Planned physical changes:

- Duplicate the current Lawn Cemetery (Lawn Central South and Lawn South)
- Duplicate the columbarium's (to include four across the site)
- Add capacity by utilising redundant roadways
- Extend cemetery footprint towards Mackenzie Street (Mackenzie North and South)

Masterplan Legend

Existing plots

Future planned plots


Bruce Highway
Columbarium North(new)
Columbarium South(new)
Columbarium Central North (existing)
Columbarium Central South (existing)
Jones Street
New Monumental Graves (green)
Lawn Central South (new)
Lawn South (new)


Jones Street


Mackenzie North (new)
Mackenzie South (new)
Mackenzie Street

5.4 Home Hill Cemetery Capacity and Expansion (Pre and Post Masterplan)

Aspect	Prior to Masterplan	After Masterplan Implementation
Total Cemetery Plots	3,260 plots	4,242 plots (includes 982 new plots)
Additional plots created		982 plots (excluding columbarium walls)
Available Plots for Sale	289 plots	1,271 plots (Monumental/Lawn)
Columbarium Walls	1 existing	2 (1 additional columbarium's to be constructed)
Home Hill Cemetery Statistics 2024/25		
Interments		44
Reservations		12
Estimated operational life (Monumental/Lawn only)	**Approx. 5 years**	**Approx. 22.5 years remaining at current demand**

New sections (Monumental and Lawn) will be opened only after older sections are fully utilised.

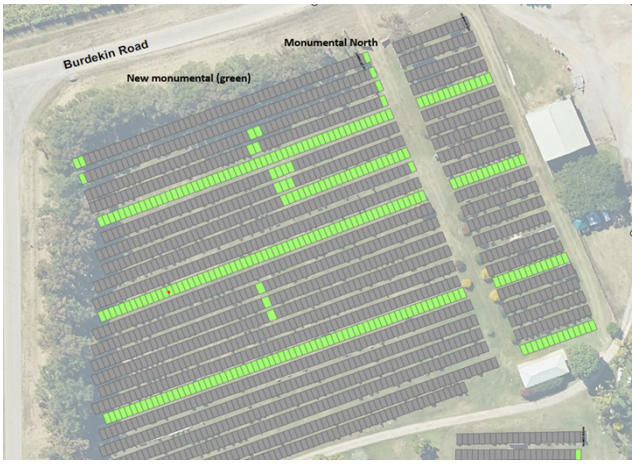
Planned physical changes:

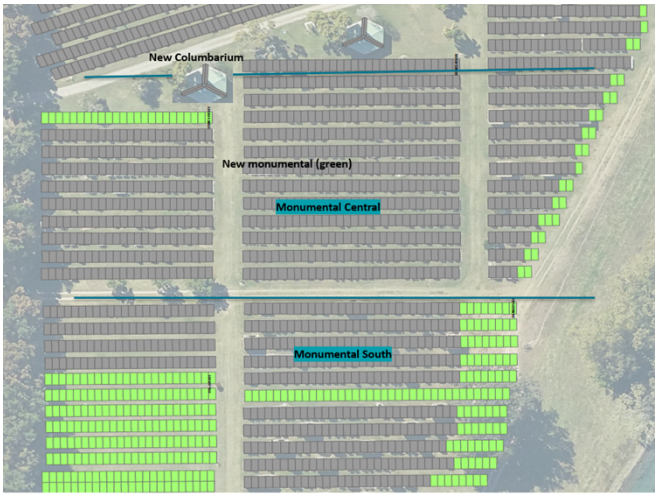
- Increase the current lawn cemetery area and create new lawn sections)
- Duplicate the existing columbarium's
- Add graves into currently vacant pockets and within selected roadway areas

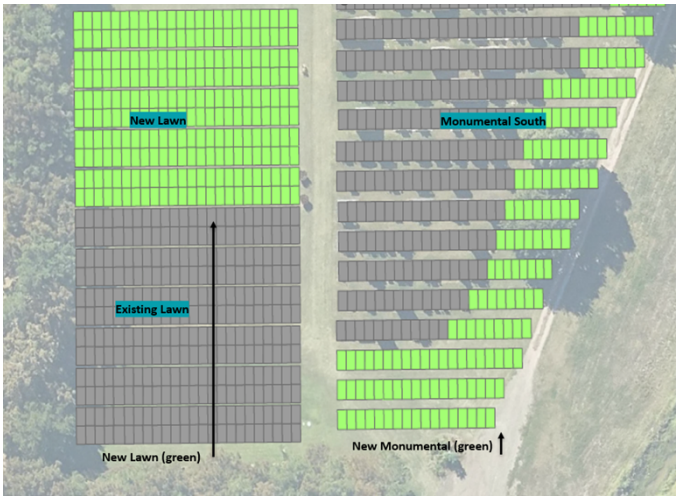
Masterplan Legend

Existing plots

Future planned plots







6. Staging and Priorities

Stage 1 (0–5 years)

- Open new burial sections as existing older sections approach full capacity.
- Improve access, circulation, signage and wayfinding (including markers aligned to digital maps).
- Complete headstone photography program and link images to plots in OpusXenta.
- Implement minor road rationalisations to unlock additional plots where feasible.

Stage 2 (5–10 years)

- Expand burial capacity as required (Ayr MacKenzie North/South; Home Hill new lawn/monumental).
- Erect new columbarium's (Ayr to four in total; Home Hill to two).

Stage 3 (10+ years)

- Ongoing renewal works and accessibility upgrades.
- Reclaim internal roads if and when required.
- Investigate and assess potential alternative sites within Ayr and Home Hill for the development of additional cemetery facilities.

7. Implementation and Governance

- Works to be delivered as demand requires and subject to council budget and operational priorities.
- Masterplan to be reviewed every 5 years or when capacity thresholds are reached.
- OpusXenta will serve as the operational system of record for inventory, reservation and interments, with ECM utilised for document storage.

8. Benefits and Return on Investment

The OpusXenta digital Cemetery Management Software implementation has streamlined administration workflows, improved document management, enabled online searches with public mappings, and contributed to identifying remaining capacity and therefore the effective remaining operational life of the cemeteries through informed utilisation and planning.

---

9. Conclusion

This masterplan provides Council with a clear, flexible and practical guide for managing the future of both the Ayr and Home Hill Cemeteries while allowing decisions to be made progressively in response to community needs.

FINANCIAL SERVICES

6.3.1. Adoption of 2026/27 Fees and Charges

File Reference: 367

Report Author: Rebecca Walker, Finance Officer

Authoriser: Jenny Manganaro, Manager Financial Services

Meeting Date: 9 June 2026

Link to Corporate/Operational Plan:

Burdekin Shire Council Corporate Plan 2025-2030

- Responsibly manage Council's financial position to ensure sustainability.
- Implement effective governance frameworks.
- Undertake regulatory responsibilities in accordance with legislative obligations.

Executive Summary
The 2026/27 Fees and Charges schedule is required to be adopted by Council to be effective from 1 July 2026.

Officer's Recommendation
That in accordance with the *Local Government Act 2009*, Council adopts the attached 2026/27 Fees and Charges schedule, to take effect from 1 July 2026.

Background
Council has the power to establish user pay charges under the *Local Government Act 2009.* As such, Council undertakes an annual review of the fees and charges schedule to ensure only the costs associated with providing services is recovered in the fees.

During the annual review, fees were individually reviewed and the necessary increases and decreases were applied. Any fee that has changed has been justified by the responsible officer. However, as per a previous Council resolution, the fees for aerodrome rentals have been increased by 5%.

Council's Fees and Charges were reviewed by Council Officers from February to May. The review was conducted alongside the 2026/27 Budget to ensure any changes are reflected in the budget.

The adopted 2026/27 Fees and Charges schedule will be uploaded and presented on Council's website from 1 July 2026.

Consultation
The costs associated with delivery of services have been reviewed by Council managers and staff to develop a schedule of fees and charges reflecting the costs and resources required to deliver services. Any increases/decreases to fees have been reviewed and justification has been provided.

Consultation was undertaken with the Councillors at a Council Budget Workshop held on 30 April 2026.

Budget & Resource Implications
Where the true cost of services is not recovered through fees then additional impost is placed on other revenue sources, typically rates.

Legal Authority & Implications
Local Government Act 2009 sections 97, 98, 99 & 262.

Policy Implications
The fees and charges schedule can be amended at any time throughout the year in accordance with legislation.

Risk Implications (Strategic, Operational, Project Risks)
There are several risks associated with the development, review and adoption of Council's Fees and Charges Schedule for 2026/27. The *Local Government Act 2009* prescribes the way in which Councils can raise fees and charges for services, facilities, or activities.

A collaborative approach has been applied, ensuring feedback is obtained from across the organisation which mitigates the risks associated with accuracy and completeness of the fees and charges schedule.

By adopting the fees and charges schedule, Council helps to mitigate the risks of non-compliance with legislation and inadequate financial return in relation to the provision of certain services.

Attachments
1. Fees and Charges Report

Fees and Charges

2026/27

Table Of Contents

BURDEKIN SHIRE COUNCIL 7

FEES AND CHARGES FOR COUNCIL SERVICES 7

PHOTOCOPYING & PLAN PRINTING 7

All General Photocopying (except Library) 7

Per sheet at the Burdekin and Home Hill Libraries 7

Plans generated from GIS system 7

LAMINATING 7

Burdekin Library 7

AERODROME RENTAL 7

Lot Rental (per Lot) 7

Landing Fees 8

Tie-Down Fees (if required) 8

RAILWAY PERMITS 8

New/Renewals 8

RATE/PROPERTY SEARCHES 8

Rate Search 9

Rate and Property Search 9

Building & Plumbing Records Search 9

Miscellaneous 9

RIGHT TO INFORMATION 9

PUBLICATIONS 10

TRAFFIC MANAGEMENT PLANS 10

LIBRARY MEMBERSHIP FEES 10

IRREPARABLY DAMAGED/LOST LIBRARY ITEMS 10

INTERNET ACCESS - Burdekin Library (Ayr and Home Hill) 10

LIBRARY OTHER 10

3D PRINTING 11

CEMETERY FEES 11

Ayr and Home Hill Cemeteries 11

Interments 11

Plot 11

Reservations 11

Permit to Erect 12

Re-opening 12

Interment of Ashes 12

Extra Charge for Burials 12

Search of Cemetery Records 12

Preparation Fees - Bush Chapel & Band Rotundas 12

ANIMAL MANAGEMENT 13

Deceased Animals – Compassionate Concession 13

Registration - Dogs 13

Desexed Dogs 13

Entire Dogs 14

Regulated Dogs 14

Declared Dangerous 14

Declared Menacing 14

Replacement of Regulated Dog Tag and Signs 14

Show Dogs 15

Working Dogs 15

Registration - Cats 15

continued on next page ...

Table Of Contents [continued]

Desexed Cats....15
Entire Cats....15
Approvals to keep Animals under Local Law....16
Subsidised Desexing Program - Cats and Dogs....16
Miscellaneous Fees....16
Impounded Animal Reclaim Fees....16
Release Fee - Cats and Dogs - Part of Reclaim Fee....16
Release Fee - excluding Cats and Dogs - Part of Reclaim Fee....16
Holding Fee - Part of Reclaim Fee....17
Driving Charges for Animals....17
Cattle Tagging....17
Vet Assistance....17
Rehoming of Impounded Animals....17
Local Law Records - Register of Impounded Animals....17
Certified Copy of Entry to Register of Impounded Animals....18
ESTABLISHMENT OR OCCUPATION OF TEMPORARY HOMES....18
Application for Approval....18
OPERATION OF RENTAL ACCOMMODATION....18
Rental Accommodation....18
Renewal....18
OPERATION OF CAMPING GROUNDS....18
OPERATION OF CARAVAN PARKS....19
CARAVAN PARK FEES....19
Burdekin Cascades Caravan Park....19
Home Hill Caravan Park....20
POOL FEES....20
Ayr and Home Hill Pools....20
Private Functions After Hours....21
FOOD BUSINESS LICENCE....21
Food Business Licence....22
Annual Food Business Licence (New and Renewal)....22
Temporary Food Stall....22
Community Service Providers (Charitable or Non Profit)....22
PERSONAL APPEARANCE SERVICES....22
Higher Risk Premises....22
ENVIRONMENTALLY RELEVANT ACTIVITIES....23
Prescribed Annual Registration Fees....23
Chemical, Coal and Petroleum Products Activities....23
Fabricated Metal Product Activities....23
Miscellaneous Activities....23
Transport and Maritime Services....24
Waste Management....24
COMMERCIAL USE OF LOCAL GOVERNMENT CONTROLLED AREAS OR ROADS....24
Footpath Dining, Goods on Footpath, Roadside Vending - Site Rental Fee also applies....24
Access Ramps into Commercial Premises....24
INSTALLATION OF ADVERTISING DEVICES....24
Advertising Devices....24
Fixed/Long Term....24
Community Service Providers (Charitable and Non Profit)....25
HEALTH & ENVIRONMENTAL SECTION....25
Search and Inspection Fees (for sale of Council licensed/approved premises only)....25

continued on next page ...

Table Of Contents [continued]

Inspection Fee – Health and Environment 25
Remediation of private property following compliance notice 25
Seizure and impounding of goods on Council area or roads 26
Release of Abandoned Vehicle 26
BOUNTY FOR DESTRUCTION OF PESTS 26
Dingoes (including wild dogs) and Foxes 26
MISCELLANEOUS FEES AND CHARGES 26
Approved Inspection Programmes 26
Annual Rental of Council Paddocks 26
Agistment Fees 26
Quikspray Unit 27
Mechanical Mulcher 27
WATER SAMPLING 27
CARRYING OUT WORKS ON A ROAD OR INTERFERING WITH A ROAD OR ITS OPERATION 27
PERMIT TO OPEN A ROAD - INSTALL INFRASTRUCTURE ACROSS A ROAD 27
Bitumen Reinstate Charge 27
Permit to close and barricade a footpath 27
Permit to install infrastructure above ground level in the road reserve 27
CROSSOVERS 28
Property Access Charge 28
Business Premises 28
LICENSED GATES 28
APPLICATION FOR CURRENT ROUTE SPECIFIC PERMIT 28
Q100 1% AEP FLOOD CERTIFICATE 28
GRADER BLADES 28
SECOND HAND TYRES 28
SECOND HAND CULVERTS AND PIPES 29
EX CBD CONCRETE POTS 29
INVENTORY CULVERTS 29
BUILDING 29
Building Certification Fees 29
All Classes 29
Security Bond 29
Swimming Pools 30
Request for Supply of Building Records 30
Request to build over or near relevant Infrastructure 30
Finalisation of Discontinued Permits 30
PLUMBING & SANITARY DRAINAGE FEES 30
Compliance Permit 30
Testable Backflow Prevention Device 30
Septic Installations/On-site Treatment Plants 31
Inspection/Amendment & Other Charges 31
Refunds 31
Request for Supply of Plumbing Records 31
TOWN PLANNING ASSESSABLE DEVELOPMENT - GENERAL FEES 32
Referral Agency Response 33
TOWN PLANNING ASSESSABLE DEVELOPMENT 33
Reconfiguring a Lot 33
MATERIAL CHANGE OF USE DEVELOPMENT APPLICATION FEES 33
Preliminary Approval 33

continued on next page ...

Table Of Contents [continued]

Accommodation Type Use 33
Business Type Use 34
Rural Type Use 34
Industry Type Use 34
Community Type Activity Use 35
Entertainment Type Use 35
Recreation Type Use 35
Other Type Use 36
OPERATIONAL WORKS APPLICATION FEES 36
Town Planning Assessable Development 36
Operational Works 36
Operational Works - Other 36
TOWN PLANNING OTHER 37
Request to Change Development Approval 37
Planning and Development Certificates 37
Sale of Copies of Town Planning Scheme 37
TRADE WASTE 37
No Pre-Treatment 37
Pre-Treatment 38
Application Fees 38
Inspection Fees 38
Testing Fees 39
Septage and Other Approved Liquid Waste 39
WATER CHARGES 39
Bulk Water Charge 39
Supply of Metered Hydrant Stand Pipe 39
Meters 39
Water Services 40
HYDRANT FLOW AND PRESSURE TESTING 40
ATTENDANCE TO FIRE SERVICES 40
WASTE WATER 41
WASTE DISPOSAL FEES AND CHARGES 42
WASTE LEVY 43
KIRKNIE LANDFILL 43
Municipal Solid Waste - Domestic 43
Domestic Waste to Landfill 43
Domestic Recyclables to Resource Recovery Area 43
Commercial and Industrial 44
Commercial Waste to Landfill 44
Commercial Recyclables to Resource Recovery Area 45
Construction and Demolition 46
Construction and Demolition Waste to Landfill 46
Construction and Demolition Recyclables to Resource Recovery Area 46
Regulated Waste 46
Regulated Waste to Landfill 46
Regulated Waste Recyclables to Resource Recovery Area 47
TRANSFER STATIONS 48
Municipal Solid Waste - Domestic 48
Domestic Waste to transfer bin 48
Domestic Recyclables 49
Commercial and Industrial 50

continued on next page ...

Table Of Contents [continued]

Commercial Waste to transfer bin 50
Commercial Recyclables 50
Regulated Waste 52
Regulated Waste Recyclables 52
OTHER WASTE CHARGES 53
AYR SHOWGROUNDS FEES AND CHARGES 54
Fixed Costs 54
Variable Costs 54
Deposit 55
BURDEKIN MEMORIAL HALL VENUE HIRE 56
Fixed Costs 56
Variable Costs 57
Deposit 57
BURDEKIN THEATRE VENUE HIRE 58
Fixed Costs 58
Variable Costs 59
Community Groups Friends of the Theatre Fees 60
Deposit 60
CLEANING ALL CULTURAL VENUES 61
BURDEKIN THEATRE - MARKETING - COMMERCIAL 62
Email Related 62
Social Media/Website 62
Physical Venue Marketing 62
External Advertising 62
Television Presentations 62
Graphic Design Services 62
VISITOR INFORMATION SERVICES 63

Name	Commercial or Regulatory Fee	Legislation	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)

BURDEKIN SHIRE COUNCIL

FEES AND CHARGES FOR COUNCIL SERVICES

PHOTOCOPYING & PLAN PRINTING

All General Photocopying (except Library)

A4 - each	C	Local Government Act 2009 | s262(3)c	$0.91	$0.09	$1.00
A3 - each	C	Local Government Act 2009 | s262(3)c	$1.23	$0.12	$1.35
A2 - each	C	Local Government Act 2009 | s262(3)c	$9.09	$0.91	$10.00
A1 - each	C	Local Government Act 2009 | s262(3)c	$14.55	$1.45	$16.00
AO - each	C	Local Government Act 2009 | s262(3)c	$20.00	$2.00	$22.00

Per sheet at the Burdekin and Home Hill Libraries

A4 - each	C	Local Government Act 2009 | s262(3)c	$0.18	$0.02	$0.20
A3 - each	C	Local Government Act 2009 | s262(3)c	$0.36	$0.04	$0.40

Plans generated from GIS system

A4 - each	R	Local Government Act 2009 | s262(3)c	$12.55	$0.00	$12.55
A3 - each	R	Local Government Act 2009 | s262(3)c	$18.00	$0.00	$18.00
A2 - each	R	Local Government Act 2009 | s262(3)c	$24.00	$0.00	$24.00
A1 - each	R	Local Government Act 2009 | s262(3)c	$39.00	$0.00	$39.00
AO - each	R	Local Government Act 2009 | s262(3)c	$49.00	$0.00	$49.00

LAMINATING

Burdekin Library

A4 - per page	C	Local Government Act 2009 | s262(3)c	$2.73	$0.27	$3.00
A3 - per page	C	Local Government Act 2009 | s262(3)c	$4.55	$0.45	$5.00

AERODROME RENTAL

Council resolution for aerodrome fees to be increased annually by 5%.

Private and Commercial operators are also required to pay site fees (rates) equal to the Minimum General Rate - Commercial and Industrial (2026/27 Site Fees = $1,473)

Lot Rental (per Lot)

Commercial	C	Local Government Act 2009 | s262(3)c	$591.82	$59.18	$651.00

continued on next page ...

Name	Commercial or Regulatory Fee	Legislation	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)
Lot Rental (per Lot) [continued]					
Recreational	C	Local Government Act 2009 | s262(3)c	$591.82	$59.18	$651.00
Private	C	Local Government Act 2009 | s262(3)c	$533.64	$53.36	$587.00
Landing Fees					
Commercial	C	Local Government Act 2009 | s262(3)c	$1,772.73	$177.27	$1,950.00
Recreational	C	Local Government Act 2009 | s262(3)c	$813.64	$81.36	$895.00
Private	C	Local Government Act 2009 | s262(3)c	$614.55	$61.45	$676.00
Tie-Down Fees (if required)					
Commercial	C	Local Government Act 2009 | s262(3)c	$296.36	$29.64	$326.00
Recreational	C	Local Government Act 2009 | s262(3)c	$296.36	$29.64	$326.00
Private	C	Local Government Act 2009 | s262(3)c	$296.36	$29.64	$326.00
RAILWAY PERMITS					
New/Renewals					
The applicant shall be responsible for payment of applicable stamp duty					
Each Crossing	R	Local Government Act 2009 | Local Law 1	$43.00	$0.00	$43.00
And/or each kilometre of Tramline or part thereof	R	Local Government Act 2009 | Local Law 1	$42.00	$0.00	$42.00
Minimum Charge for Issue of Permit	R	Local Government Act 2009 | Local Law 1	$110.00	$0.00	$110.00
RATE/PROPERTY SEARCHES					
Record Amendment Fee	R	Local Government Act 2009 | s97(2)b	$60.00	$0.00	$60.00
Covers the administration cost for updating Council records regarding transfer of ownership, lease assignments or transfer of registered lessees. This fee will appear on the next rate notice issued for the property.					
Special Water Meter Reading	R	Local Government Act 2009 | s97(2)c	$82.00	$0.00	$82.00
Please check to ensure a Water Meter is connected to Property. Rates are charged half yearly in August, in advance to 31 December 2026 and February, in advance to 30 June 2027. Water meters are read twice yearly in October/November and then again in April/May. The first half year's consumption from the October/November reading is charged in February each year and the charge for the second half year's consumption is charged in August. Council recommends prospective property purchasers obtain a Rate Certificate and Property Search in every instance.					

continued on next page ...

Name	Commercial or Regulatory Fee	Legislation	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)

RATE/PROPERTY SEARCHES [continued]

Verbal request for information from Council's Rate Book including Property Owner/s, Name/s and Address/s, Real Property Description, Area, Valuation, Rates and/or Water Meter details.	R	Local Government Act 2009 | s97(2)c	$10.00	$0.00	$10.00
This fee excludes requests made in accordance with Section 155 *Local Government Regulation 2012* whereby public may inspect land record: s155 (2) However, the following persons may inspect particulars of land in the land record free of charge - (a) an owner, lessee, or occupier of - (i) the land; or (ii) adjoining land; (b) the agent of an owner, lessee or occupier of - (i) the land; or (ii) adjoining land.					

Rate Search

Rate Certificate - Financial Only - Per Property (7 working days processing time)	R	Local Government Act 2009 | s97(2)c	$100.00	$0.00	$100.00
Includes Rates information, Town Planning Zone and the last two (2) water Meter readings, if applicable.					

Rate and Property Search

Rate Certificate and Property Search - Per Property (10 working days processing time)	R	Local Government Act 2009 | s97(2)c	$170.00	$0.00	$170.00
Includes Rates information, Town Planning Zone and the last two (2) water Meter readings, if applicable. Includes details of any Engineering (Roads & Drainage), Water/Waste Water/Trade Waste, and Environment & Health, requisitions or defects on file.					

Building & Plumbing Records Search

In respect of each separately surveyed parcel of land.
Note: Proof of ownership is required, i.e. letter from the owner or a copy of the signed Contract of Sale.

Residential (Class 1 & 10a)	R	Local Government Act 2009 | s97(2)c	$219.00	$0.00	$219.00
This search comprises details of building and plumbing records for the requested lot/s, including a listing of all building/plumbing approvals and any building/plumbing defects. Please note, a separate search is required for each separately surveyed parcel of land.					
Commercial (Class 2 - 9)	R	Local Government Act 2009 | s97(2)c	$275.00	$0.00	$275.00
This search comprises details of building and plumbing records for the requested lot/s, including a listing of all building/plumbing approvals and any building/plumbing defects. Please note, a separate search is required for each separately surveyed parcel of land.					

Miscellaneous

Copy of Rate Notice (Registered Property Owner)	R	Local Government Act 2009 | s97(2)b	$10.00	$0.00	$10.00
Copies of current financial year notices are available at no charge.					
Rates and Charges Transaction Listing (Registered Property Owner)	R	Local Government Act 2009 | s97(2)b	$10.00	$0.00	$10.00
Per property.					

RIGHT TO INFORMATION

Application Fee	R	Right to Information Regulation 2009 | s4			As per legislation
Processing Charge (>5 hours processing time)	R	Right to Information Regulation 2009 | s5(1)(b)			As per legislation

continued on next page ...

Name	Commercial or Regulatory Fee	Legislation	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)

RIGHT TO INFORMATION [continued]

Access Charge	R	Right to Information Regulation 2009 | s6(1)(a)			As per legislation
Access Charge (Document photocopying)	R	Right to Information Regulation 2009 | s6(1)(b)			As per legislation

PUBLICATIONS

Local Disaster Management Plan - Set fee for printing publication	R	Local Government Act 2009 | s262(3)c	$35.00	$0.00	$35.00
Budget - per copy (also available on Council's website)	R	Local Government Act 2009 | Local Govt (Finance, Plans & Reporting) Reg s144	$35.00	$0.00	$35.00
Annual Report - per copy (also available on Council's website)	R	Local Government Act 2009 | s97(2)c	$35.00	$0.00	$35.00
Annual Report as prepared in accordance with *Local Government Act 2009 S150EB.* Copy printed and bound "in house".					
For each Local Law & Subordinate Local Law - per page (also available on Council's website)	R	Local Government Act 2009 | s31	$1.10	$0.00	$1.10
Copies of confirmed Council Minutes, if sold to the general public - per set (also available on Council's website)	R	Local Government Act 2009 | Local Govt (Operations) Reg s69	$19.00	$0.00	$19.00

TRAFFIC MANAGEMENT PLANS

Cost of producing Traffic Management Plans (For Community Events only)	R	Local Government Act 2009 | s262(3)c	$495.00	$0.00	$495.00

LIBRARY MEMBERSHIP FEES

All Queensland residents with ID and proof of address are eligible for free library membership.

Other library visitors are eligible to join the library by paying a non-refundable Visitor Membership Fee which entitles them to borrow 4 items for 1 month and to free library members wi-fi and computer use.

A replacement fee will be charged for irreparably damaged or lost library items. No refunds will be issued if a borrower subsequently finds the item.

Non-Refundable Visitor Membership Fee - Restricted to maximum of 4 items for the normal loan period of 1 month. (Note – All Queensland residents with ID and proof of address are eligible for free library membership.)	C	Local Government Act 2009 | s262(3)c	$25.00	$0.00	$25.00

IRREPARABLY DAMAGED/LOST LIBRARY ITEMS

Replacement Cost of Item	C	Local Government Act 2009 | s262(3)c			Varies - Individually Assessed

INTERNET ACCESS - Burdekin Library (Ayr and Home Hill)

Patrons allowed maximum of one hour per day if facilities are fully utilised.

Library Members - Free

LIBRARY OTHER

Pens (each)	C	Local Government Act 2009 | s262(3)c	$1.82	$0.18	$2.00

continued on next page ...

Name	Commercial or Regulatory Fee	Legislation	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)

LIBRARY OTHER [continued]

USB Stick (each)	C	Local Government Act 2009 | s262(3)c	$2.73	$0.27	$3.00
Earbud headphones	C	Local Government Act 2009 | s262(3)c	$1.82	$0.18	$2.00

3D PRINTING

3D Printing (for library members only; limited to print jobs not exceeding 7 hours)	C	Local Government Act 2009 | s262(3)c	5 cents per gram (inc GST)		

CEMETERY FEES

Ayr and Home Hill Cemeteries

To ensure a consistent approach to the operation of cemeteries managed and maintained by Burdekin Shire Council the Code of Operations Cemeteries details the procedures for reserving final places of rest, arranging an interment, standards for construction of memorial graves, mausoleums and vaults. It also specifies a standard for placement of plaques, vases and other memorial memento's in the Burdekin Shire Council cemeteries, columbarium and memorial walls.

The Code of Operations Cemeteries can be viewed on the Council website.

Interments

Adult burial	C	Local Government Act 2009 | s262(3)c	$1,327.27	$132.73	$1,460.00
Child burial (children 12 years and under - standard depth 1.5m)	C	Local Government Act 2009 | s262(3)c	$663.64	$66.36	$730.00
Stillborn burial	C	Local Government Act 2009 | s262(3)c	$331.82	$33.18	$365.00
Mausoleums and single depth vaults burial - 1st Internment	C	Local Government Act 2009 | s262(3)c	$1,040.91	$104.09	$1,145.00
Double depth vault - 1st Internment	C	Local Government Act 2009 | s262(3)c	$1,231.82	$123.18	$1,355.00
Disposal of human remains outside a cemetery	C	Local Government Act 2009 | s262(3)c	$465.00	$0.00	$465.00

Plot

Lawn Cemetery - single plot	C	Local Government Act 2009 | s262(3)c	$1,390.00	$0.00	$1,390.00
Memorial cemetery - single plot	C	Local Government Act 2009 | s262(3)c	$1,390.00	$0.00	$1,390.00
Stillborn Section - single plot	C	Local Government Act 2009 | s262(3)c	$185.00	$0.00	$185.00
Niche - single	C	Local Government Act 2009 | s262(3)c	$155.00	$0.00	$155.00
Niche - dual	C	Local Government Act 2009 | s262(3)c	$310.00	$0.00	$310.00
Infant Memorial Wall - Plaque	C	Local Government Act 2009 | s262(3)c	$136.36	$13.64	$150.00

Reservations

Memorial cemetery - per plot	C	Local Government Act 2009 | s262(3)c	$1,390.00	$0.00	$1,390.00

continued on next page ...

Name	Commercial or Regulatory Fee	Legislation	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)
Reservations [continued]					
Niche - single	C	Local Government Act 2009 | s262(3)c	$155.00	$0.00	$155.00
Niche - dual	C	Local Government Act 2009 | s262(3)c	$310.00	$0.00	$310.00
Permit to Erect					
Plus plot costs if applicable					
Headstone, tombstone, memorial stone, flat stone or other monument	C	Local Government Act 2009 | s262(3)c	$190.00	$0.00	$190.00
Double grave headstone	C	Local Government Act 2009 | s262(3)c	$250.00	$0.00	$250.00
Vault or mausoleum	C	Local Government Act 2009 | s262(3)c	$680.00	$0.00	$680.00
Headstones on Ex-servicemen's graves at the Ayr and Home Hill Cemeteries	C	Local Government Act 2009 | s262(3)c			Nil
Re-opening					
Exploratory inspection - Memorial Cemeteries	C	Local Government Act 2009 | s262(3)c	$509.09	$50.91	$560.00
Second interment individual plot - Lawn	C	Local Government Act 2009 | s262(3)c	$804.55	$80.45	$885.00
Second interment individual plot - Vault/ Mausoleum	C	Local Government Act 2009 | s262(3)c	$650.00	$65.00	$715.00
Removal of grave capping - Memorial Cemeteries	C	Local Government Act 2009 | s262(3)c			At Cost
Exhumation	C	Local Government Act 2009 | s262(3)c			At Cost
Interment of Ashes					
Grave opening as additional interment - into existing plot	C	Local Government Act 2009 | s262(3)c	$286.36	$28.64	$315.00
Niche wall (niche cost is extra)	C	Local Government Act 2009 | s262(3)c	$136.36	$13.64	$150.00
Extra Charge for Burials					
Saturdays	C	Local Government Act 2009 | s262(3)c	$709.09	$70.91	$780.00
Sundays and Public Holidays	C	Local Government Act 2009 | s262(3)c	$872.73	$87.27	$960.00
After 4pm Weekdays	C	Local Government Act 2009 | s262(3)c	$115.00 per hour for each hour or part thereof. Min. Fee: $115.00		
Search of Cemetery Records					
Search of Historical Cemetery Records - Record Books	C	Local Government Act 2009 | s262(3)c	$40.00	$0.00	$40.00
Preparation Fees - Bush Chapel & Band Rotundas					
Bush Chapel - Plantation Park	C	Local Government Act 2009 | s262(3)c	$181.82	$18.18	$200.00

continued on next page ...

Name	Commercial or Regulatory Fee	Legislation	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)

Preparation Fees - Bush Chapel & Band Rotundas [continued]

Band Rotunda - Anzac Park/Memorial Park Home Hill	C	Local Government Act 2009 | s262(3)c	$100.00	$10.00	$110.00
Alva Beach - Mid-foreshore reception area	C	Local Government Act 2009 | s262(3)c	$177.28	$17.73	$195.00

ANIMAL MANAGEMENT

Registration period is 1 August to 31 July.

Council will recognise the registration status for any animal holding a current registration status with another Local Authority subject to an application for registration being made and a replacement tag purchased.

Deceased Animals – Compassionate Concession

Applies when a registered animal (excluding a regulated dog) dies during the registration period. Proof of deceased status required (return of tag, vet certificate).

1 August - 31 January	R	Animal Management (Cats and Dogs) Act 2008 | Local Law 2			50% of Fee
1 February - 31 July	R	Animal Management (Cats and Dogs) Act 2008 | Local Law 2			Nil

Registration - Dogs

An early bird discount of 50% is available for renewals paid on or before 31 July. This discount does not apply to either Regulated Dogs or the registration of dogs under 6 months of age.

Please note that dogs need to be registered from 3 months of age as per the *Animal Management (Cats and Dogs) Act 2008* s44.

Any cat or dog born on or after 1 July 2010 must be implanted with a microchip by 12 weeks of age and the microchip number must be provided to Council.

Dogs less than 6 months of age (Tag cost only)	R	Animal Management (Cats and Dogs) Act 2008	$9.00	$0.00	$9.00
All new registrations (excluding dogs previously registered)	R	Animal Management (Cats and Dogs) Act 2008	$27.00	$0.00	$27.00
Assistance Animals (Guide, Hearing or Assistance) on provision of certification.	R	Animal Management (Cats and Dogs) Act 2008			Nil

Desexed Dogs

All dogs 6 months and over of age. Proof of desexing required - provision of vet certificate. Includes Tag Cost.

An early bird discount of 50% is available for renewals paid on or before 31 July.

Desexed Dog	R	Animal Management (Cats and Dogs) Act 2008	$73.00	$0.00	$73.00
Desexed Dog (Pensioner owned)	R	Animal Management (Cats and Dogs) Act 2008	$47.00	$0.00	$47.00
Desexed Dog with Microchip	R	Animal Management (Cats and Dogs) Act 2008	$47.00	$0.00	$47.00

continued on next page ...

Name	Commercial or Regulatory Fee	Legislation	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)

Desexed Dogs [continued]

Desexed Dog with Microchip (Pensioner owned)	R	Animal Management (Cats and Dogs) Act 2008	$37.00	$0.00	$37.00

Entire Dogs

All dogs 6 months and over of age. Includes Tag Cost.

An early bird discount of 50% is available for renewals paid on or before 31 July.

Entire Dog	R	Animal Management (Cats and Dogs) Act 2008	$155.00	$0.00	$155.00
Entire Dog (Pensioner owned)	R	Animal Management (Cats and Dogs) Act 2008	$138.00	$0.00	$138.00
Entire Dog with Microchip	R	Animal Management (Cats and Dogs) Act 2008	$115.00	$0.00	$115.00
Entire Dog with Microchip (Pensioner owned)	R	Animal Management (Cats and Dogs) Act 2008	$103.00	$0.00	$103.00

Regulated Dogs

Regulated dog fee covers permit and registration. The renewal discount of 50% does not apply to regulated dogs.

Declared Dangerous

Initial registration (includes engraved regulated dog tag and 2 approved signs)	R	Animal Management (Cats and Dogs) Act 2008	$515.00	$0.00	$515.00
Annual Renewal	R	Animal Management (Cats and Dogs) Act 2008	$365.00	$0.00	$365.00

Declared Menacing

Initial registration (includes engraved regulated dog tag and 2 approved signs)	R	Animal Management (Cats and Dogs) Act 2008	$438.00	$0.00	$438.00
Annual Renewal - Entire	R	Animal Management (Cats and Dogs) Act 2008	$365.00	$0.00	$365.00
Annual Renewal - Desexed	R	Animal Management (Cats and Dogs) Act 2008	$250.00	$0.00	$250.00

Replacement of Regulated Dog Tag and Signs

Replacement regulated dog tag	R	Animal Management (Cats and Dogs) Act 2008	$26.00	$0.00	$26.00
Replacement approved signage	R	Animal Management (Cats and Dogs) Act 2008	$47.00	$0.00	$47.00

Name	Commercial or Regulatory Fee	Legislation	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)

Show Dogs

For each dog that is registered with Dogs Queensland, and kept on the one property, the following applies:

First 2 dogs - Standard registration fees applicable at the time of registration.

Additional dogs registered with Dogs Queensland - (per dog)	R	Animal Management (Cats and Dogs) Act 2008	$19.00	$0.00	$19.00

Working Dogs

Application for registration of a working dog must be accompanied by information to support the application, e.g. property where dog works, type of work undertaken, owners name and address. Fee applies once Council approves the application.

Registration of approved working dog	R	Animal Management (Cats and Dogs) Act 2008			Nil

Registration - Cats

An early bird discount of 50% is available for renewals paid prior to 31 July. This discount does not apply to the registration of cats under 6 months of age.

Any cat or dog born on or after 1 July 2010 must be implanted with a microchip by 12 weeks of age and the microchip number must be provided to Council.

Please note that cats need to be registered from 3 months of age as per *Local Law No 2 (Animal Management) 2012*, Section 8A.

Cats less than 6 months of age (Tag cost only)	R	Local Government Act 2009 | Local Law 2	$9.00	$0.00	$9.00
All new registrations (excluding cats previously registered and those with a lower fee - see desexed cats with microchip / pension)	R	Local Government Act 2009 | Local Law 2	$27.00	$0.00	$27.00

Desexed Cats

All cats 6 months of age and over. Proof of desexing required – vet certificate. Includes Tag Cost.

An early bird discount of 50% is available for renewals paid on or before 31 July

Desexed Cat	R	Local Government Act 2009 | Local Law 2	$42.00	$0.00	$42.00
Desexed Cat (Pensioner owned)	R	Local Government Act 2009 | Local Law 2	$23.00	$0.00	$23.00
Desexed Cat with Microchip	R	Local Government Act 2009 | Local Law 2	$0.00	$0.00	$0.00
Desexed Cat with Microchip (Pensioner owned)	R	Local Government Act 2009 | Local Law 2	$0.00	$0.00	$0.00

Entire Cats

All cats 6 months of age and over. Includes Tag Cost.

An early bird discount of 50% is available for renewals paid on or before 31 July.

Entire Cats	R	Local Government Act 2009 | Local Law 2	$144.00	$0.00	$144.00
Entire Cats (Pensioner owned)	R	Local Government Act 2009 | Local Law 2	$132.00	$0.00	$132.00
Entire Cats with Microchip	R	Local Government Act 2009 | Local Law 2	$103.00	$0.00	$103.00
Entire Cats with Microchip (Pensioner owned)	R	Local Government Act 2009 | Local Law 2	$90.00	$0.00	$90.00

Name	Commercial or Regulatory Fee	Legislation	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)

Approvals to keep Animals under Local Law

Additional approval is required to keep animals above the as of right entitlement (number of animals and size of allotment).

Application Fee (including cats and dogs)	R	Local Government Act 2009 | Local Law 2	$206.00	$0.00	$206.00
Applications to foster animals with an approved foster care organisation will incur no fee. Animals can be kept for a maximum period of two months.					
Transfer Fee	R	Local Government Act 2009 | Local Law 2	$206.00	$0.00	$206.00
Renewal Fee (including cats and dogs)	R	Local Government Act 2009 | Local Law 2	$125.00	$0.00	$125.00

Subsidised Desexing Program - Cats and Dogs

Owners Co-contribution	R	Local Government Act 2009 | Local Law 2	$31.82	$3.18	$35.00
Where approved in accordance with De-sexing Program Guidelines					

Miscellaneous Fees

All animals that are required to wear a Council issued registration tag.

Replacement Tag	R	Animal Management (Cats and Dogs) Act 2008 | Local Law 2	$9.00	$0.00	$9.00
Reinspection fees apply where additional inspections by Compliance Officers are required when written compliance timeframes are not met. Each hour or part thereof. Minimum charge of one hour.	R	Local Government Act 2009 | s262(3)c	$103.00	$0.00	$103.00

Impounded Animal Reclaim Fees

Reclaim fee is the Release fee and the Holding fee for the animal plus, if applicable, registration and microchipping.

Payable to Council to reclaim any impounded animal. All fees must be paid in full for animals to be released - instalment plans are not available.

All reclaimed cats and dogs must be registered and microchipped. If not already registered, applicable registration fee will also apply.

Release Fee - Cats and Dogs - Part of Reclaim Fee

1st Release	R	Local Government Act 2009 | Local Law 2	$120.00	$0.00	$120.00
2nd and Subsequent Release	R	Local Government Act 2009 | Local Law 2	$233.00	$0.00	$233.00

Release Fee - excluding Cats and Dogs - Part of Reclaim Fee

Payable for any animal (other than dogs or cats) impounded or seized and temporarily held by Council, per head, for every animal so impounded or seized and temporarily held.

1st Release	R	Local Government Act 2009 | Local Law 2	$160.00	$0.00	$160.00
2nd and Subsequent Release	R	Local Government Act 2009 | Local Law 2	$360.00	$0.00	$360.00

Name	Commercial or Regulatory Fee	Legislation	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)

Holding Fee - Part of Reclaim Fee

Holding Fee – payable in addition to the release fee for any animal impounded or held for each day or part thereof. Per animal, per day. Includes food, water, shelter (if applicable) and transport.

Cat	R	Local Government Act 2009 | Local Law 2	$24.00	$0.00	$24.00
Dog	R	Local Government Act 2009 | Local Law 2	$24.00	$0.00	$24.00
Horse	R	Local Government Act 2009 | Local Law 2	$43.00	$0.00	$43.00
Cattle	R	Local Government Act 2009 | Local Law 2	$43.00	$0.00	$43.00
Sheep	R	Local Government Act 2009 | Local Law 2	$32.00	$0.00	$32.00
Goat	R	Local Government Act 2009 | Local Law 2	$32.00	$0.00	$32.00
Swine	R	Local Government Act 2009 | Local Law 2	$41.00	$0.00	$41.00
Other Animal	R	Local Government Act 2009 | Local Law 2	$43.00	$0.00	$43.00

Driving Charges for Animals

Payable in respect to driving, leading and/or transporting any animal to the Pound or other place	R	Local Government Act 2009			At Cost

Cattle Tagging

Applies if NLIS tag is required (per animal)	R	Local Government Act 2009			At Cost

Vet Assistance

Vet assistance for any animal	R	Local Government Act 2009 | Local Law 2			At Cost

Rehoming of Impounded Animals

All animals rehomed from the pound must be registered, desexed and microchipped.

Rehoming Fee (Note: The rehoming fee incorporates registration, one night of holding fee plus heartworm check)	C	Local Government Act 2009 | s97(2)c	$58.18	$5.82	$64.00
Desexing (Prepaid with vet - receipt to be sited by Council)	C	Local Government Act 2009 | s97(2)c			At Cost
Microchipping by Council (when available)	C	Local Government Act 2009 | s97(2)c	$25.00	$0.00	$25.00
Microchipping by vet (Prepaid with vet - receipt to be sited by Council)	C	Local Government Act 2009 | s97(2)c			At Cost

Local Law Records - Register of Impounded Animals

Payable for each inspection of the Register of Impounded Animals	R	Local Government Act 2009 | Local Law 2	$19.00	$0.00	$19.00

Name	Commercial or Regulatory Fee	Legislation	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)
Certified Copy of Entry to Register of Impounded Animals					
A copy certified under the hand of the Mayor, Chief Executive Officer	R	Local Government Act 2009 | Local Law 2	$35.00	$0.00	$35.00
ESTABLISHMENT OR OCCUPATION OF TEMPORARY HOMES					
Application for Approval					
Standard Fee	R	Local Government Act 2009 | Local Law 1	$218.00	$0.00	$218.00
OPERATION OF RENTAL ACCOMMODATION					
New and Transfer Applications received from 1 April will be licensed until 30 June of the following year.					
Rental Accommodation					
Boarding Houses, Bed and Breakfast, Backpacker Accommodation and Others New application = Application fee + Fee per bed					
Application fee	R	Local Government Act 2009 | Local Law 1	$241.00	$0.00	$241.00
Fee per bed	R	Local Government Act 2009 | Local Law 1	$4.20	$0.00	$4.20
Additional fee for premises with non-potable water to cover water sample (microbiological only)	R	Local Government Act 2009 | Local Law 1	$107.00	$0.00	$107.00
Renewal					
Renewal fee	R	Local Government Act 2009 | Local Law 1	$185.00	$0.00	$185.00
Accommodates up to 25 persons - Renewal fee only Accommodates over 25 persons - Renewal fee plus fee per bed					
Transfer Fee	R	Local Government Act 2009 | Local Law 1	$109.00	$0.00	$109.00
Additional fee for premises with non-potable water to cover water sample (microbiological only)	R	Local Government Act 2009 | Local Law 1	$107.00	$0.00	$107.00
OPERATION OF CAMPING GROUNDS					
New and Transfer Applications received from 1 April will be licensed until 30 June of the following year. The term "site" includes a tent, vehicle and the like, but would not include accommodation that falls under another category.					
Application for new	R	Local Government Act 2009 | Local Law 1	$645.00	$0.00	$645.00
Renewal: up to 25 sites	R	Local Government Act 2009 | Local Law 1	$421.00	$0.00	$421.00
Renewal: more than 25 sites	R	Local Government Act 2009 | Local Law 1	$514.00	$0.00	$514.00
Transfer	R	Local Government Act 2009 | Local Law 1	$109.00	$0.00	$109.00
Additional fee for premises with non-potable water to cover water sample (microbiological only)	R	Local Government Act 2009 | Local Law 1	$107.00	$0.00	$107.00

Name	Commercial or Regulatory Fee	Legislation	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)

OPERATION OF CARAVAN PARKS

New and Transfer Applications received from 1 April will be licensed until 30 June of the following year.
The term "site" includes caravan, tent, vehicle, cabins, villas and the like, but would not include accommodation that falls under another category.

Application for new	R	Local Government Act 2009 | Local Law 1	$645.00	$0.00	$645.00
Renewal: up to 25 sites	R	Local Government Act 2009 | Local Law 1	$421.00	$0.00	$421.00
Renewal: more than 25 sites	R	Local Government Act 2009 | Local Law 1	$514.00	$0.00	$514.00
Transfer	R	Local Government Act 2009 | Local Law 1	$109.00	$0.00	$109.00
Additional fee for premises with non-potable water to cover water sample (microbiological only)	R	Local Government Act 2009 | Local Law 1	$107.00	$0.00	$107.00

CARAVAN PARK FEES

Site and accommodation fees valid from 1 January each year for 12 months.

Burdekin Cascades Caravan Park

* Prices are per night and for 2 people unless otherwise stated.
Permanent residents are those that reside at the caravan park for a continuous period of 28 days or more.

Villas*	C	Local Government Act 2009 | s262(3)c	$160.00	$16.00	$176.00
Cabins *	C	Local Government Act 2009 | s262(3)c	$155.45	$15.55	$171.00
Cabin - Refurbished *	C	Local Government Act 2009 | s262(3)c	$160.00	$16.00	$176.00
Cabin - Pet Friendly *	C	Local Government Act 2009 | s262(3)c	$187.27	$18.73	$206.00
Each additional person (Villa, Cabins, Cabin - Pet Friendly)	C	Local Government Act 2009 | s262(3)c	$15.45	$1.55	$17.00
Powered site *	C	Local Government Act 2009 | s262(3)c	$50.91	$5.09	$56.00
Each additional person	C	Local Government Act 2009 | s262(3)c	$10.91	$1.09	$12.00
Unpowered caravan and tent site *	C	Local Government Act 2009 | s262(3)c	$40.91	$4.09	$45.00
Each additional person	C	Local Government Act 2009 | s262(3)c	$9.09	$0.91	$10.00
Budget room *	C	Local Government Act 2009 | s262(3)c	$80.91	$8.09	$89.00
Budget Room - Single person	C	Local Government Act 2009 | s262(3)c	$62.73	$6.27	$69.00
Long term powered sites - Per week (Power paid separately) #	C	Local Government Act 2009 | s262(3)c			$179.00 (Includes $9.33 Concessionary GST)
Long term powered sites - Each Additional Person (per week) #	C	Local Government Act 2009 | s262(3)c			$56.00 (Includes $2.92 Concessionary GST)
Showers (non-residents only)	C	Local Government Act 2009 | s262(3)c	$3.64	$0.36	$4.00
Disposal at dump point (non-residents only)	C	Local Government Act 2009 | s262(3)c	$5.45	$0.55	$6.00
Laundry - Washing machine and dryer (per load) each	C	Local Government Act 2009 | s262(3)c	$3.64	$0.36	$4.00

continued on next page ...

Name	Commercial or Regulatory Fee	Legislation	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)
Burdekin Cascades Caravan Park [continued]					
Vehicle/caravan storage - location determined by Park Manager (and at the Manager's discretion) (per day)	C	Local Government Act 2009 | s262(3)c	$13.64	$1.36	$15.00
Each Additional Vehicle/per day	C	Local Government Act 2009 | s262(3)c	$7.27	$0.73	$8.00
Visitor Vehicle/per day	C	Local Government Act 2009 | s262(3)c	$8.18	$0.82	$9.00
Note: Parking of 1 vehicle for each site/cabin/villa is included in the costs above. Power is charged at cost. Stay for 6 nights and get the 7th night free.^ 25% discount for bookings greater than 2 months - onsite accommodation.^ ^ only one discount can apply to a booking.					
Home Hill Caravan Park					
* Prices are per night and for 2 people unless otherwise stated. # Permanent residents are those that reside at the caravan park for a continuous period of 28 days or more.					
Cabins *	C	Local Government Act 2009 | s262(3)c	$144.55	$14.45	$159.00
Each additional person	C	Local Government Act 2009 | s262(3)c	$14.55	$1.45	$16.00
Powered site *	C	Local Government Act 2009 | s262(3)c	$50.91	$5.09	$56.00
Each additional person:	C	Local Government Act 2009 | s262(3)c	$10.91	$1.09	$12.00
Unpowered caravan and tent site *	C	Local Government Act 2009 | s262(3)c	$40.91	$4.09	$45.00
Each additional person:	C	Local Government Act 2009 | s262(3)c	$9.09	$0.91	$10.00
Long term powered sites - Per week (Power paid separately) #	C	Local Government Act 2009 | s262(3)c		$174.00 (Includes $9.07 Concessionary GST)	
Long term powered sites - Each Additional Person (per week) #	C	Local Government Act 2009 | s262(3)c		$56.00 (Includes $2.92 Concessionary GST)	
Disposal at dump point (non-residents only)	C	Local Government Act 2009 | s262(3)c	$5.45	$0.55	$6.00
Laundry - Washing machine and dryer (per load) each	C	Local Government Act 2009 | s262(3)c	$3.64	$0.36	$4.00
Each additional vehicle/per day	C	Local Government Act 2009 | s262(3)c	$4.55	$0.45	$5.00
Visitors vehicles/per day	C	Local Government Act 2009 | s262(3)c	$6.36	$0.64	$7.00
Note: Parking of 1 vehicle for each site/cabin/villa is included in the costs above. Power is charged at cost. Stay for 6 nights and get the 7th night free.^ 25% discount for bookings greater than 2 months.^ ^ only one discount can apply to a booking.					
POOL FEES					
Ayr and Home Hill Pools					
Child - up to 15 years of age	C	Local Government Act 2009 | s262(3)c	$2.27	$0.23	$2.50
Adult	C	Local Government Act 2009 | s262(3)c	$3.18	$0.32	$3.50
Senior - 65+ years or holds a Seniors Card	C	Local Government Act 2009 | s262(3)c	$2.27	$0.23	$2.50

continued on next page ...

Name	Commercial or Regulatory Fee	Legislation	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)

Ayr and Home Hill Pools [continued]

Family Entry (2 adults and up to 3 children)	C	Local Government Act 2009 | s262(3)c	$10.91	$1.09	$12.00
Child Session Pass (10 entries to pool)	C	Local Government Act 2009 | s262(3)c	$18.18	$1.82	$20.00
Adult Session Pass (10 entries to pool)	C	Local Government Act 2009 | s262(3)c	$27.27	$2.73	$30.00
Senior Session Pass (10 entries to pool)	C	Local Government Act 2009 | s262(3)c	$18.18	$1.82	$20.00
Family Session Pass (10 entries to pool)	C	Local Government Act 2009 | s262(3)c	$90.91	$9.09	$100.00
Child Season pass (Summer - Sep to Apr)	C	Local Government Act 2009 | s262(3)c	$181.82	$18.18	$200.00
Adult Season pass (Summer - Sep to Apr)	C	Local Government Act 2009 | s262(3)c	$272.73	$27.27	$300.00
Senior Season Pass (Summer - Sep to Apr)		Local Government Act 2009 | s262(3)c	$181.82	$18.18	$200.00
Child Season pass (Winter - May to Aug)	C	Local Government Act 2009 | s262(3)c	$113.64	$11.36	$125.00
Adult Season pass (Winter - May to Aug)	C	Local Government Act 2009 | s262(3)c	$136.36	$13.64	$150.00
Senior Season Pass (Winter - May to Aug)	C	Local Government Act 2009 | s262(3)c	$113.64	$11.36	$125.00
Family Season Pass (Summer - Sep to Apr)	C	Local Government Act 2009 | s262(3)c	$690.91	$69.09	$760.00
Child Annual Pass (Home Hill Pool only)	C	Local Government Act 2009 | s262(3)c	$272.73	$27.27	$300.00
Adult Annual Pass (Home Hill Pool only)	C	Local Government Act 2009 | s262(3)c	$363.64	$36.36	$400.00
Senior Annual Pass (Home Hill Pool only)	C	Local Government Act 2009 | s262(3)c	$272.73	$27.27	$300.00
Pool Hire: Schools (per hour)	C	Local Government Act 2009 | s262(3)c	$54.55	$5.45	$60.00
Spectators	C	Local Government Act 2009 | s262(3)c			Free

Private Functions After Hours

Minimum 2 hours and up to 50 people; close by 10pm.
Functions greater than 50 people to be negotiated with Pool Manager.

Home Hill Pool (Functions greater than 2 hours incur additional $120 per hour)	C	Local Government Act 2009 | s262(3)c	$363.64	$36.36	$400.00
Ayr Pool (Functions greater than 2 hours incur additional $120 per hour)	C	Local Government Act 2009 | s262(3)c	$363.64	$36.36	$400.00
Ayr Pool - Pool and Water Park (Functions greater than 2 hours incur additional $180 per hour)	C	Local Government Act 2009 | s262(3)c	$563.64	$56.36	$620.00

FOOD BUSINESS LICENCE

New and Transfer Applications received from 1 June will be licensed until 31st August of the following year.

Name	Commercial or Regulatory Fee	Legislation	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)

Food Business Licence

Fees based around risk model identified by Food Standards Australia New Zealand.

Mobile food businesses will only be licensed if the applicant's driving licence is issued to a Burdekin Shire address and the mobile food business is based in the Burdekin.

Plans are to be submitted for approval and approved prior to work occurring. Between seven and thirty days prior to opening the applicant is to submit the Food Business Licence Application form and pay the relevant renewal fee.

New application fees equal Application for New Premises plus Annual Licence.

Application for New Premises (plan approval, change of ownership, alterations to existing licensed premises)	R	Food Act 2006 | Part2 s49	$200.00	$0.00	$200.00
Application for restoration of Food Business Licence (in addition to renewal fee)	R	Food Act 2006 | Part2 s49	$47.00	$0.00	$47.00
Application for amendment of Food Business Licence	R	Food Act 2006 | Part2 s49	$109.00	$0.00	$109.00
Application for approval and/or accreditation of Food Safety Programme Per hour. (Minimum charge = 2 hours).	R	Food Act 2006 | Part2 s49	$146.00	$0.00	$146.00

Annual Food Business Licence (New and Renewal)

High Risk e.g. Nursing homes, child care centres, caterers	R	Food Act 2006 | Part2 s49	$399.00	$0.00	$399.00
Medium Risk e.g. takeaway, café, restaurant, bakery	R	Food Act 2006 | Part2 s49	$279.00	$0.00	$279.00
Low Risk e.g. sweets, biscuits, fruits and vegetables	R	Food Act 2006 | Part2 s49	$197.00	$0.00	$197.00
Additional fee for premises with non-potable water to cover water sample (microbiological only)	R	Food Act 2006 | Part2 s49	$106.00	$0.00	$106.00

Temporary Food Stall

Application for Temporary Food Stall Licence - Per Event	R	Food Act 2006 | Part2 s49	$54.00	$0.00	$54.00
Application for Annual Temporary Food Stall Licence	R	Food Act 2006 | Part2 s49	$121.00	$0.00	$121.00

Community Service Providers (Charitable or Non Profit)

A charitable organisation is defined as an organisation officially recognised as devoted to the assistance of those in need.
A non-profit organisation is defined as an organisation where all revenue raised goes directly towards advancing a relevant public purpose; that no individual makes a personal profit out of the operations; that no remuneration is made to any individual, member or employee of the organisation; relies on volunteers; and does not receive significant government funding for its operations.

The processing of these approvals is seen by Council as a community service. No application fee shall apply.	R	Food Act 2006 | Part2 s49			Nil

PERSONAL APPEARANCE SERVICES

New and Transfer Applications received from 1 June will be licensed until 31 August of the following year.

Higher Risk Premises

New application fees equal Application for New Premises plus Annual Licence.

Application for New Premises	R	Public Health (ICPAS) Act 2003 | s30 & 58	$203.00	$0.00	$203.00

continued on next page ...

Name	Commercial or Regulatory Fee	Legislation	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)

Higher Risk Premises [continued]

Annual Licence and/or Renewal	R	Public Health (ICPAS) Act 2003 | s30 & 58	$415.00	$0.00	$415.00
Transfer of Licence	R	Public Health (ICPAS) Act 2003 | s30 & 58	$109.00	$0.00	$109.00
Inspection Fee per Hour	R	Public Health (ICPAS) Act 2003 | S105	$146.00	$0.00	$146.00

ENVIRONMENTALLY RELEVANT ACTIVITIES

New and Transfer Applications received from 1 June will be licensed until 31 August of the following year.
The following fees apply to the specific Environmentally Relevant Activities listed in this section.

New application Environmentally Relevant Activity (+ annual registration fee)	R	Environmental Protection Act 1994 | s514	$415.00	$0.00	$415.00
Late fee (+ annual registration fee)	R	Environmental Protection Act 1994 | s514	$158.00	$0.00	$158.00
Transfer of Environmentally Relevant Authority	R	Environmental Protection Act 1994 | s514	$109.00	$0.00	$109.00

Prescribed Annual Registration Fees

* AES is the aggregate environmental score as determined by the Environmental Protection Agency. This figure multiplied by a dollar amount determines the annual fee for the activity. An activity with an AES of 0 has a set fee determined by Council. The current dollar amount is $65.00.

Chemical, Coal and Petroleum Products Activities

ERA 6 Asphalt Manufacturing (a) 1,000t or more per year (AES=32)	R	Environmental Protection Act 1994 | s514	$2,080.00	$0.00	$2,080.00
ERA 12 Plastic product manufacturing 1. Manufacturing in a year, a total of 50t or more of plastic product, other than a plastic product mentioned in item 2 (AES=28)	R	Environmental Protection Act 1994 | s514	$1,820.00	$0.00	$1,820.00
ERA 12 Plastic product manufacturing 2. Manufacturing in a year, a total of 5t or more of foam, composite plastics, or rigid fibre-reinforced plastics (AES=54)	R	Environmental Protection Act 1994 | s514	$3,510.00	$0.00	$3,510.00

Fabricated Metal Product Activities

ERA 19 – Metal Forming (AES=0) - hot forming a total of 10,000t or more in a year	R	Environmental Protection Act 1994 | s514	$334.00	$0.00	$334.00
ERA 20 Metal Recovery 1. recovering less than 100t of metal in a day (AES=0)	R	Environmental Protection Act 1994 | s514	$334.00	$0.00	$334.00
ERA 20 Metal Recovery 2. recovering 100t or more of metal in a day, or 10,000t or more of metal in a year: (a) without using a fragmentiser (AES=19)	R	Environmental Protection Act 1994 | s514	$1,235.00	$0.00	$1,235.00

Miscellaneous Activities

ERA 38 - Surface Coating 1. Anodising, electroplating, enamelling or galvanising using in a year 1t to 100t of materials (AES=10)	R	Environmental Protection Act 1994 | s514	$650.00	$0.00	$650.00

Name	Commercial or Regulatory Fee	Legislation	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)
Transport and Maritime Services					
ERA 49 – Boat maintenance or repair (AES=17) [when carried out at a boat repair facility]	R	Environmental Protection Act 1994 | s514	$1,105.00	$0.00	$1,105.00
Waste Management					
ERA 61 Waste incineration and thermal treatment incinerating waste vegetation, clean paper or cardboard (AES=0)	R	Environmental Protection Act 1994 | s514	$344.00	$0.00	$344.00
COMMERCIAL USE OF LOCAL GOVERNMENT CONTROLLED AREAS OR ROADS					
New and Transfer Applications received from 1 April will be licensed until 30 June of the following year.					
Footpath Dining, Goods on Footpath, Roadside Vending - Site Rental Fee also applies					
New application fee (+ site fee)	R	Local Government Act 2009 | Local Law 1	$219.00	$0.00	$219.00
Transfer fee	R	Local Government Act 2009 | Local Law 1	$107.00	$0.00	$107.00
Renewal fee (+ site fee)	R	Local Government Act 2009 | Local Law 1	$148.00	$0.00	$148.00
Application fee for daily use (+ site fee)	R	Local Government Act 2009 | Local Law 1	$119.00	$0.00	$119.00
Site fee per m2 or part thereof	R	Local Government Act 2009 | Local Law 1	$13.00	$0.00	$13.00
Access Ramps into Commercial Premises					
Access ramps into commercial premises that are positioned wholly or partly on Council area or road. (Application form and copy of public liability insurance to be provided.)	R	Local Government Act 2009 | Local Law 1			Nil
INSTALLATION OF ADVERTISING DEVICES					
New and Transfer Applications received from 1 April will be licensed until 30 June of the following year.					
Advertising Devices					
If a fee is paid for an approval for commercial use of local government controlled areas or roads, no further fee is required for an A frame sign.					
New Application fee	R	Local Government Act 2009 | Local Law 1	$220.00	$0.00	$220.00
Transfer Fee	R	Local Government Act 2009 | Local Law 1	$107.00	$0.00	$107.00
Renewal Fee	R	Local Government Act 2009 | Local Law 1	$150.00	$0.00	$150.00
Fixed/Long Term					
Billboards and Hoarding/Roof/Inflatable signs.					
New Application fee	R	Local Government Act 2009 | Local Law 1	$360.00	$0.00	$360.00

continued on next page ...

Name	Commercial or Regulatory Fee	Legislation	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)

Fixed/Long Term [continued]

Transfer Fee	R	Local Government Act 2009 | Local Law 1	$110.00	$0.00	$110.00
Renewal Fee	R	Local Government Act 2009 | Local Law 1	$253.00	$0.00	$253.00

Community Service Providers (Charitable and Non Profit)

A charitable organisation is defined as an organisation officially recognised as devoted to the assistance of those in need.
A non-profit organisation is defined as an organisation where all revenue raised goes directly towards advancing a relevant public purpose; that no individual makes a personal profit out of the operations; that no remuneration is made to any individual, member or employee of the organisation; relies on volunteers; and does not receive significant government funding for its operations.

The processing of these approvals is seen by council as a community service. No application fee or licence fee shall apply. Application still to be made.	C	Local Government Act 2009 | s262(3)c			Nil

HEALTH & ENVIRONMENTAL SECTION

Search and Inspection Fees (for sale of Council licensed/approved premises only)

Applicants are to allow at least ten business days for a written response to the search.

Based on a minimum charge and each time after that charged at an hourly rate.

Health record enquiry (No inspection)	C	Local Government Act 2009 | s262(3)c	$130.00	$0.00	$130.00
Health Search - Inspection (Single License/ Approval on property)	C	Local Government Act 2009 | s262(3)c	$309.00	$0.00	$309.00
Health Search - Inspection (Multiple Licenses/ Approvals on property)	C	Local Government Act 2009 | s262(3)c	$473.00	$0.00	$473.00
Reinspection prior to settlement each hour or part thereof. Minimum charge of one hour.	C	Local Government Act 2009 | s262(3)c	$146.00	$0.00	$146.00

Inspection Fee – Health and Environment

Reinspection fee applies where additional inspections are required when compliance timeframes are not met. Each hour or part thereof. Minimum charge of one hour.	C	Local Government Act 2009 | s262(3)c	$146.00	$0.00	$146.00
Inspection of premises or place by officer at the request of a relevant person or prelodgement assessment of application (e.g. assessment of a proposed food premises etc.). Each hour or part thereof. Minimum charge of one hour.	C	Local Government Act 2009 | s262(3)c	$146.00	$0.00	$146.00

Remediation of private property following compliance notice

Administration fee for inspection and processing (including overgrown allotment, cyclone hazards and the like) after failure to comply with a remedial notice (plus the cost of undertaking the work)	R	Local Government Act 2009 | s262(3)c	$279.00	$0.00	$279.00
Remediation Work	R	Local Government Act 2009 | s262(3)c			At Cost

Name	Commercial or Regulatory Fee	Legislation	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)
Seizure and impounding of goods on Council area or roads					
Administration fee for the inspection, the impounding and the holding of goods left on Council controlled area or road (plus the cost of undertaking the work)	R	Local Government Act 2009 | s262(3)c	$279.00	$0.00	$279.00
Undertaking the work	C	Local Government Act 2009 | s262(3)c			At Cost
Release of Abandoned Vehicle					
Administration fee for release of abandoned vehicle to registered owner	R	Local Government Act 2009 | s262(3)c	$250.00	$0.00	$250.00
Costs of impounding abandoned vehicle	C	Transport Operations (Road Use Management) Act 1995 | s100 & s97(2)(d)LGA2009			At Cost
BOUNTY FOR DESTRUCTION OF PESTS					
Dingoes (including wild dogs) and Foxes					
Bounty for every dingo and fox pelt presented (count verified by Council officers)	C	Local Government Act 2009 | s262(3)c	$27.27	$2.73	$30.00
MISCELLANEOUS FEES AND CHARGES					
Food Vendor Stall Sites	C	Local Government Act 2009 | s262(3)c	Applies to Council festivals and large community type events (500 + Attendees) Site fee does not include power, fee is per day/per site • Commercial - $110.00 incl GST. • Not-for-profit - $44.00 incl GST.		
Market/Exhibition Stall Sites (No furniture provided)	C	Local Government Act 2009 | s262(3)c	Applies to Council festivals and large community type events (500 + Attendees) Site fee does not include power, fee is per day/per site • Commercial - $33.00 incl GST. • Not-for-profit - Free		
Approved Inspection Programmes					
Copy of an Approved Inspection Programme	R	Local Government Act 2009 | s97(2)c	Refer to current photocopying fees (exempt from GST)		
Annual Rental of Council Paddocks					
Paddocks < 10 hectares	C	Local Government Act 2009 | s262(3)c	$90 admin fee + $180/ha		
Paddocks > 10 hectares	C	Local Government Act 2009 | s262(3)c	$90.00 admin fee + $92.00/ha		
Agistment Fees					
Horses grazing - per head per week	C	Local Government Act 2009 | s262(3)c	$13.64	$1.36	$15.00

continued on next page ...

Name	Commercial or Regulatory Fee	Legislation	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)
Agistment Fees [continued]					
Mare with a foal grazing	C	Local Government Act 2009 | s262(3)c	$20.00	$2.00	$22.00
Quikspray Unit					
Hire of Quikspray Unit	C	Local Government Act 2009 | s262(3)c	$35.45	$3.55	$39.00
Mechanical Mulcher					
Hire of Mechanical Mulcher	C	Local Government Act 2009 | s262(3)c		$56.00 for five days hire	
WATER SAMPLING					
Testing of drinking water only.					
Collection of first water sample from private supplies - micro and chemical - external test	C	Local Government Act 2009 | s262(3)c	$424.55	$42.45	$467.00
Collection of additional water samples at the same time from private supplies - per sample - micro and chemical - external test	C	Local Government Act 2009 | s262(3)c	$175.45	$17.55	$193.00
Testing non-potable drinking water sample for licensed premises and private supplies - micro only (not part of normal inspection activity)	C	Local Government Act 2009 | s262(3)c	$180.00	$0.00	$180.00
CARRYING OUT WORKS ON A ROAD OR INTERFERING WITH A ROAD OR ITS OPERATION					
Application Fee	R	Local Government Act 2009 | Local Law 1.15			POA
PERMIT TO OPEN A ROAD - INSTALL INFRASTRUCTURE ACROSS A ROAD					
Where the Manager of Technical Services grants a permit to any person to open or break the surface of any part of any road, or to dig or to remove any turf, sand, clay or soil or other material from any part of any road for any lawful purpose.					
Application Fee - Administration/Record	R	Local Government Act 2009 | LL No. 12 S9,10,11&12	$114.00	$0.00	$114.00
Bitumen Reinstate Charge					
Reinstatement based on actual cost recovery	R	Local Government Act 2009 | s262(3)c			POA
Permit to close and barricade a footpath					
Standard fee to administer	R	Local Government Act 2009 | LL No. 12 S9,10,11&12	$103.00	$0.00	$103.00
Permit to install infrastructure above ground level in the road reserve					
Application Fee	R	Local Government Act 2009 | LL No. 12 S9,10,11&12			POA

continued on next page ...

Name	Commercial or Regulatory Fee	Legislation	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)
Permit to install infrastructure above ground level in the road reserve [continued]					
Recurring annual fee (Recurring annual fee includes annual inspection of infrastructure and currency of insurance)	R	Local Government Act 2009 | LL No. 12 S9,10,11&12	$151.00	$0.00	$151.00
CROSSOVERS					
A standard fee per sq. metre shall be charged for the construction of domestic concrete driveways on a private works basis, with such construction only being carried out when constructing adjacent kerb and channel.	C	Local Government Act 2009 | s262(3)c			POA
Property Access Charge					
First access (approval/inspection) provided by Council	R	Local Government Act 2009 | LL No. 12 S9,10,11&12			Nil
Second and subsequent fee for approval/ inspection (excludes properties subject to current development application approval)	R	Local Government Act 2009 | LL No. 12 S9,10,11&12	$190.00	$0.00	$190.00
Business Premises					
The applicant shall be responsible for the full cost involved for installation of a crossover to premises used for business purposes.	C	Local Government Act 2009 | s262(3)c			Nil
LICENSED GATES					
Council at its meeting held on 15th May, 1992 resolved that no license fees are to be paid by relevant landholders, however landholders shall be responsible for maintenance of the grids on public roads through their properties.					
APPLICATION FOR CURRENT ROUTE SPECIFIC PERMIT					
L06 (A) Restricted to Designated Route Conditionally Registered Vehicle					
Permit Fee	R	Local Government Act 2009 | s262(3)c	$90.20	$0.00	$90.20
Q100 1% AEP FLOOD CERTIFICATE					
Q100 1% AEP Flood Certificate - Floor Heights for Habitable Rooms Policy	C	Local Government Act 2009 | s262(3)c	$121.00	$0.00	$121.00
GRADER BLADES					
Used grader blade cutting edges each (minimum purchase of 4)	C	Local Government Act 2009 | s262(3)c	$9.36	$0.94	$10.30
SECOND HAND TYRES					
Used truck tyres and grader tyres are sold based on percentage of wear at the discretion of the Workshop Foreman.	C	Local Government Act 2009 | s262(3)c			POA

Name	Commercial or Regulatory Fee	Legislation	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)
SECOND HAND CULVERTS AND PIPES					
Per Tonne (includes loading by Council)	C	Local Government Act 2009 | s262(3)c	$300.00	$30.00	$330.00
EX CBD CONCRETE POTS					
Per pot (includes loading by Council)	C	Local Government Act 2009 | s262(3)c	$86.36	$8.64	$95.00
INVENTORY CULVERTS					
Each Culvert	C	Local Government Act 2009 | s262(3)c			Cost Price
BUILDING					
• The lodgement fee is non refundable; • Inspection fees are only refundable if inspections have not been carried out; and • Refund of assessment fees will be determined by Council					
Lodgement fee per application (for approvals issued by Private Certifiers)	R	Local Government Act 2009 | s262(3)c	$122.00	$0.00	$122.00
Building Certification Fees					
Please note, Council has outsourced its building certification therefore, fees are price on application (POA).					
Council does not provide an active Building Certification Service. Engagement of Council as a provider is on a case by case situation and fees provided on request. The fee will be based on Council's engagement of a Private Building Certifier with an administration fee of 20% of the assessment and inspection fee.	C	Local Government Act 2009 | s262(3)c			POA
All Classes					
Request to Extend Relevant Period for an Approval (Building Works Only)	R	Local Government Act 2009 | s262(3)c	$262.73	$26.27	$289.00
Change to Building Approval (MINOR), e.g. Change of Builder, Amendment of Plans (Maximum 3 Pages)	C	Local Government Act 2009 | s262(3)c	$192.73	$19.27	$212.00
Change to Building Approval (MAJOR), e.g. Amendment of Plans (>3 Pages), Change to Description of works	C	Local Government Act 2009 | s262(3)c	$289.09	$28.91	$318.00
Request for Copy of Certificate of Classification/ Occupancy Previously Issued	C	Local Government Act 2009 | s262(3)c	$61.00	$0.00	$61.00
Security Bond					
Security Bond for Removal/Relocation/ Demolition of Buildings	R	Planning Act 2016, Planning Regulation 2017	$10,000.00	$0.00	$10,000.00

Name	Commercial or Regulatory Fee	Legislation	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)
Swimming Pools					
Council does not provide an active Certification Service for Pool Safety Compliance Inspections/ Certificates. Engagement of Council as a provider is on a case by case situation and fees provided on request. The fee will be based on Council's engagement of a Licensed Pool Safety Inspector with an administration fee of 20% of the assessment and inspection fee.	C	Local Government Act 2009 | s262(3)c			POA
Request for Supply of Building Records					
Building application package (historical information including decision notice, approved plans and inspection certificates) - per application	R	Local Government Act 2009 | s262(3)c	$93.00	$0.00	$93.00
Copies of approved plans only - per application	R	Local Government Act 2009 | s262(3)c	$61.00	$0.00	$61.00
Building information enquiry - per property	R	Local Government Act 2009 | s262(3)c	$32.00	$0.00	$32.00
Request to build over or near relevant Infrastructure					
Fee to process application	R	Water Supply Safety & Reliability Act 2008	$188.00	$0.00	$188.00
Post Construction CCTV Inspection of Sewer (required under Council Policy)	C	Water Supply Safety & Reliability Act 2009	$517.00	$0.00	$517.00
Finalisation of Discontinued Permits					
Council does not provide an active Building Certification Service. Engagement of Council as a provider is on a case by case situation and fees provided on request. The fee will be based on Council's engagement of a Private Building Certifier with an administration fee of 20% of the assessment and inspection fee.	R	Local Government Act 2009 | s97(2)(e)			POA
PLUMBING & SANITARY DRAINAGE FEES					
Compliance Permit					
Lodgement Fee	R	Plumbing and Drainage Regulation 2019 | s44 (1)(iv)	$122.00	$0.00	$122.00
Assessment Fee - per fixture and/or septic connection point	R	Plumbing and Drainage Regulation 2019 | s44 (1)(iv)	$127.00	$0.00	$127.00
Testable Backflow Prevention Device					
Annual registration of testable backflow prevention device	R	Plumbing and Drainage Regulation 2019 | s44 (1)(iv)	$72.00	$0.00	$72.00
Late fee for overdue test report	R	Plumbing and Drainage Regulation 2019 | s44 (1)(iv)	$72.00	$0.00	$72.00

Name	Commercial or Regulatory Fee	Legislation	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)
Septic Installations/On-site Treatment Plants					
Registration of on-site treatment plant - per year	R	Plumbing and Drainage Regulation 2019 | s44 (1)(iv)	$88.00	$0.00	$88.00
Inspection/Amendment & Other Charges					
Change of Plumber	C	Plumbing and Drainage Regulation 2019 | s44 (1)(iv)	$122.00	$0.00	$122.00
Change to Approval (Minor) e.g. Change of Plans <3 pages	C	Plumbing and Drainage Regulation 2019 | s44 (1)(iv)	$218.00	$0.00	$218.00
Change to Approval (Major) e.g. Change to Description of Works, Plans >3 Pages	C	Plumbing and Drainage Regulation 2019 | s44 (1)(iv)	$328.00	$0.00	$328.00
Inspections requested outside normal office hours (normal working hours = 7:00am - 4:00pm Monday-Friday, excluding public holidays) Minimum 2 hour callout.	C	Local Government Act 2009 | s262(3)c			$437.00 *Each Additional hour or part thereof $328*
Additional inspections - during working hours (7:00am - 4:00pm Monday-Friday, excluding public holidays) - Per Inspection/Minimum fee = 1 hour	C	Local Government Act 2009 | s262(3)c	$218.00	$0.00	$218.00
Request to extend Plumbing Application	C	Plumbing and Drainage Regulation 2019 | s44 (1)(iv)	$265.00	$0.00	$265.00
Finalise old plumbing approvals (at the discretion of Council's Plumbing Inspector)	R	Plumbing and Drainage Regulation 2019 | s44 (1)(iv)			POA
Demountable Building	C	Local Government Act 2009 | s262(3)c			POA
Refunds					
Request for Refund	R	Local Government Act 2009 | s262(3)c			Assessed at the time of the request for refund (excluding lodgement fee):- Application received but assessment not commenced - 80% refund Assessment commenced including Information Request stage - 60% refund Approval (Decision Notice) issued but construction not commenced - 50% refund
Request for Supply of Plumbing Records					
Plumbing application package (historical information including decision notice, approved plans and inspection certificates) - per application	C	Local Government Act 2009 | s262(3)c	$93.00	$0.00	$93.00
Copies of approved plans only - per application	C	Local Government Act 2009 | s262(3)c	$61.00	$0.00	$61.00
Plumbing information enquiry - per property	C	Local Government Act 2009 | s262(3)c	$32.00	$0.00	$32.00

Name	Commercial or Regulatory Fee	Legislation	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)
TOWN PLANNING ASSESSABLE DEVELOPMENT - GENERAL FEES					
Non-Compliant Accepted Development Subject to Requirements Uses - No more than 2 non-compliant A0 provisions (e.g. A01.1(a) and A01.1(b))	R	Planning Act 2016, Planning Regulation 2017	$1,110.00	$0.00	$1,110.00
Non-Compliant Accepted Development Subject to Requirements Users - 3 or more non-compliant A0 provisions (e.g. A01.1(a) and A01.1(b))	R	Planning Act 2016, Planning Regulation 2017	Full application fee for use		
Request for consideration by Council that development is accepted (inc. written response provided by Council)	R	Planning Act 2016, Planning Regulation 2017	$780.00	$0.00	$780.00
Request for an Exemption Certificate	R	Planning Act 2016, Planning Regulation 2017	$780.00	$0.00	$780.00
The cost of external consultant's fees including any associated legal fees incurred for any further assessment or advice required to be undertaken by Council in consideration of any application, submission and/or technical report including subsequent compliance assessment, may be charged to the applicant. The cost of external consultant's fees including any associated legal fees incurred for any further assessment or advice required to be undertaken by Council in consideration of any application, submission and/or technical report including subsequent compliance assessment, may be charged to the applicant. Such costs must be paid prior to the final determination of the application.	R	Planning Act 2016, Planning Regulation 2017			POA
Pre-Lodgement Meeting Fee	C	Local Government Act 2009 | s262(3)c	$213.64	$21.36	$235.00
Confirmation of compliance of use with Planning Scheme and/or confirmation of existing use rights	R	Planning Act 2016, Planning Regulation 2017	$780.00	$0.00	$780.00
Request for Refund	R	Planning Act 2016, Planning Regulation 2017	Assessed at the time of the request for refund - If confirmation notice issued - 80% of the current application fee Post information request stage - 50% of the current application fee Post notification stage - 25% of the current application fee If Report/Assessment complete 0% of the current application fee		
Request to change development application before a decision is made (additional fee to be paid at the time of the request to change)	R	Planning Act 2016, Planning Regulation 2017	Assessed at the time of the request - If confirmation notice issued - 20% of the current application fee Post information request stage - 60% of the current application fee Post notification stage - 80% of the current application fee If Report/Assessment complete 90% of the current application fee		
Request to extend a development approval	R	Planning Act 2016, Planning Regulation 2017	$289.00	$0.00	$289.00
Request for change/amendment to be Considered Generally in Accordance With	R	Planning Act 2016, Planning Regulation 2017	$289.00	$0.00	$289.00

Name	Commercial or Regulatory Fee	Legislation	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)
Referral Agency Response					
Application to Council for referral agency response decision	R	Planning Act 2016, Planning Regulation 2017	$545.00	$0.00	$545.00
Request to change a referral agency response application/decision	R	Planning Act 2016, Planning Regulation 2017	$289.00	$0.00	$289.00
Request to extend currency period of referral agency response decision	R	Planning Act 2016, Planning Regulation 2017	$289.00	$0.00	$289.00
TOWN PLANNING ASSESSABLE DEVELOPMENT					
Reconfiguring a Lot					
Preliminary Approval	R	Planning Act 2016, Planning Regulation 2017	$2,870.00	$0.00	$2,870.00
Preliminary Approval inc. Variation Request	R	Planning Act 2016, Planning Regulation 2017			POA
Reconfiguring a lot - per lot (including boundary re-alignments)	R	Planning Act 2016, Planning Regulation 2017			$505.00/lot (min. fee $1010.00)
Lease exceeding 10 years - per lot	R	Planning Act 2016, Planning Regulation 2017			$505.00/lot (min. fee $1010.00)
Access easement not associated with a plan of subdivision	R	Planning Act 2016, Planning Regulation 2017	$505.00	$0.00	$505.00
Where a reconfiguration application triggers impact assessment - Minimum Fee (in addition to per lot fee)	R	Planning Act 2016, Planning Regulation 2017	$1,865.00	$0.00	$1,865.00
Endorsement of survey plan, building format plan, community management statement, or easement document	R	Planning Act 2016, Planning Regulation 2017	$270.00	$0.00	$270.00
Resigning of survey plan, building format plan, community management statement of easement document	R	Planning Act 2016, Planning Regulation 2017	$124.00	$0.00	$124.00
Valuation maintenance fee per lot including balance allotments (*fee subject to change as determined by the State)	R	Planning Act 2016, Planning Regulation 2017			per lot*
MATERIAL CHANGE OF USE DEVELOPMENT APPLICATION FEES					
Preliminary Approval					
Preliminary Approval - All Use Types	R	Planning Act 2016, Planning Regulation 2017	$2,870.00	$0.00	$2,870.00
Preliminary Approval inc. Variation Request - All Use Types	R	Planning Act 2016, Planning Regulation 2017			POA
Accommodation Type Use					
Caretakers Accommodation, Community Residence Dual Occupancy, Dwelling House (triggering assessment against the Planning Scheme), Dwelling Unit, Multiple Dwelling, Non-Resident Workforce Accommodation, Relocatable Home Park, Residential Care Facility, Retirement Facility, Rooming Accommodation, Rural Worker's Accommodation, Short-Term Accommodation, Tourist Park.					

continued on next page ...

Name	Commercial or Regulatory Fee	Legislation	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)

Accommodation Type Use [continued]

Code Assessment	R	Planning Act 2016, Planning Regulation 2017	$1,480.00	$0.00	$1,480.00
Impact Assessment	R	Planning Act 2016, Planning Regulation 2017	$2,870.00	$0.00	$2,870.00
Resort Complex	R	Planning Act 2016, Planning Regulation 2017			POA
Nature Based Tourism	R	Planning Act 2016, Planning Regulation 2017			POA

Business Type Use

Home Based Business, Funeral Parlour, Parking Station, Office, Roadside Stall, Service Station, Shop, Shopping Centre, Adult Store, Food and Drink Outlet, Hotel, Sales Office, Showroom, Veterinary Services, Agricultural Supplies Store, Bulk Landscape Supplies, Car Wash, Function Facility, Garden Centre, Hardware and Trade Supplies, Market, and Outdoor Sales.

Code Assessment	R	Planning Act 2016, Planning Regulation 2017	$1,480.00	$0.00	$1,480.00
Impact Assessment	R	Planning Act 2016, Planning Regulation 2017	$2,870.00	$0.00	$2,870.00
Air Service	R	Planning Act 2016, Planning Regulation 2017			POA
Shopping Centre with GFA greater than 2,500m2	R	Planning Act 2016, Planning Regulation 2017			POA

Rural Type Use

Animal Keeping, Aquaculture, Permanent Plantation, Cropping, Intensive Horticulture, Animal Husbandry, Rural Industry, Roadside Stall, Wholesale Nursery, Winery, Warehouse.

Code Assessment	R	Planning Act 2016, Planning Regulation 2017	$1,480.00	$0.00	$1,480.00
Impact Assessment	R	Planning Act 2016, Planning Regulation 2017	$2,870.00	$0.00	$2,870.00

Industry Type Use

Extractive Industry, Service Industry, High Impact Industry, Low Impact Industry, Marine Industry, Medium Impact Industry, Research and Technology Industry, Special Industry, Transport Depot, Warehouse.

Code Assessment	R	Planning Act 2016, Planning Regulation 2017	$1,480.00	$0.00	$1,480.00
Impact Assessment	R	Planning Act 2016, Planning Regulation 2017	$2,870.00	$0.00	$2,870.00
Major Electricity Infrastructure	R	Planning Act 2016, Planning Regulation 2017			POA
Renewable Energy Facility	R	Planning Act 2016, Planning Regulation 2017			POA

continued on next page ...

Name	Commercial or Regulatory Fee	Legislation	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)

Industry Type Use [continued]

Substation	R	Planning Act 2016, Planning Regulation 2017			POA

Community Type Activity Use

Childcare Centre, Park, Place of Worship, Community Care Centre, Community Use, Club, Emergency Services, Health Care Services, Cemetery, Utility Installation.

Code Assessment	R	Planning Act 2016, Planning Regulation 2017	$1,480.00	$0.00	$1,480.00
Impact Assessment	R	Planning Act 2016, Planning Regulation 2017	$2,870.00	$0.00	$2,870.00
Crematorium	R	Planning Act 2016, Planning Regulation 2017			POA
Detention Facility	R	Planning Act 2016, Planning Regulation 2017			POA
Hospital	R	Planning Act 2016, Planning Regulation 2017			POA
Educational Establishment	R	Planning Act 2016, Planning Regulation 2017			POA

Entertainment Type Use

Bar, Nightclub, Entertainment Facility, Theatre.

Code Assessment	R	Planning Act 2016, Planning Regulation 2017	$1,480.00	$0.00	$1,480.00
Impact Assessment	R	Planning Act 2016, Planning Regulation 2017	$2,870.00	$0.00	$2,870.00

Recreation Type Use

Indoor Sport and Recreation.

Code Assessment	R	Planning Act 2016, Planning Regulation 2017	$1,480.00	$0.00	$1,480.00
Impact Assessment	R	Planning Act 2016, Planning Regulation 2017	$2,870.00	$0.00	$2,870.00
Major Sport, Recreation and Entertainment Facility	R	Planning Act 2016, Planning Regulation 2017			POA
Motor Sport Facility	R	Planning Act 2016, Planning Regulation 2017			POA
Other Recreation Type Uses - Environmental Facility, Outdoor Sport and Recreation	R	Planning Act 2016, Planning Regulation 2017			POA

continued on next page ...

Name	Commercial or Regulatory Fee	Legislation	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)
Recreation Type Use [continued]					
Tourist Attraction	R	Planning Act 2016, Planning Regulation 2017			POA
Other Type Use					
Landing					
Code Assessment	R	Planning Act 2016, Planning Regulation 2017	$1,480.00	$0.00	$1,480.00
Impact Assessment	R	Planning Act 2016, Planning Regulation 2017	$2,870.00	$0.00	$2,870.00
Port Services	R	Planning Act 2016, Planning Regulation 2017			POA
Undefined Use	R	Planning Act 2016, Planning Regulation 2017			POA

OPERATIONAL WORKS APPLICATION FEES

Town Planning Assessable Development

Calculation of Fees -
Fees for assessment and inspection are determined based on the cost of works inclusive of GST. Cost of work quotation, certified by either a RPEQ or Quantity Surveyor, must be submitted at the time of lodgement of the application as required. Detailed quotation must be inclusive of GST. For staged developments, the application fee is calculated per the cost of works for each stage.

Operational Works

Application Fee (for works up to $25,000 in estimated value) (minimum fee)	R	Planning Act 2016, Planning Regulation 2017	$837.00	$0.00	$837.00
Application Fee (for works between $25,000 - $249,000 in estimated value)	R	Planning Act 2016, Planning Regulation 2017			2% value of work (Min. fee $1,480.00)
Application Fee (for works over $250,000 in estimated value)	R	Planning Act 2016, Planning Regulation 2017			$7,490 + 1.5% value of work over $250,000

Operational Works - Other

Prescribed Tidal Works	R	Planning Act 2016, Planning Regulation 2017			POA
Infrastructure Agreements (non-trunk infrastructure only)	R	Planning Act 2016, Planning Regulation 2017			POA
Maintenance Bond for Operational Works	R	Planning Act 2016, Planning Regulation 2017			5% value of work
Inspections and Compliance Assessment (minimum fee per inspection)	R	Planning Act 2016, Planning Regulation 2017	$490.00	$0.00	$490.00
Constructing or modifying a levee bank - Category 1	R	Planning Act 2016, Planning Regulation 2017	$1,480.00	$0.00	$1,480.00

continued on next page ...

Page 30 of 244

Name	Commercial or Regulatory Fee	Legislation	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)
Operational Works - Other [continued]					
Constructing or modifying a levee bank - Category 2 and 3	R	Planning Act 2016, Planning Regulation 2017			POA
TOWN PLANNING OTHER					
Town Planning application package (historical information including decision notice, approved plans and any other relevant correspondence) - per application	C	Local Government Act 2009 | s262(3)c			POA
Request to Change Development Approval					
Request to change a development approval (minor)	R	Planning Act 2016, Planning Regulation 2017	$1,010.00	$0.00	$1,010.00
Request to change a development approval (other)	R	Planning Act 2016, Planning Regulation 2017	80% of current application fee		
Planning and Development Certificates					
Limited (per lot)	R	Planning Act 2016, Planning Regulation 2017	$103.00	$0.00	$103.00
Standard (per lot)	R	Planning Act 2016, Planning Regulation 2017	$243.00	$0.00	$243.00
Full (per lot)	R	Planning Act 2016, Planning Regulation 2017	$541.00	$0.00	$541.00
Sale of Copies of Town Planning Scheme					
USB including scheme and maps	R	Planning Act 2016, Planning Regulation 2017			At Cost
Printed copy of scheme only (no maps)	R	Planning Act 2016, Planning Regulation 2017			At Cost
Printed copy of full set of zoning maps	R	Planning Act 2016, Planning Regulation 2017			At Cost
Printed copy of individual zoning map (A3 per sheet)	R	Planning Act 2016, Planning Regulation 2017			At Cost
Printed copy of individual zoning map (A4 per sheet)	R	Planning Act 2016, Planning Regulation 2017			At Cost
TRADE WASTE					
Council policy allows that the annual trade waste charge be on a measured volumetric basis for treated trade waste accepted into Council's sewerage system					
No Pre-Treatment					
Category 1 - flat fee per annum (<500kl)	R	Local Government Act 2009 | s97(2)(e)	$475.00	$0.00	$475.00

continued on next page ...

Page 31 of 244

Name	Commercial or Regulatory Fee	Legislation	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)
No Pre-Treatment [continued]					
Category 2 - flat fee + volume charge (>500kl)	R	Local Government Act 2009 | s97(2)(e)	$475.00	$0.00	$475.00
Category 2.1 - Fast food outlets, restaurants and supermarkets	R	Local Government Act 2009 | s97(2)(e)	$475.00	$0.00	$475.00
Category 2.2 - Mechanical workshop	R	Local Government Act 2009 | s97(2)(e)	$475.00	$0.00	$475.00
Category 2.3 - Swimming Pool	R	Local Government Act 2009 | s97(2)(e)	$475.00	$0.00	$475.00
Category 2.4 - Aged care, hospitals & motels	R	Local Government Act 2009 | s97(2)(e)	$475.00	$0.00	$475.00
Category 2.5 - Laundromats	R	Local Government Act 2009 | s97(2)(e)	$475.00	$0.00	$475.00
Pre-Treatment					
Category 1 - flat fee per annum (<500kl)	R	Local Government Act 2009 | s97(2)(e)	$113.00	$0.00	$113.00
Category 2 - flat fee + volume charge (>500kl)	R	Local Government Act 2009 | s97(2)(e)	$136.00	$0.00	$136.00
Category 2.1 - Fast food outlets, restaurants and supermarkets	R	Local Government Act 2009 | s97(2)(e)	$136.00	$0.00	$136.00
Category 2.2 - Mechanical workshop	R	Local Government Act 2009 | s97(2)(e)	$136.00	$0.00	$136.00
Category 2.3 - Swimming Pool	R	Local Government Act 2009 | s97(2)(e)	$136.00	$0.00	$136.00
Category 2.4 - Aged care, hospitals & motels	R	Local Government Act 2009 | s97(2)(e)	$136.00	$0.00	$136.00
Category 2.5 - Laundromats	R	Local Government Act 2009 | s97(2)(e)	$136.00	$0.00	$136.00
Category 2 - Volume - kl	R	Local Government Act 2009 | s97(2)(e)	$1.60	$0.00	$1.60
Category 3 - Volume - kl (high strength discharge)	R	Local Government Act 2009 | s97(2)(e)	$1.60	$0.00	$1.60
Category 3 - BOD 5 - kg	R	Local Government Act 2009 | s97(2)(e)	$1.80	$0.00	$1.80
Category 3 - Suspended Solids - kg	R	Local Government Act 2009 | s97(2)(e)	$0.70	$0.00	$0.70
Category 3 - Minimum Fee - per annum	R	Local Government Act 2009 | s97(2)(e)	$1,004.00	$0.00	$1,004.00
Application Fees					
Permit - Category 1	R	Local Government Act 2009 | s97(2)(e)	$84.00	$0.00	$84.00
Permit - Category 2	R	Local Government Act 2009 | s97(2)(e)	$84.00	$0.00	$84.00
Agreement - Category 3	R	Local Government Act 2009 | s97(2)(e)	$177.00	$0.00	$177.00
Inspection Fees					
All categories (per half hour or part thereof)	R	Local Government Act 2009 | s97(2)(e)	$135.00	$0.00	$135.00

Name	Commercial or Regulatory Fee	Legislation	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)
Testing Fees					
All categories - cost of laboratory charges plus freight	C	Local Government Act 2009 | s262(3)c	Cost plus freight plus 10% GST		
Septage and Other Approved Liquid Waste					
Vol. charge all loads - per kl	R	Local Government Act 2009 | s97(2)(e)	$66.00	$0.00	$66.00
Connection to Common Effluent Line	R	Local Government Act 2009 | s97(2)(e)	$4,578.00	$0.00	$4,578.00
WATER CHARGES					
Bulk Water Charge					
The charge for water supplied from any reticulated town supply to any consumer for specific purposes under any special agreement shall be:					
Per 1000 litres/1 kilolitre or part thereof - Excluding Giru	R	Local Government Act 2009 | s97(2)(e)	$3.00	$0.00	$3.00
Per 1000 litres/1 kilolitre or part thereof - Giru	R	Local Government Act 2009 | s97(2)(e)	$6.10	$0.00	$6.10
Supply of Metered Hydrant Stand Pipe					
The following fees are for filling swimming pools and other approved uses:					
Hire of Standpipe - Refundable Deposit	R	Local Government Act 2009 | s97(2)(e)	$2,000.00	$0.00	$2,000.00
Hire of Standpipe - Daily Fee	R	Local Government Act 2009 | s97(2)(e)	$25.00	$0.00	$25.00
Hire of Standpipe - Weekly Fee	R	Local Government Act 2009 | s97(2)(e)	$80.00	$0.00	$80.00
Hire of Standpipe - Annual Fee	R	Local Government Act 2009 | s97(2)(e)	$2,900.00	$0.00	$2,900.00
Plus bulk water charge based on estimated usage - excluding Giru	R	Local Government Act 2009 | s97(2)(e)	$3.00	$0.00	$3.00
Per 1000 litres/1 kilolitre or part thereof - Giru	R	Local Government Act 2009 | s97(2)(e)	$6.10	$0.00	$6.10
Meters					
Local flow test of water meter by Council staff (refundable if meter faulty)	R	Local Government Act 2009 | s97(2)(a)	$190.00	$0.00	$190.00
Replace flow control device	R	Local Government Act 2009 | s97(2)(a)	$355.00	$0.00	$355.00
Testing of a water meter by third party laboratory upon receipt of a customer request - per meter	R	Local Government Act 2009 | s97(2)(e)	$435.00	$0.00	$435.00
Alteration of the position of a water meter or water service (not requiring a new mains tapping)	R	Local Government Act 2009 | s97(2)(e)			Cost + 15%
Remove water meter upon request and terminate supply	R	Local Government Act 2009 | s97(2)(e)			Cost + 15%
Raise the position of a water meter	R	Local Government Act 2009 | s97(2)(e)			Cost + 15%
Cost to install meter below ground level into standard plastic meter pit	R	Local Government Act 2009 | s97(2)(e)			Cost + 15%
Additional cost to place new meter in underground pit	R	Local Government Act 2009 | s97(2)(e)			Cost + 15%

continued on next page ...

Name	Commercial or Regulatory Fee	Legislation	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)
Meters [continued]					
Special water meter reading - request for interim water meter reading to be carried out and pro-rata water consumption determined	R	Local Government Act 2009 | s97(2)(e)	$164.00	$0.00	$164.00
Water Services					
Minimum charge in urban water service area for each new standard 20mm (short) water service at and adjacent to an existing tapping and service pipe provided at property boundary (incl. water meter)	R	Local Government Act 2009 | s97(2)(e)	$1,020.00	$0.00	$1,020.00
Minimum charge in urban water service area for each new standard 25mm (short) water service at and adjacent to an existing tapping and service pipe provided at property boundary (incl. water meter)	R	Local Government Act 2009 | s97(2)(e)	$1,255.00	$0.00	$1,255.00
Additional charge for installation of 20mm or 25mm water services requiring new tapping on an existing non-trunk main.	R	Local Government Act 2009 | s97(2)(e)			Cost + 15%
Installation of water services larger than 25mm requiring a new tapping shall be at the applicant's full cost	R	Local Government Act 2009 | s97(2)(e)			Cost + 15%
Customer request to isolate property water service at main ferrule cock and return to service when works complete.	R	Local Government Act 2009 | s97(2)(e)	$370.00	$0.00	$370.00
Customer request to isolate property water service at main ferrule cock OR return to service when works complete.	R	Local Government Act 2009 | s97(2)(e)	$240.00	$0.00	$240.00
Replace non-return (dual check) valves on services	R	Local Government Act 2009 | s97(2)(a)			Cost + 15%
Minimum charge in urban water service area, for each new standard 20mm water service, including meter, at and adjacent to an existing tapping provided at property boundary - Long Service	R	Local Government Act 2009 | s97(2)(a)			POA
Minimum charge in urban water service area, for each new standard 25mm water service and meter at and adjacent to an existing tapping provided at property boundary - Long Service	R	Local Government Act 2009 | s97(2)(a)			POA
Water supply connection to an existing Rural Water Supply, Constant Flow System shall be the greater of or full actual cost of works to provide supply to the property	R	Local Government Act 2009 | s97(2)(e)	$8,905.00	$0.00	$8,905.00
Connection to Alva Water Supply	R	Local Government Act 2009 | s97(2)(e)	$6,858.00	$0.00	$6,858.00
HYDRANT FLOW AND PRESSURE TESTING					
Per Hydrant	R	Local Government Act 2009 | s97(2)(e)	$164.00	$0.00	$164.00
ATTENDANCE TO FIRE SERVICES					
Isolate property fire service at main by request					
During normal working hours (7:00am to 4:00pm)	C	Local Government Act 2009 | s97(2)(e)	$370.00	$0.00	$370.00
Weekdays outside normal working hours	C	Local Government Act 2009 | s97(2)(e)	$705.00	$0.00	$705.00

continued on next page ...

Name	Commercial or Regulatory Fee	Legislation	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)
ATTENDANCE TO FIRE SERVICES [continued]					
During weekend (by on-call officer)	C	Local Government Act 2009 | s97(2)(e)	$890.00	$0.00	$890.00
Isolate fire main (usually 4" above ground)	C	Local Government Act 2009 | s97(2)(e)	$180.00	$0.00	$180.00
WASTE WATER					
New Sewer Connection	R	Local Government Act 2009 | s97(2)(e)			Cost + 15%
Relocation of Existing Sewer Connection	R	Local Government Act 2009 | s97(2)(e)			Cost + 15%

Name	Commercial or Regulatory Fee	Legislation	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)

WASTE DISPOSAL FEES AND CHARGES

Kirknie Landfill when the weighbridge is operational

- For all vehicles the weight of waste and other material is measured through the use of the weighbridge.

Kirknie Landfill when the weighbridge is not operational

- The weight of waste is measured as per Table 1 and Table 2 below. (Source: *Waste Reduction and Recycling Regulation 2011*)

Table 1: Weight of Waste or other material delivered or moved in vehicle

Vehicle Type	Waste type or other material	GVM or GCM (t)								
		≤4.5	>4.5 ≤ 10.0	>10.0 ≤16.0	>16.0 ≤ 23.5	>23.5 ≤ 28.0	>28.0 ≤ 40.0	>40.0 ≤ 43.5	>43.5 ≤ 51.0	> 51.0
Articulated Motor Vehicle	any type or mixture of waste or other material		1t	3t	8t	12t	21t	24.5t	30.5t	41t
Car	any type or mixture of waste	0.05t								
Car towing a trailer	any type or mixture of waste	0.25t								
Compactor Truck	any type or mixture of waste or other material		1t	2.25t	5.25t	9.5t	13.25t			
Light Commercial Vehicle	MSW or C&I or any mixture of only MSW and C&I or other material	0.75t								
	C&D or any mixture of waste that includes C&D	1.25t								
Rigid Truck	MSW or C&I or any mixture of only MSW and C&I or other material		1.75t	3.25t	5t	8.75t	12.5t			
	C&D or any mixture of waste that include C&D		3.75t	7t	11t	13.75t	19.75t			
Rigid Truck towing a trailer	any type or mixture of waste or other material		1t	3t	8t	12t	21t	24.75t	30.5t	41t
Van or Ute	any type or mixture of waste	0.2t								
Van or Ute towing a trailer	any type or mixture of waste	0.4t								

Table 2: Weight multiplier for waste or other material delivered or moved in containers

Waste Type		Weight Multiplier
1	MSW or C&I, any mixture of only MSW and C&I, or other material - a. if the volume of waste or other material in the container is equal to or less than half the capacity of the container; or b. if the volume of waste or other material in the container is more than half the capacity of the container	0.08 0.15
2	C&D or any mixture of waste that includes C&D - a. if the volume of waste or other material in the container is equal to or less than half the capacity of the container; or b. if the volume of waste or other material in the container is more than half the capacity of the container	0.13 0.25

continued on next page ...

Name	Commercial or Regulatory Fee	Legislation	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)

WASTE DISPOSAL FEES AND CHARGES [continued]

WASTE LEVY

The waste levy is applied to all waste that is disposed to landfill.
The various waste types that are applicable to Burdekin Shire Council are:

- General waste, including municipal solid waste, commercial and industrial waste, and construction and demolition waste.
- Category 2 regulated waste.

The waste disposal levy is set by Queensland Government and commenced in July 2019. The levy is payable on all waste to landfill and aims to reduce the amount of waste going to landfill and encourage waste avoidance.

For more information on Queensland's Waste Disposal Levy About the levy | Environment, land and water | Queensland Government

Queensland General Waste Levy (Regional)	C	Local Government Act 2009 s262(3)c | Waste Reduction and Recycling Regulation 2023	$101.00	$10.10	$111.10
Queensland Regulated Waste - Category 2 (Regional)	C	Local Government Act 2009 s262(3)c | Waste Reduction and Recycling Regulation 2023	$138.73	$13.87	$152.60

KIRKNIE LANDFILL

Free sorted waste for Burdekin residents only (all recyclable material removed). Domestic fees below will apply to all unsorted waste.

Municipal Solid Waste - Domestic

Domestic Waste to Landfill

Unsorted Domestic general waste - per tonne	C	Local Government Act 2009 s262(3)c | Waste Reduction and Recycling Regulation 2023	**Fee:** $170.00 (inc GST) **Levy:** NA
Sorted Domestic general waste - per tonne	C	Local Government Act 2009 s262(3)c | Waste Reduction and Recycling Regulation 2023	**Fee:** Free if all recyclable material removed **Levy:** NA

Domestic Recyclables to Resource Recovery Area

Mattress (no charge for baby mattresses or foam mattresses - no springs <5cm thick) - each	C	Local Government Act 2009 s262(3)c | Waste Reduction and Recycling Regulation 2023	**Fee:** $32.00 (inc GST) **Levy:** NA
Greenwaste (uncontaminated) - per tonne	C	Local Government Act 2009 s262(3)c | Waste Reduction and Recycling Regulation 2023	**Fee:** Free if sorted **Levy:** NA

continued on next page ...

Name	Commercial or Regulatory Fee	Legislation	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)

Domestic Recyclables to Resource Recovery Area [continued]

Clean concrete, bricks or pavers - per tonne	C	Local Government Act 2009 s262(3)c | Waste Reduction and Recycling Regulation 2023	**Fee:** Free if sorted **Levy:** NA
Clean fill - per tonne	C	Local Government Act 2009 s262(3)c | Waste Reduction and Recycling Regulation 2023	**Fee:** Free if sorted **Levy:** NA
Fridges, freezers or air conditioning units - degassed or not - each	C	Local Government Act 2009 s262(3)c | Waste Reduction and Recycling Regulation 2023	Fee: $17.50 (per Unit) **Levy:** NA
Cardboard - per m3	C	Local Government Act 2009 s262(3)c | Waste Reduction and Recycling Regulation 2023	**Fee:** Free if sorted **Levy:** NA
Comingled recycling - per m3	C	Local Government Act 2009 s262(3)c | Waste Reduction and Recycling Regulation 2023	**Fee:** Free if sorted **Levy:** NA
Gas Bottles - Each	C	Local Government Act 2009 s262(3)c | Waste Reduction and Recycling Regulation 2023	**Fee:** $16.50 inc Gst **Levy:** NA
Fire Extinguishers - Each	C	Local Government Act 2009 s262(3)c | Waste Reduction and Recycling Regulation 2023	**Fee:** $21.00 **Levy:** NA
Scrap metal - per tonne	C	Local Government Act 2009 s262(3)c | Waste Reduction and Recycling Regulation 2023	**Fee:** Free if sorted **Levy:** NA
Car body - each	C	Local Government Act 2009 s262(3)c | Waste Reduction and Recycling Regulation 2023	**Fee:** Free if sorted **Levy:** NA
Solar Households Roof Panels - per panel	C	Local Government Act 2009 s262(3)c | Waste Reduction and Recycling Regulation 2023	**Fee:** $25.00 per panel (Limit of 20 panels) **Levy:** NA

Commercial and Industrial

Total fees payable for waste deposited to landfill will include the applicable fee and levy.

Commercial Waste to Landfill

Commercial general mixed waste - per tonne	C	Local Government Act 2009 s262(3)c | Waste Reduction and Recycling Regulation 2023	**Fee:** $170.00 (inc GST) **Plus State Levy: Refer General Waste Levy Charge**

continued on next page ...

Name	Commercial or Regulatory Fee	Legislation	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)

Commercial Waste to Landfill [continued]

Commercial lightweight plastics waste - per tonne	C	Local Government Act 2009 s262(3)c | Waste Reduction and Recycling Regulation 2023	**Fee:** $241.00 (inc GST) **Plus State Levy: Refer General Waste Levy Charge**

Commercial Recyclables to Resource Recovery Area

Commercial recyclables deemed unsuitable for resource recovery by the landfill operator will be sent to landfill with levy rates applicable.

Mattress (no charge for baby mattresses or foam mattresses - no springs <5cm thick) - each	C	Local Government Act 2009 s262(3)c | Waste Reduction and Recycling Regulation 2023	**Fee:** $56.00 (inc GST) **Levy:** NA
Car body - each	C	Local Government Act 2009 s262(3)c | Waste Reduction and Recycling Regulation 2023	**Fee:** $67.00 (inc GST) **Levy:** NA
Commercial greenwaste (uncontaminated) - per tonne	C	Local Government Act 2009 s262(3)c | Waste Reduction and Recycling Regulation 2023	**Fee:** $59.00 (inc GST) **Levy:** NA
Comingled recycling - per m3	C	Local Government Act 2009 s262(3)c | Waste Reduction and Recycling Regulation 2023	**Fee:** Free if sorted **Levy:** NA
Scrap metal - per tonne	C	Local Government Act 2009 s262(3)c | Waste Reduction and Recycling Regulation 2023	**Fee:** Free if sorted **Levy:** NA
Degassed fridges, freezers or airconditioning units - each	C	Local Government Act 2009 s262(3)c | Waste Reduction and Recycling Regulation 2023	**Fee:** $10.50 (inc GST) Degassing certificate must be provided **Levy:** NA
Undegassed fridges, freezers or air conditioning units - each	C	Local Government Act 2009 s262(3)c | Waste Reduction and Recycling Regulation 2023	**Fee:** $71.00 (inc GST) **Levy:** NA
Cardboard - per m3	C	Local Government Act 2009 s262(3)c | Waste Reduction and Recycling Regulation 2023	**Fee:** $20 (inc GST) **Levy:** NA
Gas Bottles - Each	C	Local Government Act 2009 s262(3)c | Waste Reduction and Recycling Regulation 2023	**Fee:** $33.00 (inc GST) **Levy**: NA
Fire Extinguisher - each	C	Local Government Act 2009 s262(3)c | Waste Reduction and Recycling Regulation 2023	**Fee:** $42.00 (inc GST) **Levy:** NA

continued on next page ...

Name	Commercial or Regulatory Fee	Legislation	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)

Commercial Recyclables to Resource Recovery Area [continued]

Solar Households Roof Panels - per panel	C	Local Government Act 2009 s262(3)c | Waste Reduction and Recycling Regulation 2023	**Fee:** $25 per panel (Limit of 20 panels) **Levy:** NA

Construction and Demolition

Construction and Demolition Waste to Landfill

Mixed construction and demolition - per tonne	C	Local Government Act 2009 s262(3)c | Waste Reduction and Recycling Regulation 2023	**Fee:** $170.00 (inc GST) **Plus State Levy: Refer General Waste Levy Charge**
Timber - per tonne	C	Local Government Act 2009 s262(3)c | Waste Reduction and Recycling Regulation 2023	**Fee:** $170.00 (inc GST) **Plus State Levy: Refer General Waste Levy Charge**

Construction and Demolition Recyclables to Resource Recovery Area

Construction and demolition recyclables deemed unsuitable for resource recovery by the landfill operator will be sent to landfill with levy rates applicable.

Clean concrete requiring rock breaking (any concrete with steel reinforcement and concrete >400mm) - per tonne	C	Local Government Act 2009 s262(3)c | Waste Reduction and Recycling Regulation 2023	**Fee:** $161.00 (inc GST) **Levy:** NA
Clean concrete <400mm largest dimensions (no steel reinforcement) - per tonne	C	Local Government Act 2009 s262(3)c | Waste Reduction and Recycling Regulation 2023	**Fee:** $70.00 (inc GST) **Levy:** NA
Bricks, pavers and besser blocks - per tonne	C	Local Government Act 2009 s262(3)c | Waste Reduction and Recycling Regulation 2023	**Fee:** $27.00 (inc GST) **Levy:** NA
Clean fill - per tonne	C	Local Government Act 2009 s262(3)c | Waste Reduction and Recycling Regulation 2023	**Fee:** Free if sorted **Levy:** NA
Asphalt/bitumen - per tonne	C	Local Government Act 2009 s262(3)c | Waste Reduction and Recycling Regulation 2023	**Fee:** Free if sorted **Levy:** NA

Regulated Waste

Regulated Waste to Landfill

Asbestos (removed in accordance with WH&S and Public Health legislation) - per tonne	C	Local Government Act 2009 s262(3)c | Waste Reduction and Recycling Regulation 2023	**Fee:** $250.00 (inc GST) **Levy:** NA

continued on next page ...

Name	Commercial or Regulatory Fee	Legislation	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)
Regulated Waste to Landfill [continued]					
Biosolids - per tonne	C	Local Government Act 2009 s262(3)c | Waste Reduction and Recycling Regulation 2023	**Fee:** $164.00 (inc GST) **Plus State Levy: Refer Regulated Waste Levy Charge**		
Regulated Waste Recyclables to Resource Recovery Area					
Motor oil (any volume of commercial and/or >10 litres of domestic) - per L	C	Local Government Act 2009 s262(3)c | Waste Reduction and Recycling Regulation 2023	**Fee:** $0.40 (inc GST) **Levy:** NA		
Oil filters - all commercial and/or >3 domestic - each	C	Local Government Act 2009 s262(3)c | Waste Reduction and Recycling Regulation 2023	**Fee:** $4.00 (inc GST) **Levy:** NA		
Cooking oil - Any volume of commercial and/or domestic cooking oil >20L - per L	C	Local Government Act 2009 s262(3)c | Waste Reduction and Recycling Regulation 2023	**Fee:** $1.60 (inc GST) **Levy:** NA		
Motor oil (domestic ≤10 litres) - per L	C	Local Government Act 2009 s262(3)c | Waste Reduction and Recycling Regulation 2023	**Fee:** Free if sorted **Levy:** NA		
Oil filters - Domestic ≤3 - each	C	Local Government Act 2009 s262(3)c | Waste Reduction and Recycling Regulation 2023	**Fee:** Free if sorted **Levy:** NA		
Cooking oil - Domestic ≤20L - each	C	Local Government Act 2009 s262(3)c | Waste Reduction and Recycling Regulation 2023	**Fee:** Free if sorted **Levy:** NA		
Tyres - each	C	Local Government Act 2009 s262(3)c | Waste Reduction and Recycling Regulation 2023	**Fee:** At Cost **Levy:** NA		
Batteries - not accepted in BCycle Battery Scheme - each	C	Local Government Act 2009 s262(3)c | Waste Reduction and Recycling Regulation 2023	**Fee:** At Cost **Levy:** NA		
Batteries (ULAB and household accepted in BCycle Battery Scheme) - each	C	Local Government Act 2009 s262(3)c | Waste Reduction and Recycling Regulation 2023	**Fee:** Free if sorted **Levy:** NA		

Name	Commercial or Regulatory Fee	Legislation	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)

TRANSFER STATIONS

Free sorted waste for Burdekin residents only (all recyclable material removed). Domestic fees listed below will apply to all unsorted waste.
Please refer to Council's website for the current opening hours of all Transfer Stations.

The following items are not accepted at all transfer stations:

- Asbestos (landfill only)
- Liquid waste including: paints, solvents, chemicals, fuels and coolants
- Contaminated soil
- Asphalt and soil (landfill only)
- Concrete, bricks, pavers (Please note quantities up to 240L (the size of a standard wheelie bin) accepted at Ayr Transfer Station only) All other quantities to landfill only
- Unwrapped offensive material (large quantities of meat, fish or dead animals) (landfill only)
- Vehicles greater than 4.5 tonne GVM or GCM (excluding greenwaste)
- Timber (more than half a ute load and/or half trailer load (landfill only)
- Car bodies only (all tyres, oils, fluids and interior to be removed (landfill only)
- Trailers over 3m in length (excluding greenwaste)
- Large quantities of commercial waste (at Transfer Station attendants' discretion)

The following items are also **not accepted** at the Clare Transfer Station

- Greenwaste
- Tyres
- Mattresses
- Batteries
- Commercial waste
- Gas bottles
- Fire Extinguishers, Flares or EPIRBS (decommissioned or otherwise)
- Non degassed fridges, freezers and air conditioners
- Waste motor oil, cooking oil and oil filters
- E-waste

The following items only are accepted at the Clare Transfer Station:

- Hard waste
- Putrescible waste
- Recyclables such as aluminium cans, plastics (numbered 1-5), glass bottles & jars, paper & cardboard
- Scrap metal
- DrumMUSTER - by appointment only

Please follow Transfer Station Attendants instructions and signage at all sites to ensure correct sorting of waste and recyclables.

Municipal Solid Waste - Domestic

Domestic Waste to transfer bin

Bag/bin 140L - each	C	Local Government Act 2009 s262(3)c | Waste Reduction and Recycling Regulation 2023	$6.36	$0.64	$7.00
240L Bin - each	C	Local Government Act 2009 s262(3)c | Waste Reduction and Recycling Regulation 2023	$10.91	$1.09	$12.00
Car - each	C	Local Government Act 2009 s262(3)c | Waste Reduction and Recycling Regulation 2023	$13.64	$1.36	$15.00
Small trailer - each	C	Local Government Act 2009 s262(3)c | Waste Reduction and Recycling Regulation 2023	$22.73	$2.27	$25.00

continued on next page ...

Name	Commercial or Regulatory Fee	Legislation	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)
Domestic Waste to transfer bin [continued]					
Large trailer/ute/van - each	C	Local Government Act 2009 s262(3)c | Waste Reduction and Recycling Regulation 2023	$31.82	$3.18	$35.00
Timber (less than half a ute load or small trailer load) - each	C	Local Government Act 2009 s262(3)c | Waste Reduction and Recycling Regulation 2023			**Fee:** Free if sorted **Levy:** NA
Bulky domestic waste items e.g. Couches (per piece) and Cupboards	C	Local Government Act 2009 s262(3)c | Waste Reduction and Recycling Regulation 2023			$10.00 (inc GST)
Domestic Recyclables					
Mattress - each	C	Local Government Act 2009 s262(3)c | Waste Reduction and Recycling Regulation 2023	$29.09	$2.91	$32.00
Excluding baby/cot mattresses and foam mattresses less than 5cm thick					
Domestic Greenwaste - per m3	C	Local Government Act 2009 s262(3)c | Waste Reduction and Recycling Regulation 2023			**Fee:** Free if sorted **Levy:** NA
Comingled recycling - per m3	C	Local Government Act 2009 s262(3)c | Waste Reduction and Recycling Regulation 2023			**Fee:** Free if sorted **Levy:** NA
Cardboard - per m3	C	Local Government Act 2009 s262(3)c | Waste Reduction and Recycling Regulation 2023			**Fee:** Free if sorted **Levy:** NA
Scrap Metal - per m3	C	Local Government Act 2009 s262(3)c | Waste Reduction and Recycling Regulation 2023			**Fee:** Free if sorted **Levy:** NA
Fridges, freezers and air conditioning units degassed or not - each	C	Local Government Act 2009 s262(3)c | Waste Reduction and Recycling Regulation 2023			**Fee:** $17.50 (per unit) **Levy:** NA
E-waste - each	C	Local Government Act 2009 s262(3)c | Waste Reduction and Recycling Regulation 2023			**Fee:** Free if sorted **Levy:** NA
Gas Bottles - Each	C	Local Government Act 2009 s262(3)c | Waste Reduction and Recycling Regulation 2023			**Fee:** $16.50 **Levy:** NA

continued on next page ...

Name	Commercial or Regulatory Fee	Legislation	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)
Domestic Recyclables [continued]					
Fire Extinguishers - Each	C	Local Government Act 2009 s262(3)c | Waste Reduction and Recycling Regulation 2023	**Fee:** $21.00 **Levy:** NA		
Flare/EPIRB - Each	C	Local Government Act 2009 s262(3)c | Waste Reduction and Recycling Regulation 2023	**Fee:** Free if sorted **Levy:** NA		
Fluro light tubes and lamps - Each	C	Local Government Act 2009 s262(3)c | Waste Reduction and Recycling Regulation 2023	**Fee:** Free if sorted **Levy:** NA		
Solar Households Roof Panels - per panel	C	Local Government Act 2009 s262(3)c | Waste Reduction and Recycling Regulation 2023	**Fee:** $25.00 per panel (Limit of 20 panels) **Levy:** NA		
Commercial and Industrial					
Commercial Waste to transfer bin					
Bag/bin 140L - each	C	Local Government Act 2009 s262(3)c | Waste Reduction and Recycling Regulation 2023	$12.73	$1.27	$14.00
240L Bin - each	C	Local Government Act 2009 s262(3)c | Waste Reduction and Recycling Regulation 2023	$21.82	$2.18	$24.00
Car - each	C	Local Government Act 2009 s262(3)c | Waste Reduction and Recycling Regulation 2023	$27.27	$2.73	$30.00
Small trailer - each	C	Local Government Act 2009 s262(3)c | Waste Reduction and Recycling Regulation 2023	$45.45	$4.55	$50.00
Large trailer/ute/van - each	C	Local Government Act 2009 s262(3)c | Waste Reduction and Recycling Regulation 2023	$63.64	$6.36	$70.00
Bulky domestic waste items e.g. Couches (per piece) and Cupboards	C	Local Government Act 2009 s262(3)c | Waste Reduction and Recycling Regulation 2023	$9.09	$0.91	$10.00
Commercial Recyclables					
Mattress (no charge for baby mattresses or foam mattresses - no springs <5cm thick) - each	C	Local Government Act 2009 s262(3)c | Waste Reduction and Recycling Regulation 2023	$50.91	$5.09	$56.00

continued on next page ...

Name	Commercial or Regulatory Fee	Legislation	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)
Commercial Recyclables [continued]					
Cardboard - per m3	C	Local Government Act 2009 s262(3)c | Waste Reduction and Recycling Regulation 2023	$18.18	$1.82	$20.00
Undegassed Fridges, Freezers or air conditioning units - each	C	Local Government Act 2009 s262(3)c | Waste Reduction and Recycling Regulation 2023	$64.55	$6.45	$71.00
Degassed fridges, freezers or air conditioning units - each	C	Local Government Act 2009 s262(3)c | Waste Reduction and Recycling Regulation 2023	**Fee:** $10.50 (per unit). Degass certificate to be presented on disposal **Levy:** NA		
Gas Bottles - Each	C	Local Government Act 2009 s262(3)c | Waste Reduction and Recycling Regulation 2023	$30.00	$3.00	$33.00
Fire Extinguisher - each	C	Local Government Act 2009 s262(3)c | Waste Reduction and Recycling Regulation 2023	$38.18	$3.82	$42.00
Greenwaste - per vehicle size	C	Local Government Act 2009 s262(3)c | Waste Reduction and Recycling Regulation 2023	**Fee:** Utility/Small Trailer <2m - $20 Medium Trailer 2m-3m - $30 Large Trailer 3m+ - $40 Truck <4.5t - $50 Truck >4.5t - $70 **Levy:** NA		
Comingled recycling - per m3	C	Local Government Act 2009 s262(3)c | Waste Reduction and Recycling Regulation 2023	**Fee:** Free if sorted **Levy:** NA		
Scrap Metal - per m3	C	Local Government Act 2009 s262(3)c | Waste Reduction and Recycling Regulation 2023	**Fee:** Free if sorted **Levy:** NA		
E-waste - per m3	C	Local Government Act 2009 s262(3)c | Waste Reduction and Recycling Regulation 2023	**Fee:** Free if sorted **Levy:** NA		
Flare/EPIRB, Fluro light tubes and lamps - Each	C	Local Government Act 2009 s262(3)c | Waste Reduction and Recycling Regulation 2023	**Fee:** Free if sorted **Levy:** NA		
Solar Households Roof Panels - per panel	C	Local Government Act 2009 s262(3)c | Waste Reduction and Recycling Regulation 2023	**Fee:** $25 per panel (Limit of 20 panels) **Levy:** NA		

continued on next page ...

Name	Commercial or Regulatory Fee	Legislation	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)
Commercial Recyclables [continued]					
Concrete bricks and pavers	C	Local Government Act 2009 s262(3)c | Waste Reduction and Recycling Regulation 2023			**Fee: $5** Max Quantity - 240L (the size of a standard wheelie bin) Loads above this must be taken to Kirknie Landfill
Regulated Waste					
Regulated Waste Recyclables					
Motor oil - any volume of commercial and/or >10 litres of domestic - per L	C	Local Government Act 2009 s262(3)c | Waste Reduction and Recycling Regulation 2023	$0.36	$0.04	$0.40
Oil filters - all commercial and/or > 3 domestic - each	C	Local Government Act 2009 s262(3)c | Waste Reduction and Recycling Regulation 2023	$3.64	$0.36	$4.00
Cooking oil - any volume of commercial and/or domestic cooking oil >20L - per L	C	Local Government Act 2009 s262(3)c | Waste Reduction and Recycling Regulation 2023	$1.45	$0.15	$1.60
Motor oil - Domestic ≤10 litres - per L	C	Local Government Act 2009 s262(3)c | Waste Reduction and Recycling Regulation 2023			**Fee:** Free if sorted **Levy:** NA
Oil filters - Domestic ≤ 3 - each	C	Local Government Act 2009 s262(3)c | Waste Reduction and Recycling Regulation 2023			**Fee:** Free if sorted **Levy:** NA
Cooking oil - Domestic ≤ 20L - per L	C	Local Government Act 2009 s262(3)c | Waste Reduction and Recycling Regulation 2023			**Fee:** Free if sorted **Levy:** NA
Tyres - each	C	Local Government Act 2009 s262(3)c | Waste Reduction and Recycling Regulation 2023			**Fee:** At Cost **Levy:** NA
Batteries - not accepted in BCycle Battery Scheme - each	C	Local Government Act 2009 s262(3)c | Waste Reduction and Recycling Regulation 2023			**Fee:** At Cost **Levy:** NA
Batteries (ULAB and household accepted in BCycle Battery Scheme) - each	C	Local Government Act 2009 s262(3)c | Waste Reduction and Recycling Regulation 2023			**Fee:** Free if sorted **Levy:** NA

Name	Commercial or Regulatory Fee	Legislation	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)
OTHER WASTE CHARGES					
Establishment Fee - Upsize to a 360L yellow lidded recycle bin	R	Local Government Act 2009 s262(3)c | Waste Reduction and Recycling Regulation 2023	$66.00	$0.00	$66.00
Giru transfer station hire & bin collection - per month	C	Local Government Act 2009 s262(3)c | Waste Reduction and Recycling Regulation 2023	$4,309.09	$430.91	$4,740.00
Use of weighbridge - each	C	Local Government Act 2009 s262(3)c | Waste Reduction and Recycling Regulation 2023	$19.09	$1.91	$21.00
Additional contractor collection of kerbside bins, Ayr, Home Hill & Brandon (Additional collections in rural location will not be completed) - per bin	C	Local Government Act 2009 s262(3)c | Waste Reduction and Recycling Regulation 2023	$21.82	$2.18	$24.00
Product Destruction Certificate	C	Local Government Act 2009 s262(3)c | Waste Reduction and Recycling Regulation 2023	$58.18	$5.82	$64.00
Load of mulch delivered (price per load including GST) *conditions apply including distance, domestic customers only and delivery (only available on selected advertised days) *Contact Council's Waste Department	C	Local Government Act 2009 s262(3)c | Waste Reduction and Recycling Regulation 2023	$45.45	$4.55	$50.00

Name	Commercial or Regulatory Fee	Legislation	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)

AYR SHOWGROUNDS FEES AND CHARGES

Fixed Costs

Main Hall 12 hour rate	C	Local Government Act 2009 | s262(3)c	$154.55	$15.45	$170.00
Main Hall 24 hour rate	C	Local Government Act 2009 | s262(3)c	$454.55	$45.45	$500.00
Extended Hire of Facility Full day	C	Local Government Act 2009 | s262(3)c	$112.73	$11.27	$124.00
Multi-Purpose Building (per day)	C	Local Government Act 2009 | s262(3)c	$309.09	$30.91	$340.00
Extended Hire of Facility (per day)	C	Local Government Act 2009 | s262(3)c	$154.55	$15.45	$170.00
Hire of small halls for band practice - weekly fee	C	Local Government Act 2009 | s262(3)c	$20.00	$2.00	$22.00
PA System (Inside Hall Hire Only)	C	Local Government Act 2009 | s262(3)c	$181.82	$18.18	$200.00
Small Projector and Projector Screen - per day	C	Local Government Act 2009 | s262(3)c	$100.00	$10.00	$110.00
Only available to Conferences and Workshops during weekdays.					
Security Call - out charge (If Applicable)	C	Local Government Act 2009 | s262(3)c			At hirer's expense
Camping overnight (with power) - per night	C	Local Government Act 2009 | s262(3)c	$22.73	$2.27	$25.00
Grounds Hire (without power) - per day	C	Local Government Act 2009 | s262(3)c	$109.09	$10.91	$120.00
Grounds Hire (with power) - per day	C	Local Government Act 2009 | s262(3)c	$172.73	$17.27	$190.00
Casual Grounds Hire - per hour	C	Local Government Act 2009 | s97(2)c	$20.91	$2.09	$23.00
For the short term use (maximum 3 hours) of the Showgrounds; that is, where a hirer may conduct an activity requiring a grassed area only and requires use of power and toilets.					
Bond (per event) No GST	C	Local Government Act 2009 | s262(3)c	$450.00	$0.00	$450.00

Variable Costs

Air conditioning for Main Hall - per hour	C	Local Government Act 2009 | s262(3)c	$19.09	$1.91	$21.00
Technical Staff - per person per hour	C	Local Government Act 2009 | s262(3)c	$68.18	$6.82	$75.00
Cleaning of Hall after event (if applicable/per hour)	C	Local Government Act 2009 | s262(3)c	$48.18	$4.82	$53.00
Consumables	C	Local Government Act 2009 | s262(3)c			At Cost

Name	Commercial or Regulatory Fee	Legislation	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)

Deposit

Deposit	C	Local Government Act 2009 | s262(3)c	$320.00	$0.00	$320.00

This deposit is non-refundable if cancellation is less than one month prior to event date.

This is payable at time of submitting signed venue hire agreement.

This deposit will be deducted from the final amount owing.

Security Bond payable one month before the event.

Name	Commercial or Regulatory Fee	Legislation	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)

BURDEKIN MEMORIAL HALL VENUE HIRE

20% Discount will apply to invoice total for Council approved community and not-for-profit groups excluding wages.

The Burdekin Shire Council Fees and Charges, community fee discount for the hire of Burdekin Theatre and Burdekin Memorial Hall is available to two (2) key Council approved groups:

1. *Local not-for-profit Incorporated community organisations benefitting the Burdekin Shire Council Local Government Area, that have the following attributes:*
   a. *does not operate for the profit, personal gain, or other benefit of particular people (for example, its members, the people who run the organisation, or their friends or relatives as defined by the Australian Charities and Not-for-profits Commission (ACNC).*
   b. *The assets and income of the organisation shall be applied solely to further its objects and no portion shall be distributed directly or indirectly to the members of the organisation except as genuine compensation for services rendered or expenses incurred on behalf of the organisation.*
   c. *have only charitable purposes that are for the public benefit.*
   d. *not have a disqualifying purpose.*
   e. *not be an individual, a political party or a government entity.*

2. *Educational Schools and associated pre-school, primary and secondary school groups (as defined by the ATO) that are based in the Burdekin Shire Council Local Government Area.*

Fixed Costs

Full Venue Hire	C	Local Government Act 2009 | s262(3)c	$900.00	$90.00	$990.00
Full Venue Hire (includes only Main & Minor Halls, Full Kitchen, Bar and Cold Room, Tables, Chairs, Stage, Risers and Basic Sound/ Lighting) excludes Technician					
Main Hall	C	Local Government Act 2009 | s262(3)c	$390.91	$39.09	$430.00
Lighting and PA System - Sound	C	Local Government Act 2009 | s262(3)c	$86.36	$8.64	$95.00
Bar & Cold Room	C	Local Government Act 2009 | s262(3)c	$150.00	$15.00	$165.00
Kitchen Hire - Full Hire (includes ovens)	C	Local Government Act 2009 | s262(3)c	$268.18	$26.82	$295.00
- Deep Fryer - Stove - Fridge x 2 - Warmer x 2 - Dishwasher - Benches - Bain Marie x 2					
Coldroom (kitchen)	C	Local Government Act 2009 | s262(3)c	$86.36	$8.64	$95.00
Minor Hall - Full Day (Up to 12 hours)	C	Local Government Act 2009 | s262(3)c	$118.18	$11.82	$130.00
Minor Hall - Half Day (Up to 4 hours)	C	Local Government Act 2009 | s262(3)c	$60.91	$6.09	$67.00
Meeting Room - per hour including air conditioning	C	Local Government Act 2009 | s262(3)c	$29.09	$2.91	$32.00
(No charge for not-for-profit community groups and organisations- Maximum use under this arrangement is 4 hours and normal charges will apply each hour thereafter)					
Meeting Room - Annual Booking (up to 10 meetings/year)	C	Local Government Act 2009 | s262(3)c	$263.64	$26.36	$290.00
(No charge for not-for-profit community groups and organisations- Maximum use under this arrangement is 4 hours and normal charges will apply each hour thereafter)					

Name	Commercial or Regulatory Fee	Legislation	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)
Variable Costs					
Main Hall - Rehearsals/Set Up (per hour with 3 hour min)	C	Local Government Act 2009 | s262(3)c	$24.55	$2.45	$27.00
Main Hall - Airconditioning - per hour	C	Local Government Act 2009 | s262(3)c	$58.18	$5.82	$64.00
Technical - per person per hour	C	Local Government Act 2009 | s262(3)c	$68.18	$6.82	$75.00
Venue Supervisor - per person per hour	C	Local Government Act 2009 | s262(3)c	$68.18	$6.82	$75.00
Venue Supervisor - per person per hour - Sunday (Minimum 3 hours)	C	Local Government Act 2009 | s262(3)c	$83.64	$8.36	$92.00
Venue Supervisor - per person per hour - Public Holidays (Minimum 3 hours)	C	Local Government Act 2009 | s262(3)c	$109.09	$10.91	$120.00
Kitchen Hire - per day (Minimum 4 hour use)	C	Local Government Act 2009 | s262(3)c	$58.18	$5.82	$64.00
This fee excludes Food Warmers, Ovens, Bain Maries & Hot Plates.					
Minor Hall - Airconditioning - per hour	C	Local Government Act 2009 | s262(3)c	$16.36	$1.64	$18.00
Consumables	C	Local Government Act 2009 | s262(3)c			At Cost
External Equipment Hire	C	Local Government Act 2009 | s262(3)c			At Cost
Tablecloths - Fitted	C	Local Government Act 2009 | s262(3)c	$20.00	$2.00	$22.00
Tablecloths	C	Local Government Act 2009 | s262(3)c	$10.91	$1.09	$12.00
Tablecloths - Round	C	Local Government Act 2009 | s262(3)c	$14.54	$1.45	$16.00
Deposit					
Deposit	C	Local Government Act 2009 | s262(3)c	$360.00	$0.00	$360.00
This deposit is non-refundable if cancellation is less than one month prior to event date. This is payable at time of submitting signed venue hire agreement. This deposit will be deducted from the final amount owing.					

Name	Commercial or Regulatory Fee	Legislation	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)

BURDEKIN THEATRE VENUE HIRE

20% Discount will apply to invoice total for Council approved community and not-for-profit groups excluding wages.

The Burdekin Shire Council Fees and Charges, community fee discount for the hire of Burdekin Theatre and Burdekin Memorial Hall is available to two (2) key Council approved groups:

1. *Local not-for-profit Incorporated community organisations benefitting the Burdekin Shire Council Local Government Area, that have the following attributes:*
   a. *does not operate for the profit, personal gain, or other benefit of particular people (for example, its members, the people who run the organisation, or their friends or relatives as defined by the Australian Charities and Not-for-profits Commission (ACNC).*
   b. *The assets and income of the organisation shall be applied solely to further its objects and no portion shall be distributed directly or indirectly to the members of the organisation except as genuine compensation for services rendered or expenses incurred on behalf of the organisation.*
   c. *have only charitable purposes that are for the public benefit.*
   d. *not have a disqualifying purpose.*
   e. *not be an individual, a political party or a government entity.*

2. *Educational Schools and associated pre-school, primary and secondary school groups (as defined by the ATO) that are based in the Burdekin Shire Council Local Government Area.*

Fixed Costs

Auditorium - per show/per day	C	Local Government Act 2009 | s262(3)c	$545.45	$54.55	$600.00
Community Groups Only - Auditorium Minimum Stage and Production up to 6 hours (used for speaker presentation)	C	Local Government Act 2009 | s262(3)c	$109.09	$10.91	$120.00
Ongoing Continuous Full Day Hire (for second and subsequent performances)	C	Local Government Act 2009 | s262(3)c	$272.73	$27.27	$300.00
Rehearsal (Non-performance day & Max 4 Hour Block)	C	Local Government Act 2009 | s262(3)c	$109.09	$10.91	$120.00
Event Creation	C	Local Government Act 2009 | s262(3)c	$104.55	$10.45	$115.00
Friends of the Theatre	C	Local Government Act 2009 | s262(3)c	$148.18	$14.82	$163.00
Fee set by Friends of the Theatre Community Groups refer separate Friends of Theatre fees.					
Foyer (inc chairs & tables, Up to 12 Hours)	C	Local Government Act 2009 | s262(3)c	$163.64	$16.36	$180.00
Foyer - Half Day (inc chairs & tables, Up to 4 Hours)	C	Local Government Act 2009 | s262(3)c	$86.36	$8.64	$95.00
Foyer - Ongoing Days	C	Local Government Act 2009 | s262(3)c	$86.36	$8.64	$95.00
Deck (including chairs & tables)	C	Local Government Act 2009 | s262(3)c	$46.36	$4.64	$51.00
* Deck can only be hired in conjunction with hire of the Burdekin Theatre Foyer					
Loft - Full Day (Up to 12 Hours)	C	Local Government Act 2009 | s262(3)c	$140.91	$14.09	$155.00
Loft - Half Day (Up to 4 Hours)	C	Local Government Act 2009 | s262(3)c	$68.18	$6.82	$75.00
Loft - Ongoing Days - per day	C	Local Government Act 2009 | s262(3)c	$68.18	$6.82	$75.00
Forecourt	C	Local Government Act 2009 | s262(3)c	$68.18	$6.82	$75.00
Piano - Grand	C	Local Government Act 2009 | s262(3)c	$177.27	$17.73	$195.00
Piano - Upright	C	Local Government Act 2009 | s262(3)c	$68.18	$6.82	$75.00

continued on next page ...

Name	Commercial or Regulatory Fee	Legislation	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)
Fixed Costs [continued]					
Piano Tuning	C	Local Government Act 2009 | s262(3)c			At Cost
Basic PA System	C	Local Government Act 2009 | s262(3)c	$181.82	$18.18	$200.00
Small Projector and Projector Screen (per event/ per day)	C	Local Government Act 2009 | s262(3)c	$100.00	$10.00	$110.00
Large Projector and Projector Screen (per event/ per day)	C	Local Government Act 2009 | s262(3)c	$190.91	$19.09	$210.00
Mobile Video Conferencing System	C	Local Government Act 2009 | s262(3)c	$190.91	$19.09	$210.00
Large LED Screen on stand	C	Local Government Act 2009 | s262(3)c	$100.00	$10.00	$110.00
Small Events Technical Package	C	Local Government Act 2009 | s262(3)c	$727.27	$72.73	$800.00
Medium Events Technical Package	C	Local Government Act 2009 | s262(3)c	$1,272.73	$127.27	$1,400.00
Portable Stage & Risers (25 pieces/per piece)	C	Local Government Act 2009 | s262(3)c	$13.64	$1.36	$15.00
Hire of Van	C	Local Government Act 2009 | s262(3)c			At Cost
Variable Costs					
Power - per kw	C	Local Government Act 2009 | s262(3)c	$0.50	$0.05	$0.55
Booking Fee - per ticket	C	Local Government Act 2009 | s262(3)c	$2.73	$0.27	$3.00
Air Conditioning - Auditorium - per hour	C	Local Government Act 2009 | s262(3)c	$42.73	$4.27	$47.00
Cancellation Fee for Ticketed Events	C	Local Government Act 2009 | s262(3)c			Auditorium Charge, Event Creation Fee plus ticket administration fee per ticket sold
Venue Supervisor - per person per hour	C	Local Government Act 2009 | s262(3)c	$68.18	$6.82	$75.00
Venue Supervisor - per person per hour - Sunday (Minimum 3 hours)	C	Local Government Act 2009 | s262(3)c	$83.64	$8.36	$92.00
Venue Supervisor - per person per hour - Public Holidays (Minimum 3 hours)	C	Local Government Act 2009 | s262(3)c	$109.09	$10.91	$120.00
Technical Staff - per person per hour	C	Local Government Act 2009 | s262(3)c	$68.18	$6.82	$75.00
Bar Staff - per person per hour	C	Local Government Act 2009 | s262(3)c	$50.91	$5.09	$56.00
Bar Staff - per person per hour - Saturday	C	Local Government Act 2009 | s262(3)c	$68.18	$6.82	$75.00
Bar Staff - per person per hour - Sunday	C	Local Government Act 2009 | s262(3)c	$83.64	$8.36	$92.00
Bar Staff - per person per hour - Public Holiday	C	Local Government Act 2009 | s262(3)c	$109.09	$10.91	$120.00
Foyer - Air Conditioning - per hour	C	Local Government Act 2009 | s262(3)c	$24.55	$2.45	$27.00
Loft - Air Conditioning - per hour	C	Local Government Act 2009 | s262(3)c	$24.55	$2.45	$27.00
Consumables	C	Local Government Act 2009 | s262(3)c			At Cost
External Equipment Hire	C	Local Government Act 2009 | s262(3)c			At Cost

continued on next page ...

Name	Commercial or Regulatory Fee	Legislation	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)
Variable Costs [continued]					
Tablecloths - Fitted	C	Local Government Act 2009 | s262(3)c	$20.00	$2.00	$22.00
Tablecloths	C	Local Government Act 2009 | s262(3)c	$10.91	$1.09	$12.00
Tablecloths - Round	C	Local Government Act 2009 | s262(3)c	$14.54	$1.45	$16.00
Merchandise Commission	C	Local Government Act 2009 | s262(3)c			10% of Gross Sales
Merchandise Seller - per hour (Minimum 3 hours)	C	Local Government Act 2009 | s262(3)c	$50.91	$5.09	$56.00
Community Groups Friends of the Theatre Fees					
Front of House Attendants (Paid to Friends of the Theatre - per community show)	C	Local Government Act 2009 | s262(3)c	$124.55	$12.45	$137.00
Front of House Attendants (3 door people - per community show)	C	Local Government Act 2009 | s262(3)c	$74.55	$7.45	$82.00
Front of House Attendants (Junior Eisteddfod - per session)	C	Local Government Act 2009 | s262(3)c	$26.36	$2.64	$29.00
Deposit					
Deposit	C	Local Government Act 2009 | s262(3)c	$585.00	$0.00	$585.00
This deposit is non-refundable if cancellation is less than one month prior to event date. This is payable at time of submitting signed venue hire agreement. This deposit will be deducted from the final amount owing.					

Name	Commercial or Regulatory Fee	Legislation	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)
CLEANING ALL CULTURAL VENUES					
Normal Hours - per hour	C	Local Government Act 2009 | s262(3)c	$48.18	$4.82	$53.00
Saturday - per hour for first three hours	C	Local Government Act 2009 | s262(3)c	$50.91	$5.09	$56.00
Saturday/Sunday - per hour	C	Local Government Act 2009 | s262(3)c	$68.18	$6.82	$75.00
Public Holidays - per hour	C	Local Government Act 2009 | s262(3)c	$93.64	$9.36	$103.00

Name	Commercial or Regulatory Fee	Legislation	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)

BURDEKIN THEATRE - MARKETING - COMMERCIAL

Email Related

Feature in Multi Event EDM to Full Database	C	Local Government Act 2009 | s262(3)c	$140.00	$14.00	$154.00
Dedicated Email EDM to Full Database	C	Local Government Act 2009 | s262(3)c	$354.55	$35.45	$390.00

Social Media/Website

Facebook/Instagram Post (per post)	C	Local Government Act 2009 | s262(3)c	$27.27	$2.73	$30.00
Social Media Paid Campaign	C	Local Government Act 2009 | s262(3)c			At Cost

Physical Venue Marketing

Pull Up Banner	C	Local Government Act 2009 | s262(3)c			At Cost
A3 Poster Printing (per poster)	C	Local Government Act 2009 | s262(3)c			At Cost
A1 Poster Printing (per poster)	C	Local Government Act 2009 | s262(3)c			At Cost

External Advertising

Larger/Additional Newspaper Advertising	C	Local Government Act 2009 | s262(3)c			At Cost
Newspaper Advertising (Front Page Banner or 1/2 Page)	C	Local Government Act 2009 | s262(3)c			At Cost
Radio Advertising	C	Local Government Act 2009 | s262(3)c			At Cost
Television Advertising (Ad Supplied)	C	Local Government Act 2009 | s262(3)c			At Cost
Poster Distribution to CBD	C	Local Government Act 2009 | s262(3)c	$150.00	$15.00	$165.00
SMS Messages to Database	C	Local Government Act 2009 | s262(3)c			At Cost

Television Presentations

Graphic Design Services

All Other Graphic Design as needed	C	Local Government Act 2009 | s262(3)c			$50.00 per hour
Banner Design for Web/Facebook (with supplied images/logos)	C	Local Government Act 2009 | s262(3)c	$45.45	$4.55	$50.00
Poster Design (with supplied images/logos)	C	Local Government Act 2009 | s262(3)c	$140.91	$14.09	$155.00

Name	Commercial or Regulatory Fee	Legislation	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)
VISITOR INFORMATION SERVICES					
Gold Membership	C	Local Government Act 2009 | s262(3)c	$240.91	$24.09	$265.00
Silver Membership	C	Local Government Act 2009 | s262(3)c	$154.55	$15.45	$170.00
Bronze Membership	C	Local Government Act 2009 | s262(3)c	$100.00	$10.00	$110.00
Explore Membership	C	Local Government Act 2009 | s262(3)c	$72.73	$7.27	$80.00

GOVERNANCE

6.4.1. New Freehold Lease - Lease W on SP353304 in Part of Lot 106 on RP898777, Ayr Aerodrome, Brandon - Mark and Bronwyn Willard

File Reference: 2986

Report Author: Kimi Waterson, Governance and Property Officer

Authoriser: Kim Olsen, Director Corporate and Community Services

Meeting Date: 9 June 2026

Link to Corporate/Operational Plan:

Burdekin Shire Council Corporate Plan 2025-2030

- Demonstrate open and transparent decision-making, leadership and financial management.
- Responsibly manage Council's financial position to ensure sustainability.
- Undertake regulatory responsibilities in accordance with legislative obligations.

Burdekin Shire Council Operational Plan 2025-2026

CG3 Manage Council's property portfolio (including the Ayr Aerodrome) in accordance with legislation with the timely reporting of matters to Council for approval.

Executive Summary

This report seeks Council approval to enter into a new Freehold Lease as follows:

Lessor:	Burdekin Shire Council
Lessee:	Mark and Bronwyn Willard
Lease Area:	Lease W on SP353304 in part of Lot 106 on RP898777, Ayr Aerodrome, Brandon
Term:	Five years being 1 July 2026 to 30 June 2031 with 1 x five year option
Rent:	As per Council's Fees and Charges

Officer's Recommendation

That Council:

1. agrees in principle to enter into a new Freehold Lease with Mark and Bronwyn Willard for Lease W on part of Lot 106 on Registered Plan 898777 as shown in attachment 1, for a term of five years being 1 July 2026 to 30 June 2031, with one further five year option, for the purpose of an aircraft hangar and associated activities (private use only). The Lease will be subject to Council's standard tenure terms and conditions and any additional terms and conditions deemed necessary to meet Council's operational or compliance requirements.
2. delegates to the Chief Executive Officer its power to take all necessary action on Council's behalf, including negotiating, executing, and discharging the lease. Any significant changes are to be approved by Council.

Background

On 16 April 2026, Mark and Bronwyn Willard wrote to Council requesting entry into a Freehold Lease over part of Lot 106 RP898777 at the Ayr Aerodrome.

The Freehold Lease area will be Lease 'W' on SP353304 in part of Lot 106 on RP898777, as shown in Attachment 1.

Mark and Bronwyn Willard own a small private aircraft and propose to construct an aircraft hangar on the leased area for private use only.

The applicants have requested a lease term of five years with two five-year options.

Council's Property and Leasing Policy provides that the standard maximum term for a freehold lease is five years, with an option for a further five years. The requested fifteen (15) year lease term is not consistent with this policy and would trigger the requirement for a development application for reconfiguring a lot. Accordingly, the lease term will be five years, with one five-year option to align with Council policy.

Consultation
Consultation was held with Council at the workshop on Tuesday, 5 May 2026 and Tuesday, 2 June 2026.

Budget & Resource Implications
Staff resources and Council's legal representative will be utilised to prepare relevant legal documentation, incurring professional fees.

Legal Authority & Implications
Local Government Regulation 2012
Land Act 1994
Land Regulation 2020

Policy Implications
The Lease is in compliance with the Council Property and Leasing Policy.

Risk Implications (Strategic, Operational, Project Risks)
By making this resolution, Council will be supporting good customer service standards by being responsive to the needs of the customer. Council owned or controlled land used by community, commercial organisations or individuals without formal and consistent tenure arrangements, places liability on Council in the event of injury, accident or unenforceable agreements. By formalising tenure arrangements, it reduces the risk of unenforceable arrangements and inappropriate use of Council land/property by providing appropriate and consistent tenure guidelines.

Attachments
1. Lease W SP353304

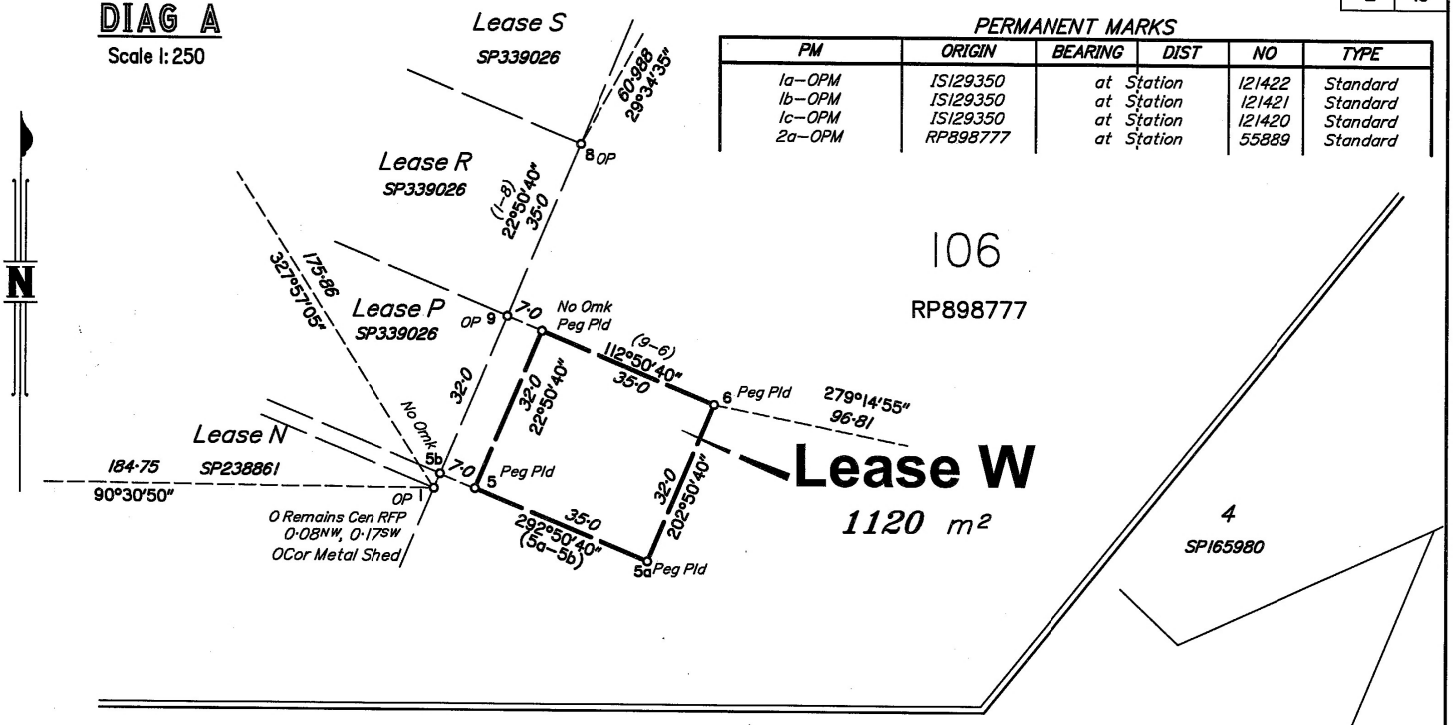
Land Title Act 1994; Land Act 1994
Form 21 Version 4

SURVEY PLAN

Sheet 1 of 2

DIAG A

Scale 1:250

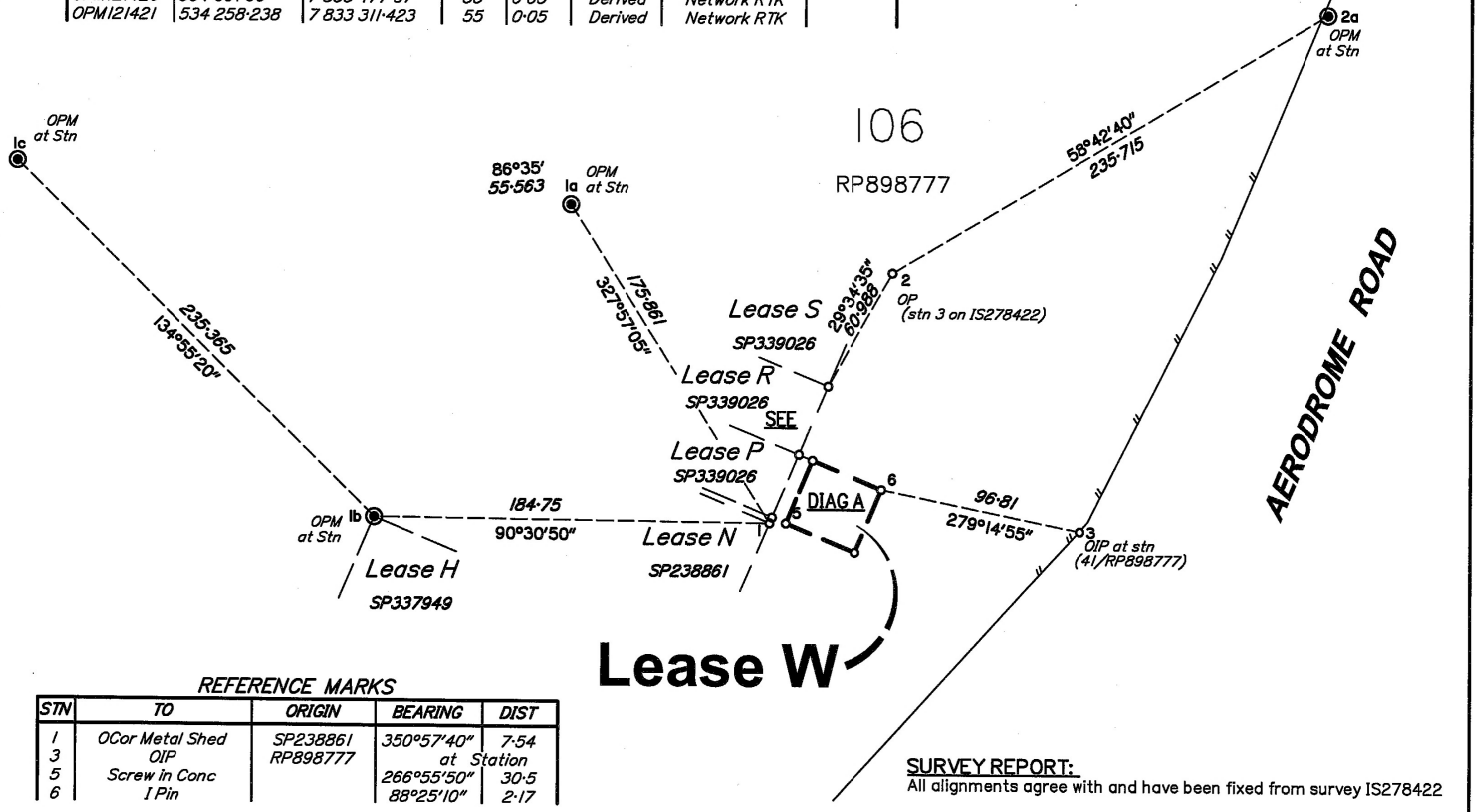


PERMANENT MARKS

PM	ORIGIN	BEARING	DIST	NO	TYPE
1a–OPM	IS129350	at	Station	121422	Standard
1b–OPM	IS129350	at	Station	121421	Standard
1c–OPM	IS129350	at	Station	121420	Standard
2a–OPM	RP898777	at	Station	55889	Standard

M.G.A. COORDINATES GDA–2020

STATION	EASTING	NORTHING	ZONE	P.U.	LINEAGE	METHOD	REMARKS
OPM55889	534 701·316	7 833 549·681	55	0·03	Datum	SCDB	
OPM121420	534 091·66	7 833 477·57	55	0·05	Derived	Network RTK	
OPM121421	534 258·238	7 833 311·423	55	0·05	Derived	Network RTK	



REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
1	OCor Metal Shed	SP238861	350°57'40"	7·54
3	OIP	RP898777	at Station	
5	Screw in Conc		266°55'50"	30·5
6	I Pin		88°25'10"	2·17

SURVEY REPORT:
All alignments agree with and have been fixed from survey IS278422

Scale 1:2500 – Lengths are in metres.

25 0 25 50 75 100 125 150 175 200 225 250 275 300 325 350

0 50|mm 100|mm 150|mm

State copyright reserved.

I, Stephen JESS hereby certify that the land comprised in this plan was surveyed by me personally, and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on 12/11/2024

Cadastral Surveyor

Date 20/12/2024

Plan of Lease W in Lot 106 on RP898777

Scale: 1:2500

Format: STANDARD

LOCAL GOVERNMENT: BURDEKIN SHIRE

LOCALITY: BRANDON

Meridian: MGA Zone 55 Vide' GNSS

Survey Records: No

SP353304

Land Title Act 1994; Land Act 1994
Form 21B Version 2

WARNING : Folded or Mutilated Plans will not be accepted.
Plans may be rolled.
Information may not be placed in the outer margins.

Sheet 2 of 2

(Dealing No.)

4. Lodged by

(Include address, phone number, email, reference, and Lodger Code)

1. Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
50195833	Lot 106 on RP898777	———	———	Lease W

Lease W does not affect any existing Leases lodged or registered on CT50195833 dated 15/11/2024.

6. Building Format Plans only.

I certify that :

* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road,
* Part of the building shown on this plan encroaches onto adjoining* lots and road

..... * .....
Cadastral Surveyor/Director* Date
*delete words not required

7. Lodgement Fees :

Survey Deposit	$.....
Lodgement	$.....
.....New Titles	$.....
Photocopy	$.....
Postage	$.....
TOTAL	$.....

Lots	Orig

2. Orig Grant Allocation :

3. References :
Dept File :
Local Govt :
Surveyor : 24–386

5. Passed & Endorsed :
By : Dale Ian ATKINSON
Date :
Signed :
Designation : Cadastral Surveyor

8. Insert Plan Number **SP353304**

ENVIRONMENTAL AND HEALTH SERVICES

7.1.1. Dalbeg Community Waste Collection Trial Results

File Reference: **1849, 1764**

Report Author: **Rachel Martin, Coordinator Waste Services**

Authoriser: **Jude Austin**

Meeting Date: **9 June 2026**

Link to Corporate/Operational Plan:

Burdekin Shire Council Corporate Plan 2025-2030

- Deliver effective waste management programs that support waste reduction, reuse, and recycling in alignment with the North Queensland Waste and Resource Recovery Strategy 2020-2030.

Executive Summary
This report presents the results of a six-month trial of a quarterly waste collection service at Dalbeg. This trial service was implemented following the removal of the permanently available skip bin due to ongoing misuse. The trial introduced scheduled, supervised collection days with a user-pays component for certain waste types.

The trial recorded very low utilisation, with only seven customers across two collection events and minimal waste volumes collected. While some materials were successfully diverted from landfill, overall usage did not justify the higher operational costs associated with delivering the service.

An isolated instance of illegal dumping was recorded at the former skip bin location, indicating some residual risk following removal of the permanent bin.

Based on the trial outcomes, the service is considered not cost-effective or sustainable. It is recommended that the Dalbeg skip bin service be discontinued, with residents directed to existing waste facilities at Clare, Ayr, Home Hill, and Kirknie.

Officer's Recommendation
Council will discontinue the Dalbeg skip bin service following the completion of the trial period. Residents of Dalbeg and Millaroo will instead be encouraged to utilise the Clare Transfer Station for the disposal of domestic hard waste and scrap metal, while all other waste will be directed to the Ayr, Home Hill, or Kirknie waste facilities in accordance with existing waste management arrangements.

Background
Following ongoing misuse of the permanent 15m³ skip bin at Dalbeg Hall, Council resolved on 28 October 2025 to remove the bin and implement a controlled waste disposal service. The revised approach involved quarterly delivery of a skip bin, supervised by a waste attendant, with a user-pays system for selected items such as tyres, mattresses, gas bottles, and small commercial loads. The service was approved as a six-month trial.

Consultation
The Dalbeg community was notified of the service changes via direct email, media release, and social media. Two trial collection dates were scheduled (February and May 2026), supported by reminder communications.

Feedback received from four residents was limited but mixed:
- 2 positive responses
- 1 negative response
- 1 neutral response (suggesting surveillance cameras instead)

Trial Collection Outcomes
7 March 2026 (rescheduled from 21 February due to flooding)
- 4 customers utilised the service
- 220 kg of waste disposed to landfill
- Small quantity of metal diverted from landfill

23 May 2026
- 3 customers utilised the service
- Minimal waste received; no formal weight recorded
- Waste transported to Ayr Transfer Station to reduce costs
- Resource recovery achieved 2 fridges, 2 mattresses and a small quantity of scrap metal diverted

Budget & Resource Implications
2025/2026 Financial Year (to date)
- Emptied 5 Times to date (3 prior to bin being permanently removed)
- Total Weight 3.5 tonnes
- Cost – $5,000.00

Note: Previous disposal costs were $986.00 per disposal
New costs include wages of $541.00 plus Council vehicle ($22.60 per hour @ 6 hrs) and Cleanaway rental/disposal fee of $878.00 totalling $1554.60 per Saturday engagement.

2024/2025 Financial Year
- Emptied 9 Times
- Total Weight 13.40 tonnes
- Cost – $8,878.04 per year

2023/2024 Financial Year
- Emptied 8 Times
- Total Weight 14.58 tonnes
- Cost – $7,616.92 per year

2022/2023 Financial Year
- Emptied 7 Times
- Total Weight 11.60 tonnes
- Cost – $6,404.72 per year

Legal Authority & Implications
Not Applicable.

Policy Implications
Amendment to Council's Waste Management Policy to remove mention of the provision of the Dalbeg Hardwaste 15m³ skip bin.

Risk Implications (Strategic, Operational, Project Risks)
The proposed trial presents low operational risk, however, the following potential risks have been considered:

- Community dissatisfaction in reduction of services
- Increase in illegal dumping in the community.

No significant strategic or legal risks are foreseen.

Attachments
None

ENVIRONMENTAL AND HEALTH SERVICES

7.1.2. Burdekin Shire Council Subordinate Local Law No. 8 (Waste Management) 2026

File Reference: 414

Report Author: Rachel Martin, Coordinator Waste Services

Authoriser: Jude Austin

Meeting Date: 9 June 2026

Link to Corporate/Operational Plan:

Burdekin Shire Council Corporate Plan 2025-2030

- Demonstrate open and transparent decision-making, leadership and financial management.
- Implement effective governance frameworks.
- Undertake regulatory responsibilities in accordance with legislative obligations.

Executive Summary

This report identifies that rising contamination rates and ongoing compliance issues have highlighted a need to strengthen and clarify waste management requirements under Subordinate Local Law No. 8 (Waste Management) 2026. The proposed updates aim to improve regulatory effectiveness by clearly defining acceptable waste for kerbside collection, reinforcing requirements for the placement and storage of bins within property boundaries, and strengthening provisions for proper waste storage. In addition, the changes ensure waste receival and disposal practices are aligned with Council's waste facility Environmental Authority conditions, supporting improved compliance and operational consistency.

Legal firm Culturev8 were engaged to assist in the review of the proposed Subordinate Local Law No. 8 (Waste Management) 2026.

Officer's Recommendation

Pursuant to section 29(2) of the Local Government Act 2009 (Qld), that Council adopt Subordinate Local Law No. 8 (Waste Management) 2026.

Background

Pursuant to section 28(1) of the *Local Government Act 2009* (Qld) ("the LGA"), Council may make and enforce any Local Law that is necessary or convenient for the good rule and local government of its local government area.

A recent review has been undertaken by the Executive and Council to ascertain the adequacy and fitness for purpose of Council's current Local Laws suite. Council last updated its Local Laws in February 2026.

Council relevantly amended Subordinate Local Law No. 3 (Community and Environmental Management) 2012, Schedule 4, to ban the burning of green waste or any type of rubbish, which may cause a smoke nuisance or toxic gasses to be released into the air. This local law, as amended, prohibits a fire lit outdoors which is fuelled by general household waste, commercial or industrial waste or green waste, other than dry wood material appropriate for barbecues and firepits.

Council has an existing Local Law No. 8 (Waste Management), which was adopted in 2018. Local Law No.

8 (Waste Management) 2026 empowers Council to regulate various matters relating to waste. By making a Subordinate Local Law, Council can prescribe waste-related matters in greater detail, aligning its local laws more closely to its Waste Management Policy and giving Council more enforcement options when dealing with waste management issues.

Proposed Subordinate Local Law No. 8 (Waste Management) 2026 has been prepared to address identified enforcement issues and to reflect the content of Council's Waste Management Policy. The Waste Management Policy has also been reviewed and is proposed to be updated to ensure there is no ambiguity between the policy and the local laws.

In particular, proposed Subordinate Local Law No. 8 (Waste Management) 2026 deals with the following matters:
Bulk Bins

1. A bulk bin is prescribed to store general waste at multi-residential premises or commercial premises where an alternative service is in place.
   a. "bulk bin" means a waste container, other than a standard general waste container, that is supplied to multi-residential premises or commercial or industrial premises under an alternative service.
   b. "alternative service" means a bulk waste bin which may be provided (through a private contractor) for the domestic, commercial or industrial waste portion of the waste collection service for the premises.
   c. The definition of "multi-residential premises" has been copied over from Subordinate Local Law No. 2 (Animal Management) 2012, for consistency across Council's local laws.
2. At multi-residential premises or commercial premises where an alternative service is in place, the bulk bin must have a capacity not less than the equivalent total volume of the standard general waste containers that would otherwise be supplied to the premises based on the serviced customers.

Bin Contamination

3. In addition to the types of waste that Local Law No. 8 (Waste Management) 2026 states are not permitted to be placed in a waste container, proposed Subordinate Local Law No. 8 (Waste Management) 2026 prescribes that the following items are not permitted to be placed in a bulk bin or standard general waste container:
   a. hot ashes or acid;
   b. lead acid batteries, imbedded batteries, household batteries or vapes;
   c. wire;
   d. tyres or engine parts;
   e. chemicals and pesticides;
   f. industrial waste;
   g. medical and clinical waste including untreated sharps;
   h. gas bottles and fire extinguishers;
   i. paints and solvents;
   j. motor and cooking oils;
   k. heavy material such as concrete, bricks, timber, soil and rocks;
   l. asbestos, explosives and other hazardous material; and
   m. flares and EPIRBS.
4. Also, only domestic waste or commercial waste is permitted to be placed in the red-lidded bin. Only recyclable waste is permitted to be placed in the yellow-lidded bin. And only green waste is permitted to be placed in the lime-green-lidded bin. This way, Council has the option of issuing infringement notices for any type of contaminated bin.
   a. "standard general waste container" has been specifically defined to ensure that only Council-approved bins are used that comply with AS 4123:2008 Mobile Waste Containers.
   b. "recyclable waste" is defined in detail (both in the positive and in the negative) in the Dictionary to proposed Subordinate Local Law No. 8 (Waste Management) 2026.
   c. "domestic waste", "commercial waste" and "green waste" are all sufficiently defined in Local Law No. 8 (Waste Management) 2026.

Storage Place for Bins

5. Proposed Subordinate Local Law No. 8 (Waste Management) 2026 prescribes that the occupier must ensure that bins are stored “within the property boundary”. This is a change from the default under Local Law No. 8 (Waste Management) 2018 that the bin must be stored “at ground level close to the rear alignment of a building at the premises.” The risk is that the bin could then be stored anywhere on the property (including front yard), whereas the default aims to keep the bin towards the back of the property. At the same time, the proposed provision aims to be flexible to take into account the rural properties in the local government area.
6. The occupier of premises will be required to ensure that a bin brought out for emptying is taken back in by 6:00pm on the day after the scheduled collection day. This is generally consistent with Local Law No. 8 (Waste Management) 2018, where the default is that bins are only permitted outside the premises “24 hours before or after the scheduled collection day”.

Industrial Waste

7. Proposed Subordinate Local Law No. 8 (Waste Management) 2026 prescribes that the occupier of premises where there is industrial waste must do the following:
   a. supply at the premises adequate industrial waste containers for storing the waste at the premises safely, efficiently and without causing a nuisance;
   b. keep the waste containers within the property boundary at the premises; and
   c. keep each such waste container clean and in good repair.
8. It also prescribes that the occupier of premises where there is industrial waste must separate out regulated waste and asbestos waste and transport it to a waste facility.
9. “industrial waste”, “regulated waste” and “waste facility” are already defined in Local Law No. 8 (Waste Management) 2018.

Unlawful Disposal at Waste Facility

10. In addition to the types of waste that Local Law No. 8 (Waste Management) 2018 states are not permitted to be disposed of at a waste facility, proposed Subordinate Local Law No. 8 (Waste Management) 2026 declares that a person must not deposit the following waste at a waste facility:
    a. liquescent waste streams or any waste capable of yielding free liquids;
    b. untreated infectious and chemical wastes and liquid pharmaceuticals from clinical and related waste stream;
    c. cytotoxic wastes;
    d. untreated sharps;
    e. S8 pharmaceuticals;
    f. all radioactive wastes, unless approved under the *Radioactive Substances Act 1958*;
    g. pyrophoric wastes (where co-disposed with other potentially combustible material); and
    h. explosives and ammunition, pyrotechnics or propellants, apart from trace residues no longer capable of supporting combustion or an explosive reaction.
11. This is consistent with the conditions of the permit issued to Council under the *Environmental Protection Act 1994* on 13 November 2020 (Environmental authority EPPR00597513). The list is copied from Schedule 2G2 (Prohibited wastes) of that environmental authority.

For consistency with Local Law No. 8 (Waste Management) 2018 and proposed Subordinate Local Law No. 8 (Waste Management) 2026, the Waste Management Policy should be updated as follows:

1. To note that bins should not be left out for extended periods:

   Under Local Law No. 8 (Waste Management) 2018, Council may issue infringement notices to persons responsible for mobile bins that are left outside for extended periods.

2. To remove the policy option of suspending rubbish collection services for 1 month (initially) and three months (following further contamination notices). Bin contamination will instead be dealt with by Council refusing to empty a contaminated bin and issuing a notice and, where appropriate, a fine. The updated text reads as follows:

Mobile Bin Contamination
Mobile bins must only contain materials listed on the bin lid and/or materials authorised by Council through its website or official Council brochures.
Where mobile bins are found to contain unsuitable or contaminating materials, the resident or occupier may be issued with a contamination notice and information brochure advising of the non-compliance.
Where mobile bins contain contamination, unsuitable material, or prohibited items, the bin may not be collected if the contamination is identified prior to tipping. The bin will only be serviced once the offending materials have been removed.
If an additional bin service is required outside the normal service schedule, an additional service charge may apply.
Under Local Law No. 8 (Waste Management) 2018, Council may issue infringement notices to persons responsible for mobile bins that are repeatedly contaminated.

3. To correct minor errors (including Council's phone number).

As the proposed Subordinate Local Law No. 8 (Waste Management) 2026 is authorised by existing Local Law No. 8 (Waste Management) 2018, it is consistent and compliant with Queensland Government legislation, whilst incorporating the local wishes of Council. A State Interest Check is not required. Public consultation is optional.

Consultation
Legal firm Culturev8 were engaged to undertake a review of the proposed Subordinate Local Law No 8.

Consultation was undertaken with the Councillors and Executive Leadership Team on Tuesday, 2 June 2026.

Budget & Resource Implications
Reduction in administrative costs and service delivery costs associated with the current contaminated bin process.

Legal Authority & Implications
Compliance with *Local Government Act 2009.*

Policy Implications
Amendment to the Waste Management Policy to align the proposed new Subordinate Local Law No 8. (Waste Management) 2026.

Risk Implications (Strategic, Operational, Project Risks)
There is a risk that enforcement through fines may be perceived by residents as punitive or unfair, particularly if there is limited understanding of what constitutes contamination. However, this risk will be mitigated through an education-first approach, with clear guidance and engagement provided to residents, and infringements issued only to repeat offenders.

Attachments
1. Subordinate Local Law No. 8 Waste Management 2026

Burdekin Shire Council
Subordinate Local Law No. 8 (Waste Management) 2026

Contents

Part 1 Preliminary 1

1 Short title 1

2 Purpose and how it is to be achieved 1

3 Authorising local law 1

4 Commencement 1

5 Definitions 1

6 A thing that is specified to be waste—Authorising local law, Sch1 Dictionary 1

Part 2 Waste management 2

Division 1 Designation of areas for general or green waste collection 2

Division 2 General waste 2

Subdivision 1 Storage of general waste 2

7 Owner or occupier of premises to supply waste containers—Authorising local law, s6 2

8 Requirements for storing general waste in waste containers—Authorising local law, s7 2

9 General requirements for keeping waste containers at serviced premises—Authorising local law, s8 3

10 Other requirements for storing general waste at particular serviced premises—Authorising local law, s9 3

Subdivision 2 Storage of general waste 3

Division 3 Storage and treatment of industrial waste 3

11 Requirements for storing industrial waste—Authorising local law, s12 3

12 Requirement to treat industrial waste for disposal—Authorising local law, s13 3

Part 3 Waste receival and disposal 4

13 Unlawful disposal of waste at waste facility—Authorising local law, s14 4

Schedule 1 Dictionary 5

Part 1 Preliminary

1 Short title

This subordinate local law may be cited as *Subordinate Local Law No. 8 (Waste Management) 2026*.[1]

2 Purpose and how it is to be achieved

(1) The purpose of this subordinate local law is to supplement *Local Law No. 8 (Waste Management) 2018* in order to protect the public health, safety and amenity related to waste management.

(2) The purpose is to be achieved by providing for—

(a) requirements for the storage, servicing and removal of waste; and

(b) conditions regulating the disposal of waste at waste facilities; and

(c) matters to ensure that an act or omission does not result in—

(i) harm to human health or safety or personal injury; or

(ii) property damage or loss of amenity; or

(iii) environmental harm or environmental nuisance.

3 Authorising local law

The making of the provisions in this subordinate local law is authorised by *Local Law No. 8 (Waste Management) 2018 (*the ***authorising local law***).

4 Commencement

This subordinate local law commences upon publication of the notice of *Subordinate Local Law No. 8 (Waste Management) 2026* in the Gazette.

5 Definitions

(1) Particular words used in this subordinate local law have the same meaning as provided for in the authorising local law.

(2) The dictionary in schedule 1 defines particular words used in this subordinate local law.

6 A thing that is specified to be waste—Authorising local law, Sch1 Dictionary

For Schedule 1 of the authorising local law, for the definition of "waste", it is declared that the following things are waste—

(a) [INSERT TYPE OF WASTE NOT INCLUDED IN THE DEFINITION OF 'WASTE' IN THE *ENVIRONMENTAL PROTECTION ACT 1994*]

[1] This local law does not apply to the extent of any inconsistency with a law of the State or the Commonwealth. See the *Local Government Act 2009*, section 27.

Part 2 Waste management

Division 1 Designation of areas for general or green waste collection

This part in the authorising local law does not contain any matters to be provided for by subordinate local law.

Division 2 General waste

Subdivision 1 Storage of general waste

7 Owner or occupier of premises to supply waste containers—Authorising local law, s6

(1) *For section 6(1)(a) of the authorising local law, nothing has been prescribed.*

(2) *For section 6(1)(b) of the authorising local law, nothing has been prescribed.*

8 Requirements for storing general waste in waste containers—Authorising local law, s7

(1) For section 7(1)(a)(ii) of the authorising local law, a bulk bin is prescribed to store general waste at multi-residential premises or commercial premises where an alternative service is in place.

(2) At multi-residential premises or commercial premises where an alternative service is in place, the bulk bin must have a capacity not less than the equivalent total volume of the standard general waste containers that would otherwise be supplied to the premises based on the serviced customers.

(3) For section 7(2)(a)(iv) of the authorising local law, it is declared that the following things must not be placed in a standard general waste container—

(a) for red-lidded (domestic and commercial) standard general waste containers—waste that is not domestic waste or commercial waste;

(b) for yellow-lidded (recycling) standard general waste containers—waste that is not recyclable waste;

(c) for lime-green-lidded (green waste) standard general waste containers: waste that is not green waste;

(d) for bulk bins (domestic and commercial) at multi-residential premises or commercial premises where an alternative service is in place—waste that is not domestic waste or commercial waste; and

(e) for bulk bins (recycling) at multi-residential premises or commercial premises where an alternative service is in place— waste that is not recyclable waste; and

(f) for all bulk bins and standard general waste containers—

(i) batteries; and

(ii) vapes.

(iii)[SPECIFY ANY OTHER UNSUITABLE MATERIAL OR

PROHIBITED ITEMS]

9 General requirements for keeping waste containers at serviced premises—Authorising local law, s8

(1) For section 8(1)(b) of the authorising local law, the occupier of serviced premises must ensure that a waste container supplied for the premises is kept—

(a) [INSERT PLACE] (also a ***waste container storage place***)

(2) For section 8(2)(b)(i) of the authorising local law, the occupier of premises must ensure that a waste container in a place outside the premises is not in the place after dusk on the scheduled collection day.

Commented [JM1]: Is this a bit onerous? What about rural properties where the bin is always left outside the premises? Is the time a bit vague? Should it be a designated time e.g. 6pm? Is amenity the issue? Is it important only that the bin be off the road shoulder and not be visible from the road?

10 Other requirements for storing general waste at particular serviced premises—Authorising local law, s9

For section 9(2)(b) of the authorising local law, the prescribed person must ensure that the waste container storage place for the premises is supplied with the following facilities and structures for the placement, storage and cleaning of waste containers —

(a) [INSERT FACILITY/STRUCTURE]

Subdivision 2 Storage of general waste

This part in the authorising local law does not contain any matters to be provided for by subordinate local law.

Division 3 Storage and treatment of industrial waste

11 Requirements for storing industrial waste—Authorising local law, s12

For section 12(1)(b) of the authorising local law, the occupier of premises where there is industrial waste must—

(a) supply at the premises [INSERT NUMBER/TYPE OF] industrial waste containers for storing the waste at the premises;

(b) keep the waste containers at [SPECIFY A PARTICULAR PLACE] at the premises; and

(c) keep each such waste container clean and in good repair.

12 Requirement to treat industrial waste for disposal—Authorising local law, s13

(1) For section 13(b)(i) of the authorising local law, the occupier of premises where there is industrial waste must, prior to disposal of the waste at a waste facility, treat the industrial waste as follows—

(a) [INSERT TREATMENT REQUIREMENTS FOR INDUSTRIAL WASTE]

(2) For section 13(b)(ii) of the authorising local law, the occupier of premises where there is industrial waste must treat the industrial waste to make it ready for transport to, and disposal of the waste at, a waste facility, as follows—

(a) [INSERT TREATMENT REQUIREMENTS FOR INDUSTRIAL WASTE]

Part 3 Waste receival and disposal

13 Unlawful disposal of waste at waste facility—Authorising local law, s14

For section 14(1)(h) of the authorising local law, it is declared that a person must not deposit the following waste at a waste facility—

(a) [INSERT TYPE(S) OF WASTE NOT LISTED IN LL8 SECTION 14]

Schedule 1 Dictionary

Section 5

alternative service means a bulk waste bin which may be provided (through a private contractor) for the domestic, commercial or industrial waste portion of the waste collection service for the premises.

bulk bin means a waste container, other than a standard general waste container, that is supplied to multi-residential premises or commercial or industrial premises under an alternative service.

multi-residential premises means:

(a) a residence which forms part of a group of 2 or more residences in circumstances where 2 or more of the residences of the group are directly adjacent to each other and share—

(i) a common wall; or

(ii) a ceiling in circumstances where 1 residence is directly under the floor of another residence; and

(b) a residence situated on a lot which forms part of a community titles scheme as defined in the *Body Corporate and Community Management Act 1997*.

Examples of multi-residential premises—

Flats, boarding houses, tenement buildings, home units, townhouses and duplexes.

recyclable waste means any of the following that is clean and inoffensive:

(a) Aluminum cans, steel cans, foil trays and empty aerosols

(b) Paper and cardboard

(c) Pizza boxes

(d) Empty glass bottles and jars (No lids)

(e) Empty milk and juice cartons

(f) Rigid plastic bottles and containers, type 1 to 5 only (type 1 PETE, type 2 HDPE, type 3 PVC, type 4 LDPE, type 5 PP)

Note: The following items are not recyclable waste—

- takeaway coffee cups
- disposable nappies
- soft plastics (scrunch-able) such as plastic bags, bubble wrap, chip packets and meat trays made from foam
- plastics other than type 1 to 5
- polystyrene cups and trays and styrofoam packaging material
- lids
- clothing
- any item smaller than a credit card
- Pyrex, ovenware, plates, cups or crockery

- mirrors and broken homeware glass
- liquids or chemicals such as paint
- green waste / garden waste
- food scraps

standard general waste container more specifically means a standard general waste container, as defined in the authorising local law, that meets the following specifications—

(a) 140-litre, 240-litre and 360-litre mobile bins must comply with AS 4123:2008 Mobile Waste Containers;

(b) for domestic and commercial premises, have the following colours:

(i) for domestic and commercial waste—have dark green bodies and red lids;

(ii) for recyclable waste—have dark green bodies and yellow lids;

(iii) for green waste—have dark green bodies and lime green lids.

(c) be constructed of UV-stabilised HDPE suitable for Queensland climatic conditions;

(d) contain a minimum of 30% Post Consumer recycled Australian content;

(e) where reasonably possible, be made in Australia;

(f) be hot stamped with individual identification serial numbers in sequential order;

(g) be stickered with Council supplied sticker(s), when requested by Council;

(h) be provided with Council-approved permanent embossing in all manufacturer insert locations on the lid; and

(i) be hot-foil embossed with an approved logo of the local government.

This and the preceding XX pages bearing my initials is a certified copy of *Subordinate Local Law No. 8 (Waste Management) 2026* adopted in accordance with section 29 of the *Local Government Act 2009* by Burdekin Shire Council by resolution on [DATE].

Chief Executive Officer

PLANNING AND DEVELOPMENT

7.3.1. Planning Scheme Review and Planning Scheme Amendment 1

File Reference: **544**

Report Author: **Kelly Reaston, Urban Planning North**

Authoriser: **James Stewart, Director Infrastructure Planning and Environmental Services**

Meeting Date: **9 June 2026**

Link to Corporate/Operational Plan:

Burdekin Shire Council Corporate Plan 2025-2030

- Support strategic projects that will contribute to liveability and economic growth in the Burdekin.
- Review land supply and uses to meet community and business needs.

Burdekin Shire Council Operational Plan 2025-2026

PD1 Review the Burdekin Shire Council Planning Scheme December 2022 and submit amendments to the State.

Executive Summary

The purpose of this report is to:

1. present to Council the findings from the Planning Scheme Review completed by UP North Group for the current Planning Scheme, including recommendations arising from this review; and
2. seek a resolution from Council to prepare and progress amendments to the current Planning Scheme in accordance with the *Planning Act 2016* (the Act) and the Minister's Guidelines and Rules.

The *Burdekin Shire Planning Scheme 2022* (the Planning Scheme), which commenced on 1 March 2023 under the *Planning Act 2016*, is generally operating effectively however can be improved by undertaking targeted amendments aligning with the findings of the Planning Scheme Review. The Planning Scheme Review identified that amendments are required to optimise the delivery of housing supply and operational efficiency, as well as to address two (2) Ministerial conditions attached to its adoption. In response to these findings and to satisfy Council's requirement to facilitate residential housing development as per the State's Scheme Supply Fund, it is recommended that amendments to the Planning Scheme be progressed in stages to address these matters and implement the recommendations of the Planning Scheme Review.

Officer's Recommendation

That Council:

1. receive and note the report titled 'Burdekin Shire Council Planning Scheme Review (Revision C dated 9 April 2026)';
2. based on the review of the current Planning Scheme, decide to amend the Planning Scheme to address better housing outcomes and improve operational efficiency and usability;
3. decide to progress an amendment to the Planning Scheme under Section 18 of the *Planning Act 2016*;
4. delegate authority to the Chief Executive Officer to prepare and progress the proposed amendments to the Planning Scheme under the *Planning Act 2016* and Minister's Guidelines and Rules.

Background
The Planning Scheme commenced on 1 March 2023 and was made under the Act. However, the Ministerial approval which allowed the Council to adopt the Planning Scheme was subject to two (2) Ministerial Conditions, as well as a recommendation to undertake a Cultural Heritage Study. Additionally, since its commencement, Council identified a number of potential improvements to the Planning Scheme to improve housing outcomes, address omissions, streamline certain levels of assessment and improve assessment benchmarks. It is not unusual for a planning scheme to be amended within two (2) to three (3) years of operation to 'iron out' any issues that have arisen. A Planning Scheme Review was undertaken to examine these issues.

As part of the Planning Scheme Review internal and external stakeholder engagement was undertaken. Input received from the stakeholder engagement was used to inform the recommendations of the review.

The Planning Scheme Review examines the operation and effectiveness of the Planning Scheme and includes:

- consideration of the current State planning framework including alignment with the:
  - Act and *Planning Regulation 2017* (the Regulation);
  - *State Planning Policy 2017* (SPP); and
  - *North Queensland Regional Plan* (NQRP);
- consideration of the current local planning framework including the:
  - Corporate Plan;
  - Local Housing Action Plan;
- consideration of reviews that inform the planning scheme including:
  - Cultural Heritage Review;
  - Local Government Infrastructure Plan (LGIP) Review;
  - Legal Review;
  - Ministerial conditions; and
- a technical and administrative review of specific components of the Planning Scheme.

The Planning Scheme Review makes recommendations for improvements to the Planning Scheme to address:

- better housing outcomes;
- the Ministerial conditions;
- the outcomes of the Cultural Heritage Study;
- further alignment with the *State Planning Policy 2017* (SPP) and the *North Queensland Regional Plan* (NQRP);
- issues raised from the stakeholder engagement;
- operational efficiency and usability of the Planning Scheme; and
- formatting, administrative, and mapping errors.

It is suggested that the Planning Scheme be amended in stages taking into account the recommendations of this review, as follows:

Short-term priority – tailored Section 18 amendment to address better housing outcomes, operational efficiency and usability; and

Longer-term priority – amend the Planning Scheme to address the Ministerial conditions; incorporate outcomes of the Cultural Heritage Study (including preparation of a planning scheme policy) and address emerging issues.

Further, the Development Works Planning Scheme Policy should be amended to incorporate the updated development manual.

Key issues or themes to be addressed in the amendment package are outlined below:

Ministerial conditions and recommendation
The Minister for State Development, Infrastructure, Local Government and Planning advised Council that they could proceed to adoption of the Planning Scheme, subject to conditions to address:

- Operational Work in the Rural zone; and
- Coastal Hazard Overlay.

The conditions required Council to review its regulation of excavation and filling activities in the Rural Zone to ensure that development outcomes are certain, responsive and performance based. The Planning Scheme Review recommends that further consultation be undertaken with the State Government and key stakeholders to inform amendments to the Planning Scheme.

The conditions also required Council to review the Coastal Hazard Overlay provisions to remove reference to specific property descriptions in the Table of Assessment. The properties relate to lots in the coastal township of Alva, currently occupied by a caravan park. Council's concerns at the time of the preparation of the Planning Scheme related to the redevelopment of this site and the potential impacts of coastal hazards. However, the Coastal Hazard Overlay Code addresses coastal hazard impacts and has explicit outcomes to limit development in areas impacted by coastal hazards. The Planning Scheme Review recommends that the Table of Assessment be amended to remove the reference to the specific lots.

The State recommended that Council undertake a Cultural Heritage Study, which Council has undertaken. Subject to Council's consideration, the Planning Scheme should be amended in a future amendment to take into account the outcomes of the Cultural Heritage Study.

Overall operation and effectiveness of the Planning Scheme
The current Planning Scheme was prepared in accordance with the Act and drafted to align with the SPP and NQRP. This saw a significant shift from the previous planning scheme, which was prepared under the *Integrated Planning Act 1997*, which itself was superseded by the *Sustainable Planning Act 2009* (SPA).

This has resulted in a more complex planning scheme than its predecessor. Although the Planning Scheme is generally operating efficiently and effectively, there are some improvements that can be made to improve clarity and operational effectiveness.

Residential land
The Planning Scheme Review found that residential land supply is sufficient. Master planning undertaken for key residential areas, such as land fronting Betina Street and Chippendale Street in Ayr, will be addressed in a Planning Scheme amendment, to facilitate better housing outcomes.

Industrial land
The Planning Scheme Review found that industrial land supply is sufficient. However, provisions could be addressed in a Planning Scheme amendment that facilitate industrial development on this land including addressing provisions for on-site effluent disposal in nominated precincts, outside the Local Government Infrastructure Plan (LGIP) Priority Infrastructure Area.

Rural land
A Planning Scheme amendment can address key issues regarding development in the Rural Zone including:

- provisions for reconfiguring a lot;
- setbacks for dwellings and non-residential structures;
- the assessment level of dual occupancy; and
- assessment benchmarks for extractive industry.

Levels of Assessment
The Planning Scheme has generally sought to lower the level of assessment to reduce regulatory burden.

However, there are some instances where the level of assessment could be further lowered, whilst there are some examples where a higher level of assessment is appropriate.

Requirements and Assessment Benchmarks
Certain requirements and assessment benchmarks can be amended to give greater clarity and guidance e.g. for secondary dwellings, car parking, landscaping, haulage routes for extractive industry and renewable energy facilities.

Zoning
Zoning was generally found to be appropriate. It was identified that the Brandon Heritage Precinct site could be changed from Centre Zone to Community Facilities Zone to better reflect the use.
There are some areas with a mix of uses. Any consideration of these areas for rezoning to a residential zone, would require more detailed investigation.

LGIP
A new LGIP is being prepared to align with the Planning Scheme. Amendments to the Planning Scheme may require alignment of the LGIP e.g. the Priority Infrastructure Area.

Planning Scheme Policies
The Planning Scheme Policy – Development Works should be reviewed and amended as appropriate to incorporate the Development Manual when completed.

The Planning Scheme contains a Trade Waste Policy, which the provisions do not refer to. The issues addressed in the Trade Waste Policy are covered by the *Environmental Protection Act 1994*. The Trade Waste Policy reference can be deleted.

Planning Scheme Review Consultation
Internal and external stakeholder engagement was undertaken, which included meetings with planning consultants as key users of the planning scheme, meetings with internal staff and a workshop with Councillors to seek direction on ways forward. Input received from the stakeholder engagement was used to inform the recommendations of the review.

Engagement was targeted to key internal and external stakeholders including:
- planning consultants based in Townsville (closest city to Burdekin Shire) who have or are most likely to lodge applications to Council for assessment;
- consultants preparing an updated Local Government Infrastructure Plan (LGIP);
- Councillors; and
- technical officers.

Findings reveal that the new Planning Scheme is:
- reasonable in its intent;
- generally working well operationally;
- easy to navigate;
- usable, particularly the format including the Tables of Assessment;
- easy to use in the PDF format; and
- mapped well.

Key issues raised include:
- levels of assessment for reconfiguring a lot in the Rural Zone;
- reducing regulatory burden where appropriate; and
- ensuring levels of assessment and assessment benchmarks are clear.

Consultation

All relevant Council Departments have been consulted with, and the matter workshopped with the Mayor, Councillors and Executive Leadership Team on 2 June 2026.

Statutory Environment

Amendments to the Planning Scheme and Planning Scheme Policies must be undertaken in accordance with the Act and the Minister's Guidelines and Rules.

Budget & Resource Implications

Council received grant funding under the State's Scheme Supply Fund (SSF) to undertake a review of the Planning Scheme and master planning of strategic residential sites. The proposed staged Planning Scheme amendment approach will ensure the requirements of the SSF funding are satisfied and that the funding is received as budgeted.

Legal Authority & Implications

The Act and the Minister's Guidelines and Rules set out the process that a local government must follow when amending a Planning Scheme.

Policy Implications

The proposed short-term priority amendments will promote greater housing supply, affordability and diversity.

The proposed longer-term priority amendments are to address the Ministerial conditions, the outcomes of the Cultural Heritage Study and further alignment with State, regional and local policy.

Risk Implications (Strategic, Operational, Project Risks)

The SSF funding is contingent upon the preparation of a planning scheme amendment. Therefore, the short-term priority proposed amendment to improve housing outcomes, should be undertaken as soon as practicable. Failure to progress the proposed amendments will mean that the master planning for strategic residential sites is not progressed and the potential for greater housing diversity and affordability is not met.

The longer-term priority amendments should be undertaken to satisfy the Ministerial conditions set by the State and the recommendations in relation to cultural heritage. Not progressing the longer-term priority amendments would result in both not meeting the State conditions and recommendations, and would also result in provisions not being implemented that could promote better economic outcomes and workability of provisions for rural areas.

In terms of process, the proposed amendments will be subject to further consideration by the Planning Minister as part of the State interest review process, which could result in changes to the content of the proposed amendments or a direction not to proceed with the proposed amendments.

The proposed amendments are likely to involve changes to assessment levels, zones, overlays, codes and other related provisions. There is a risk that some proposed changes will be of concern to some members of the community. The public consultation process provides an opportunity for any person to put forward a submission in this regard. Following consideration of submissions, Council may decide to proceed, proceed with changes or not proceed with proposed amendments, thereby mitigating the risk of community concern.

Attachments

1. Burdekin Shire Planning Scheme Review - Final

Burdekin Shire Council

BURDEKIN SHIRE COUNCIL

PLANNING SCHEME REVIEW





UP NORTH

upnorthgroup.com.au

CONTENTS

Executive Summary 4
1. Introduction 5
2. Stakeholder engagement 5
2.1 Introduction 5
2.2 Outcomes of engagement with planning consultants 6
2.3 Outcomes of engagement with Councillors 9
2.4 Outcomes of engagement with Council officers and Council consultants 11
3. State planning framework 11
3.1 Introduction 11
3.2 Planning Act and Regulation 12
3.3 Minister's Guidelines and Rules 12
3.4 State Planning Policy 2017 13
3.5 North Queensland Regional Plan 2020 14
4. Local planning framework 14
4.1 Corporate Plan 14
4.2 Local Housing Action Plan 14
5. Planning Scheme related studies and reviews 15
5.1 Introduction 15
5.2 Cultural Heritage Study 15
5.3 Local Government Infrastructure Plan Review 16
5.4 Legal Review 16
6. Ministerial conditions 16
6.1 Introduction 16
6.2 Operational work in the Rural zone 16
6.2.1 Ministerial condition 16
6.2.2 Background 17
6.2.3 Burdekin Shire Planning Scheme 17
6.2.4 Proposed way forward 21
6.3 Coastal hazard overlay 22
6.3.1 Ministerial condition 22

6.3.2 Background 22
6.3.3 Burdekin Shire Planning Scheme 23
7. Key themes 26
7.1 Overall operation and effectiveness 26
7.2 Residential land supply and opportunities for infill 26
7.3 Industrial land supply 27
7.4 Rural land 27
7.5 Levels of assessment 27
7.6 Assessment benchmarks 28
7.7 Zoning 28
8. Technical review 28
8.1 Introduction 28
8.2 Part 1 About the planning scheme 28
8.3 Part 2 Strategic Framework 29
8.4 Part 3 Tables of Assessment 29
8.4.1 Categories of development and assessment 30
8.4.2 Medium impact industry 30
8.4.2 Emergency services, Major electricity infrastructure, Substation and Utility installation 31
8.4.3 Development on Council owned or controlled land 32
8.4.4 Dual Occupancy in the Rural zone 32
8.4.5 Reconfiguring a lot in the Rural zone 33
8.4.6 Development works 39
8.5 Part 4 Zones 39
8.5.1 Industry zone code 39
8.5.2 Rural zone code 43
8.6 Part 5 Overlays 46
8.6.1 Bushfire hazard overlay code 46
8.7 Part 6 Development codes 46
8.7.1 Development works code 46
8.8 Schedule 1 Definitions 47
8.9 Schedule 4 Mapping 47

8.9.1 Zoning Review 47
8.9.2 OM4 Coastal overlay map 52
8.9.3 OM7a Flood river hazard map 52
8.9.4 OM8 Heritage overlay map 52
8.9.5 OM9 Regional infrastructure overlay map 53
8.10 Schedule 5 Planning Scheme Policies 54
8.10.1 Planning Scheme Policy – Development Works 54
8.10.2 Planning Scheme Policy - Trade Waste 54
8.11 General 55
8.11.1 Secondary dwellings 55
8.11.2 Home based business 56
8.11.3 Car parking requirements for dual occupancy 56
8.11.4 Car parking and landscaping where within an existing building 57
8.11.5 Vehicle manoeuvring 57
9. Conclusion and Recommendations 57

Document Control

Revision	Date	Reason	Author	Checked
A	30 June 2025	Draft	LB	PB
B	28 July 2025	Final	LB	PB
C	9 April 2026	Final	LB	PB
D	3 June 2026	Final	LB	PB

© 2026 Urban Planning North Pty Ltd t/as Urban Planning North

This document is and shall remain the property of **Urban Planning North (UP North)** This document may only be used for the purposes for which it was commissioned in accordance with the Terms of Engagement. Unauthorised use of this document in any form whatsoever is prohibited.

This report has been prepared on behalf of and for the exclusive use of the Client and is subject to all provisions of the agreement between **UP North** and the Client. **UP North** accepts no liability or responsibility whatsoever for reliance upon this report by any third party.

Acknowledgement of Country

We acknowledge the Traditional Owners of the land, air and waters where our offices are based. We pay respect to the Elders, past, present and emerging and extend this respect to all Aboriginal and Torres Strait Islander people we work with and whose ancestral lands we visit.

Executive Summary

The Burdekin Shire Council (the Council) engaged the UP North Group to review the Burdekin Shire Planning Scheme (the Planning Scheme), which commenced on 1 March 2023.

The Planning Scheme was made under the *Planning Act 2016* (the Act). However, the Ministerial approval which allowed the Council to adopt the Planning Scheme was subject to two (2) Ministerial Conditions, as well as a recommendation to undertake a cultural heritage study. Additionally, since its commencement, Council identified a number of potential improvements to the Planning Scheme to address omissions, streamline certain levels of assessment and improve assessment benchmarks. It is not unusual for a planning scheme to be amended within two to three years of operation to 'iron out' any issues that have arisen.

Internal and external stakeholder engagement was undertaken. Input received from the stakeholder engagement was used to inform the recommendations of the review. Generally, it was found that the new Planning Scheme is operating well. However, there are issues that have arisen that could be given further consideration. Key issues raised include:

- levels of assessment for reconfiguring a lot in the Rural zone;
- reducing regulatory burden where appropriate; and
- ensuring levels of assessment and assessment benchmarks are clear.

The Planning Scheme Review examines the operation and effectiveness of the Planning Scheme and includes:

- consideration of the current State and local planning framework;
- consideration of reviews that inform the planning scheme; and
- a technical and administrative review of specific components of the Planning Scheme.

It is recommended that the Planning Scheme be amended in stages taking into account the recommendations of this review, as follows:

- Short-term priority - tailored s18 amendment to address better housing outcomes, operational efficiency and usability; and
- Longer-term priority – amend the Planning Scheme to address the Ministerial conditions; incorporate outcomes of the cultural heritage study (including preparation of a planning scheme policy) and address emerging issues.

Further the Development Works Planning Scheme Policy could be amended to incorporate the updated development manual.

1. Introduction

The Burdekin Shire Council (the Council) engaged the UP North Group to review the Burdekin Shire Planning Scheme (the Planning Scheme), which commenced on 1 March 2023.

The Planning Scheme was made under the *Planning Act 2016* (the Act). However, the Ministerial approval which allowed the Council to adopt the Planning Scheme was subject to two (2) Ministerial Conditions, as well as a recommendation to undertake a cultural heritage study. Additionally, since its commencement, Council identified a number of potential improvements to the Planning Scheme to address omissions, streamline certain levels of assessment and improve assessment benchmarks. It is not unusual for a planning scheme to be amended within two to three years of operation to 'iron out' any issues that have arisen.

Internal and external stakeholder engagement was undertaken, which included meetings with planning consultants as key users of the planning scheme, meetings with internal staff and a workshop with Councillors to seek direction on ways forward. Input received from the stakeholder engagement was used to inform the recommendations of the review.

The Planning Scheme Review examines the operation and effectiveness of the Planning Scheme and includes:

- consideration of the current State planning framework including alignment with the:
  - *Planning Act 2016* (the Act) and *Planning Regulation 2017* (the Regulation);
  - State Planning Policy 2017 (SPP); and
  - North Queensland Regional Plan 2020 (NQRP)*;*
- consideration of the current local planning framework including the:
  - Corporate Plan;
  - Local Housing Action Plan;
- consideration of reviews that inform the planning scheme including:
  - Cultural Heritage Review;
  - Local Government Infrastructure Plan (LGIP) Review;
  - Legal Review;
  - Ministerial conditions;
- a technical and administrative review of specific components of the Planning Scheme.

This Planning Scheme Review makes recommendations for improvements to the Planning Scheme that can be undertaken as a Planning Scheme Amendment, as well as amendments to the planning scheme policies and preparation of a new planning scheme policy.

2. Stakeholder engagement

2.1 Introduction

Stakeholder engagement was undertaken to receive input and feedback on key issues affecting the operation and effectiveness of the current Planning Scheme and inform the outcomes of this review.

Key points of inquiry with the stakeholder engagement included:

- background explanation for the Ministerial Conditions;
- identification of zoning issues;
- identification of technical and administrative issues; and
- identification of any issues with alignment with the *Planning Regulation 2017*, SPP and NQRP.

Engagement was targeted to key internal and external stakeholders including:

- planning consultants based in Townsville (closest city to Burdekin Shire) who have or are most likely to lodge applications to Council for assessment;
- internal stakeholders;
  - Councillors; and
  - officers with specific technical knowledge of the planning scheme.

In addition, Integran was consulted regarding the preparation of a new Local Government Infrastructure Plan (LGIP).

2.2 Outcomes of engagement with planning consultants

Meetings were held with planning consultants who most regularly undertake work for clients in the Burdekin Shire and directly deal with the planning scheme. The meetings were conducted face to face and online with:

- BNC Planning;
- Brazier Motti;
- Milford Planning; and
- Northpoint Planning.

The outcomes of the meetings are summarised below.

General comments

The superseded planning scheme commenced in March 2011 and was prepared under the previous *Integrated Planning Act 1997,* whilst the current Planning Scheme was prepared under the *Planning Act 2016*. This resulted in a big shift in the planning provisions and assessment. Whilst the new Planning Scheme may be less familiar to these consultants, it was recognised as being a better planning scheme than the outdated superseded planning scheme.

The feedback was generally positive stating that the Planning Scheme is:

- reasonable in its intent;
- generally working well operationally;
- easy to navigate;
- usable, particularly the format including the Tables of Assessment (ToA);
- easy to use in the PDF format;
- mapped well.

There were also comments and discussion regarding:

- flexibility versus certainty, with some consultants wanting more flexibility whilst others preferred certainty;
- the online mapping which was seen as basic, better mapping of infrastructure particularly water and sewerage would be helpful to those wanting to develop;
- the state assessment provisions add another layer of complexity to assessment of development; and
- public consultation on the new Planning Scheme was undertaken during the Covid-19 pandemic, which possibly resulted in less awareness of the changes proposed in the new Planning Scheme.

Specific comments are addressed below.

Residential land uses

The planning consultants from their perspective noted the following:

- There is an adequate supply of residential zoned land.
- There is currently not a strong demand for conventional sized residential lots i.e. 600² – 800m².
- There is a demand for larger residential lots e.g.:
    - 1400m^2 lots
    - rural residential lots over 4000m^2. It is noted that some consultants did not see a demand for rural residential lots; and
    - lots in the 2ha to 5 ha range.
- There is very little demand for strata title, whether for dual occupancies or multiple dwelling units. The cost of building multiple dwelling units was in some cases prohibitive, due to low demand, cost of construction and lack of labour.
- There is some demand for Rural workers' accommodation and Non-resident workforce accommodation. A key issue is assessment of flooding hazard and the lack of available data to determine finished floor levels.
- There could be some demand for secondary dwellings particularly on rural lots.
- Retrofitting of older commercial buildings for residential uses was seen as cost prohibitive due to current building requirements e.g. cyclone rating, fire rating, heritage preservation and disabled access.
- Infrastructure charges add to the cost of development and can contribute to development being unviable, although it was generally recognised that infrastructure charges are necessary.
- The provisions for residential development are generally working well. Although it was noted that the requirements particularly for engineering works were not clearly stated.

Commercial land uses

The planning consultants noted that their work saw little demand for new commercial development.

Industrial land uses

From the planning consultants' perspective, the following was raised:

- There is very little demand for new industrial development.
- The cost of providing reticulated water supply and sewerage to industrial lots can be cost prohibitive where it is currently not provided. On-site sewer in the Industry zone could be considered, instead of requiring connection to reticulated sewer for example for Low impact

industry or uses with a low requirement for sewer such as bulk landscape supplies, hardware and trade supplies, transport depots etc..

- It is difficult to achieve the AOs for accepted development subject to requirements, which results in applications becoming subject to code assessment.
- The extent of setbacks from the site frontage was difficult to achieve for some development.
- Amenity for adjoining residences could be addressed via another outcome rather than just through the provision of screen fencing with no gaps.
- The height provision for vegetation is an inappropriate measurement.

Rural land uses

The planning consultants noted that the provisions for development in the Rural zone are generally working well and are better than the previous planning scheme.

The provisions for Rural workers' accommodation and Non-resident workforce accommodation could be more streamlined. Some AOs could be reviewed for example where within in an existing dwelling, the provisions could differ e.g. boundary setback requirements.

Levels of assessment

Generally, the levels of assessment were seen as appropriate. Although there may be some scope for the level of assessment to be lowered for uses that are consistent with the zone. The readability of the levels of assessment is clear.

Issues were raised with regard to the level of assessment for reconfiguring a lot in the Rural zone in relation to boundary rearrangements and long-term leases. Reconfiguring a lot under the superseded planning scheme is code assessable. Under the current Planning Scheme reconfiguring a lot is subject to code assessment, unless the lots are below the minimum lot size whereby the level of assessment is raised to impact assessment. It was suggested that boundary rearrangement in the Rural zone should be subject to code assessment regardless of the lot size.

The issue of long-term leases (which are treated as reconfiguration of a lot) was raised, where the lease area is below the minimum lot size, and the development is then subject to impact assessment.

SPP and NQRP

No specific issues were raised.

Land uses with a large land requirement

One of the consultants noted that there may be a demand for uses requiring a large land area, with the question as to where they could locate e.g. the Rural zone. It was also noted that industry needs in the Burdekin Shire tend to be related to agriculture.

Finished floor levels

It was noted that in some instances it was difficult to get finished floor level data for habitable dwellings from the Council.

2.3 Outcomes of engagement with Councillors

A workshop with the Burdekin Shire councillors was held on 1 July 2025. The following is a summary of the discussion and feedback received.

It was acknowledged that the new Planning Scheme has seen a shift from the superseded planning scheme, and that planning considerations are more complex taking into account new legislative requirements including the Act, Regulation, SPP and NQRP.

There was a concern regarding regulation of development and a desire to see less regulatory barriers where appropriate. Concerns related to both the time required to prepare and process development applications as well as costs.

Key issues raised are discussed below.

Reconfiguring a lot in the Rural zone

The main concern raised related to the levels of assessment for reconfiguring a lot in the Rural zone. Concern was expressed regarding the need for succession planning, the need to allow subdivision of rural land to occur where it is not affecting the agricultural viability of the land and a need to support rural businesses e.g. storage sheds for large agricultural machinery and equipment. It was also expressed that agricultural land below 30 ha can be viable.

The level of assessment for reconfiguring a lot below the minimum lot size was code assessment under the superseded planning scheme and raised to impact assessment under the current Planning Scheme. It was noted that impact assessment allows for the consideration of other relevant matters in accordance with the Act.

A discussion was held regarding the current provisions in the Strategic Framework and Reconfiguring a lot code that allow for consideration of lots below the minimum lot size under certain circumstances including where:

- consolidating the balance of the farmed lot, which is a minimum of 30ha and the single lot created contains a dwelling house that existed at the commencement of this planning scheme; or
- rearranging lot boundaries in a way that demonstrates a substantial improvement in the management of the land or the protection of its environmental values without increasing the number of lots.

The discussion raised the need for more guidance as to what may be appropriate including lot sizes. Some Councillors expressed a preference for smaller lots to be able to be created, whilst other raised the need to consider longer term needs.

It was noted that the SPP and NQRP seek to protect agricultural viability of rural land and prevention of fragmentation of lots into smaller lots.

Dual occupancy in the Rural zone

Dual occupancy is currently subject to code assessment in the Rural zone. A discussion was held regarding whether it is appropriate to allow this urban use within the Rural zone. It was noted that a secondary dwelling is allowed in the Rural zone where it is subordinate to the dwelling house as accepted development subject to requirements. Different views were expressed s to the appropriateness of dual occupancy in the Rural zone. Concerns were expressed that the creation of separate titles may result in reverse amenity impacts, such as noise and dust complaints.

Setbacks in the Rural zone

Councillors were advised that the setbacks in the Rural zone for dwelling houses are subject to the QDC MP1.2. However, the QDC is under review and is proposed to be replaced by the Queensland Housing Code. This will be the subject to separate consultation with Councillors.

Setbacks for non-residential structures was raised with some concerns expressed, particularly in relation to the distance to a dwelling on an adjoining property. Further discussion on this issue would be required if a Planning Scheme amendment was proposed regarding this issue.

Flood mapping

The accuracy of flood mapping was raised. Councillors were advised that flood mapping is being addressed in relation to providing more accurate data for habitable floor levels.

Ministerial Conditions

Councillors were advised of the Ministerial conditions relating to operation work (excavation and filling) in the Rural zone and the Coastal Hazard Overlay.

The Director Infrastructure, Planning and Environment Services advised of the need for the review of the provisions to ensure that they are workable and that only works that are likely to adversely impact on neighbouring properties and Council land are assessable. Further work and consultation are required to determine appropriate triggers for levels of assessment.

No concerns were raised regarding the review of provisions relating to the Coastal Hazard Overlay and a recommendation to remove the reference of certain lots in the Table of Assessment.

Medium impact industry

In the current Planning Scheme Medium impact industry is accepted development subject to requirements in the Industry zone. Medium impact industry uses involve uses that result in manufacturing, processing, repairing etc. and can be subject to certain thresholds. Uses can include e.g. galvanising works, concrete batching plant, processing food over 200 tonnes per annum. Feedback was sought from Councillors regarding raising the level of assessment to code assessment. Concern was expressed that this may capture businesses which may not require a higher level of assessment. It was suggested that there are ways to address this, particularly if the issue is related to the location of the land, different provisions could apply for example distances from Residential zoned land, precincts or different zones.

Industry zoned land with a mix of uses

Land along Bowling Green Street, Brandon and land bound by Fourteenth Avenue, Fifteenth Street and Burdekin Road, Home Hill is included in the Industry zone, but contains a mix of residential, industry and other uses. Comments included that any consideration of zoning changes would need to be accompanied by further analysis of land suitability, including site contamination.

2.4 Outcomes of engagement with Council officers and Council consultants

Issues were raised by planning staff including provisions requiring clarification and correction, the need to review zoning of land on the urban fringe and the workability of some assessment levels and assessment benchmarks.

Feedback from the Design Team was requested in relation to:

- provisions for operational work in the Rural zone;
- progress on the LGIP;
- servicing isolated pockets of industrial land; and
- zoning of certain land.

The Design Team provided feedback on the background to the provisions for operational work in the Rural zone. The key concern is the impact of large-scale farming where levels are changed that affect the flow of water and the potential adverse impacts on Council infrastructure. In relation to the LGIP and the servicing of pockets of industrial land outside of the PIA, it was recognised that servicing of these areas is likely to be cost prohibitive and uses with low requirements for effluent disposal could be serviced by onsite sewer. In relation to the Industry zoned land at Fifteenth Street, Home Hill it was noted that the flood hazard is similar to the surrounding residential uses.

Integran are preparing a new LGIP for the Planning Scheme. They were consulted to determine whether there are any issues arising for the Planning Scheme Review. The feedback received was that changes to zoning would be unlikely to affect the LGIP and any changes to zoning could be addressed in a future amendment to the LGIP if necessary.

3. State planning framework

3.1 Introduction

The State Government sets out the key planning rules and establishes the framework of planning instruments that support the making of planning schemes.

The key planning legislation is the Act and the Planning Regulations. This is supported by the Minister's Guidelines and Rules (MGR) which sets out a consistent method for plan making. The legislation is also supported by State planning instruments including the State Planning Policy 2017 and the North Queensland Regional Plan 2020, which set out state and regional planning interests. Planning scheme preparation, amendments and implementation must be in accordance with the planning framework and rules.

3.2 Planning Act and Regulation

The current Planning Scheme was made under the Act and the Planning Regulations which sets out requirements for local government planning schemes. The drafting of the Planning Scheme resulted in changes to the policy and operation of the previous planning scheme which was drafted in 2010/2011 under the *Integrated Planning Act 1997*. The *Integrated Planning Act 1997* was superseded by the *Sustainable Planning Act 2009*, which was in effect before the Act. Council did not amend the existing scheme nor prepare a new scheme reflective of the 2009 legislation. This 19-year age difference also contributes to the extent of change in the current Planning Scheme compared to the previous planning scheme.

The Planning Scheme contains a strategic framework that is consistent with the Act, which states that a planning scheme must identify strategic outcomes for the local government area. Also, in accordance with the Act, the Planning Scheme includes a regulatory framework that establishes categories of development assessment and 'assessment benchmarks' against which assessable development is measured.

The Act introduced the concept of bounded assessment for code assessment, which limits the assessment to the applicable assessment benchmarks e.g. codes, whereas impact assessment is unbounded and can take into account other relevant matters e.g. planning need. This has been taken into account in the drafting of the Planning Scheme.

The Planning Regulation sets out 'regulated requirements' which include a suite of zones (and purpose statements) which have been incorporated into the Planning Scheme. The regulated requirements also include mandatory definitions, with which the Planning Scheme is consistent with.

3.3 Minister's Guidelines and Rules

The Minister's Guidelines and Rules (MGR) is a statutory guideline, made under the Act which establishes requirements for planning scheme amendments and scheme preparation processes. The MGR is supported by the non-statutory Guidance for the Minister's Guidelines and Rules.

The process to be followed under the MGR will depend on the extent of change proposed in the amendment. A major amendment will be required if the amendment proposes:

- a change to a category of development or category of assessment;
- a zone under the Planning Scheme;
- a policy position expressed in the Planning Scheme;
- affects more than three state interests; and
- changes that involve the state interest of a natural hazard.

The MGR contains a parallel process for making or amending a planning scheme policy.

The MGR contains a parallel process for reviewing, making or amending a local government infrastructure plan (LGIP), which must form part of the planning scheme if a local government intends to levy infrastructure charges.

3.4 State Planning Policy 2017

The Act requires a planning scheme to coordinate and integrate the matters that it deals with, including state and regional dimensions. The State Planning Policy 2017 (SPP) sets out state interests and applies instead of a regional plan or a planning scheme to the extent of any inconsistency.

The SPP includes the following broad themes:

- Liveable communities and housing;
- Economic growth;
- Environment and heritage;
- Safety and resilience to hazards; and
- Infrastructure.

Of note for the review of the Planning Scheme are the themes:

- Economic growth; and
- Environment and heritage.

The SPP theme Economic Growth identifies as a State interest Agriculture which seeks to ensure

- The resources that agriculture depends on are protected to support the long-term viability and growth of the agricultural sector.

Under this theme the following policy is included:

> (2) Agricultural Land Classification (ALC) Class A and Class B land is protected for sustainable agricultural use by:
>
> (a) avoiding fragmentation of ALC Class A or Class B land into lot sizes inconsistent with the current or potential use of the land for agriculture
>
> (b) avoiding development that will have an irreversible impact on, or adjacent to, ALC Class A or Class B land…

This theme is important in the consideration of the use of rural land and the reconfiguration of a lot on rural land, as discussed in further detail later in this report.

The SPP theme Environment and Heritage identifies as a State interest Cultural Heritage, which seeks to ensure:

> The cultural heritage significance of heritage places and heritage areas, including places of Aboriginal and Torres Strait Islander cultural heritage, is conserved for the benefit of the community and future generations.

When the Minister for State Development, Infrastructure, Local Government and Planning advised the Council that they could proceed to adoption of the Planning Scheme it was strongly recommended that Council undertakes a Cultural Heritage Study to further align with the SPP. The Cultural Heritage Study is underway and discussed in further detail in Section 5.2 Cultural Heritage Study.

3.5 North Queensland Regional Plan 2020

The North Queensland Regional Plan 2020 (NQRP) includes the Burdekin Shire. The Planning Scheme aligns with the NQRP. The NQRP recognises agriculture as one of the primary strengths for the economy. The NQRP seeks to protect agricultural areas from fragmentation and incompatible non-agricultural development. This issue is discussed further in detail later in the report.

4. Local planning framework

The local planning framework is informed by the:

- Corporate Plan; and
- Local Housing Action Plan.

4.1 Corporate Plan

The Burdekin Shire Council Corporate Plan 2025-2030 sets out the strategic direction for Council to 2030 with five strategic priorities:

- Our Community;
- Our Economy;
- Our Environment;
- Our Infrastructure; and
- Our Organisation.

Many of the objectives are relevant to the Planning Scheme as the Planning Scheme addresses social, economic, environmental and cultural outcomes. Directly relevant to the Planning Scheme is:

> Our Infrastructure - Well Planned Communities -
> Support the development of liveable, connected, and sustainable communities through strategic land use planning, infrastructure delivery, and responsive development assessment.
>
> - Review land supply and uses to meet community and business needs.

Issues relating to the Planning Scheme including land use and land supply are discussed later in this report.

4.2 Local Housing Action Plan

The Burdekin Shire Local Housing Action Plan (LHAP), prepared as part of the Queensland Housing Strategy 2017-2027, identifies a range of housing challenges in the Burdekin region. The LHAP was adopted by Council in late 2024.

The LHAP analysed the local government demographic characteristics and housing characteristics. Housing issues relate to a range of issues including cost, affordability, diversity, supply and infrastructure provision.

The following key points are noted:

- There is a demand for housing, particularly in the rental market.
- Barriers to new residential development include flood risk (including the need for floor levels to be 300mm above the Q100), costs to redevelopment particularly flood affected areas in the Home Hill town centre, cost of infrastructure provision particularly to unserviced land; lack of tradespeople and lack of investor confidence.

- There is potential to increase housing density and diversity in infill areas e.g. development of units and townhouses.
- There is a need for housing for permanent non-government and government employees, and seasonal workforce employees.
- There is a need for cohort-specific housing including social housing, aged care accommodation and a retirement village.

The following actions were identified that specifically relate to the Planning Scheme:

2	Planning – Review Planning Scheme to identify options to expand development.
2.1	Review the planning scheme and development incentives for opportunities to improve housing diversity within the region.
2.4	Identify and address barriers for farmers wanting to create on-farm accommodation for workers.

5. Planning Scheme related studies and reviews

5.1 Introduction

A number of studies and reviews have been undertaken that relate to the Planning Scheme and can inform an amendment to the Planning Scheme to improve its operation and effectiveness, as discussed below.

5.2 Cultural Heritage Study

In accordance with the recommendation by the State, Council is undertaking a cultural heritage study to align with the SPP theme Environment and Heritage and the subtheme Cultural Heritage, which is:

> The cultural heritage significance of heritage places and heritage areas, including places of Aboriginal and Torres Strait Islander cultural heritage, is conserved for the benefit of the community and future generations.

The Advancing Aboriginal and Torres Strait Islander Interests in Land Use Planning: Guidance for local governments (Queensland Government 2019) provides advice to Local Governments on approaches to identify and advance Aboriginal and Torres Strait Islander knowledge and interests.

The guidance material and the requirements of the SPP inform the roles and responsibilities the Council has regarding inclusion of Aboriginal and Torres Strait Islander interests and cultural heritage into their Planning Scheme.

It is intended the Cultural Heritage Study will provide an up-to-date list of places assessed as having significance at a local level considering non-indigenous and Indigenous (Aboriginal and Torres Strait Islander) values. It will also assess the existing built form and character across the Burdekin Shire. The Study will recommend additional provisions that should be considered as part of a Planning Scheme amendment, to provide greater clarity on local heritage places, and broader opportunities for protection and promotion of the Shire's history and historic places.

Recommendation: Council consider the Planning Scheme related outcomes and recommendations of the Cultural Heritage Study for incorporation in a Planning Scheme amendment.

5.3 Local Government Infrastructure Plan Review

Council is currently preparing a new LGIP in accordance with the Minister's Guidelines and Rules (MGR) to align with the Planning Scheme. The Priority Infrastructure Area (PIA) is unlikely to change. Minor zoning changes are unlikely to have much impact on the LGIP. The timing for the new LGIP is likely to be ahead of any amendment to the Planning Scheme, although there may be opportunity to align a planning scheme amendment process with the LGIP process.

Recommendation: If appropriate, align the process for the preparation of a new LGIP with a Planning Scheme amendment, alternatively if the LGIP is adopted ahead of a Planning Scheme amendment review the LGIP accordingly.

5.4 Legal Review

MacDonnells Law undertook a review of Part 3 Tables of Assessment. The comments and track changes are included in **Attachment 1: Legal Review Tables of Assessment**.

The suggested amendments:

- clarify introductory sections and other parts of the ToA; and
- clarify levels of assessment for Emergency services.

Recommendation: Include the changes identified in the legal review by MacDonnells Law in a Planning Scheme Amendment.

6. Ministerial conditions

6.1 Introduction

The Minister for State Development, Infrastructure, Local Government and Planning advised the Council that they could proceed to adoption of the Planning Scheme. However, as discussed below, it was subject to conditions to address:

- Operational work in the Rural zone; and
- Coastal Hazard Overlay.

The Burdekin Shire Planning Scheme (the Planning Scheme) commenced on 1 March 2023.

6.2 Operational work in the Rural zone

6.2.1 Ministerial condition

The Minister advised Council, that Council could adopt the Planning Scheme subject to the following condition:

> To ensure council's regulation of the excavation and/or filling activities in the Rural zone results in development outcomes that are certain, responsive and performance based, the council must:

A. Monitor the provisions in the Rural zone for excavation and/or filling activities to determine if the scheme provisions prevent, mitigate, and/or manage the potential for adverse impacts on Council infrastructure only because of operational works.

B. Commence a process to review the provisions in the Rural zone for excavation and/or filling activities to determine if the scheme provisions prevent, mitigate, and/or manage the potential for adverse impacts on council infrastructure only because of operational works.

   This process must include a review of the applications lodged and assessed for operational work for excavation and/or filling activities in the Rural zone and potentially inform an amendment to the planning scheme to integrate the outcomes of the process.

C. Submit a report to the Minister on completion of the review process. The report must detail the findings of the review process and provide an accompanying statement from the council that identifies whether the council considers an amendment should be made to the planning scheme as a result of the review process, and the reasons for the council's position on this.

6.2.2 Background

Large scale farming is a key economic activity in the Burdekin Shire. Farming practices can often include the preparation of land for cropping involving laser levelling and the reconfiguration of cropping drills, resulting in changes to ground levels which can impact overland flow of water. Changes to overland flow of water such as changing the direction, concentration, velocity and volume of flow can affect surrounding land including Council controlled land and infrastructure.

Council sought to address the impact of works that cause ponding of overland runoff flows on Council controlled land, including road reserves and infrastructure in the Planning Scheme.

The Planning Scheme:

- makes operational work (excavation and filling) in the Rural zone subject to code assessment where certain triggers are met;
- includes in the Development Works Code provisions that address excavation and filling in the Rural zone; and
- includes an administrative definition for excavation and filling.

The Ministerial Condition requires a review of the workability of the provisions in the Rural zone for excavation and/or filling activities to determine if the scheme provisions prevent, mitigate, and/or manage the potential for adverse impacts on council infrastructure only because of operational works.
To date, there have been no applications lodged for operational work (excavation and/or filling) in the Rural zone.

6.2.3 Burdekin Shire Planning Scheme

Table of assessment operational work (excavation and filling) in the Rural zone

The relevant provisions relating to operational work (excavation and filling) in the Rural zone are outlined below.

As per S3.3.2(3) building and operational work are accepted development unless stated in the ToA for Operational Work.

The ToA for Operational work does include provisions for filling and excavation in the Rural zone as stated in **Table 6.2.1: Burdekin Shire Planning Scheme Operational work – Filling and excavation in the Rural zone**.

Table 6.2.1: Burdekin Shire Planning Scheme Operational work – Filling and excavation in the Rural zone

Categories of development and assessment	**Assessment benchmarks for assessable development and requirements for accepted development**
Accepted Operational work if excavation and/or filling does not involve: (a) an overland flow path or drainage path which has an area of 2m² or more; or (b) a waterway or wetland; or (c) works that cause ponding of overland runoff flows on Council controlled land, including road reserves and infrastructure.	Not applicable
Code Assessment Operational work if excavation and/or filling involves: (a) an overland flow path or drainage path which has an area of 2m² or more; or (b) a waterway or wetland; or (c) works that cause ponding of overland runoff flows on Council controlled land, including road reserves and infrastructure.	Development works code

A review of planning schemes for other local authorities that have large land holdings for cropping included planning schemes for Mareeba, Mackay and Townsville. In these planning schemes the triggers are based on triggers such as distance from a property boundary, depth and volume (m^3). The TOA did not specifically reference Council controlled land. Due to the large rural land holdings in the Burdekin Shire a cubic metre figure was not adopted, and instead other parameters used. In addition, Burdekin Shire sought to regulate excavation and filling in certain circumstances where overland flow was having an impact on Council controlled land, including drainage reserves and infrastructure.

However, the workability of the triggers for the TOA for Operational work – Filling and Excavation in the Rural zone could be improved by:

- making the assessment triggers more easily measurable;
- more clearly defining the extent of waterways and wetlands;
- ensuring that landholders can undertake routine agricultural activities such as laser levelling and the reconfiguration of cropping drills without the need for a development permit; and

- requiring a development permit in certain circumstances or where earthworks alter natural overland flow paths resulting in ponding, blocking, concentration of flow or redirection of water onto neighbouring private land or Council managed road or drainage infrastructure.

In consultation with the Department of Infrastructure, Planning and Environment Services the following changes to the levels of assessment are suggested for consideration. Refer to **Table 6.2.2: For consideration – Levels of assessment triggers for Operational work – Filling and excavation in the Rural zone.**

Further consultation with State Government and key stakeholders would be required as part of any planning scheme amendment.

Table 6.2.2: For consideration – Levels of assessment triggers for Operational work – Filling and excavation in the Rural zone

Categories of development and assessment	**Assessment benchmarks for assessable development and requirements for accepted development**
Accepted Operational work for excavation and/or filling, where the works: (a) do not result in a material increase in stormwater flows or ponding of stormwater that affects: (i) adjoining private land; or (ii) Council-managed roads or drainage infrastructure; or (b) do not involve any of the following: (i) disturbance to a waterway or wetland identified on the Environmental Significance Overlay Map; or (ii) alteration of natural overland flow paths; or (iii) modification to internal drainage systems; or (iv) blocking or modification of existing stormwater discharge points into or out of the property.	Not applicable
Code Assessment Operational work if excavation and/or filling where the works: (a) result in a material increase in stormwater flows or ponding of stormwater that affects: (i) adjoining private land; or (ii) Council-managed roads or drainage infrastructure; or (b) involve any of the following: (i) disturbance to a waterway or wetland identified on the Environmental Significance Overlay Map; or (ii) alteration of natural overland flow paths; or (iii) modification to internal drainage systems; or	Development works code

(iv) blocking or modification of existing stormwater discharge points into or out of the property.	

Development works code

The Development works code specifically addresses excavation and filling in the Rural zone. These provisions provide the assessment benchmarks related to the triggers in the ToA.

The Planning Scheme Development works code states under the Purpose and overall outcomes:

6.2.1.2 (2)(e)

The purpose of the code will be achieved through the following overall outcomes: …

(e) excavation and/or filling in the Rural zone does not adversely impact on Council controlled land including road reserves and infrastructure, overland flow paths, drainage paths, waterways, wetlands, or road and drainage infrastructure.

Table 6.2.1.3(a) – Benchmarks for development that is accepted subject to requirements and assessable development includes the following provisions relating to excavation and filling as shown in **Table 6.2.3: Benchmarks for development that is accepted subject to requirements and assessable development**.

Table 6.2.3: Benchmarks for development that is accepted subject to requirements and assessable development

Performance Outcomes	Acceptable Outcomes
Earthworks	
PO1 Excavation and filling on land maintains the amenity and utility of adjoining land.	**AO1** Excavation and filling is not carried out within 1.5m of any site boundary.
PO2 The carrying out of any excavation or filling does not contaminate any land.	**AO2** No contaminated material or potential acid sulfate soil is used as fill.

The Planning Scheme Table 6.2.1.3(b) – Benchmarks for assessable development only, includes the following provisions relating to excavation and filling in the Rural zone, as shown in **Table 6.2.4: Benchmarks for assessable development**.

Table 6.2.4: Benchmarks for assessable development

Performance Outcomes	Acceptable Outcomes
Excavation and/or filling in the rural zone	
PO8 Excavation and/or filling do not: (a) result in ponding on Council controlled land, including road reserves and infrastructure; (b) impede the flow of water through an overland flow path or drainage path on Council controlled land, including road reserves and infrastructure; and	No acceptable outcome nominated.

(c) alter the location and/or flow rate of water discharge points from the premises adversely impacting on Council road and drainage infrastructure.	
PO9 Excavation and/or filling do not result in an increase to the volume or concentration of water: (a) in an overland flow path or drainage path on Council controlled land, including road reserves and infrastructure; and (b) waterways and wetlands.	No acceptable outcome nominated.
PO10 Excavation and/or filling do not adversely impact on waterways and wetlands.	**AO10** Excavation and/or filling do not occur within 15m of the: (a) outer bank of a waterway; or (b) outer landward boundary of a wetland.
PO11 Excavation and/or filling do not adversely impact on Council road and drainage infrastructure.	**AO11** Excavation and/or filling do not: (a) occur within 15m of Council road and drainage infrastructure; and (b) alter the flow rate or velocity of water at discharge points from the premises to Council road and drainage infrastructure.

The provisions under the heading Excavation and/or filling in the Rural zone provide the assessment benchmarks related to the triggers in the ToA. For clarification PO1, AO1 and PO2 could be amended to refer to excavation and/or filling.

6.2.4 Proposed way forward

To inform any amendment to the Planning Scheme further consultation with the State Government and key stakeholders to determine appropriate triggers for levels of assessment for operational work (excavation and filling) in the Rural zone, should be undertaken.

The triggers for the TOA for Operational work – Filling and Excavation in the Rural zone should:

- be clear;
- define the extent of waterways and wetlands;
- ensure that landholders can undertake routine agricultural activities without the need for a development permit; and

- only require a development permit in certain circumstances where there is likely to be an adverse impact.

Amend the Development works code to ensure that PO1, AO1 and PO2 earthworks refer to excavation and/or filling.

Recommendation: Subject to further consultation, amend the triggers for levels of assessment for operational work (excavation and filling) in the Rural zone.
Recommendation: Amend the Development works code to ensure that PO1, AO1 and PO2 refer to excavation and/or filling.

6.3 Coastal hazard overlay

6.3.1 Ministerial condition

The Minister advised Council, that Council could adopt the Planning Scheme subject to the following condition:

> To ensure the Coastal Hazard Overlay further reflects council's strategic intent resulting from the adoption of the planning scheme, the council must:
>
> > A. Commence a review of the provisions in the Coastal Hazard Overlay to determine necessary changes to remove the reference to the specific property descriptions in the Table of Assessment for the Coastal Hazard Overlay. This review should inform an amendment to the planning scheme to integrate the outcomes of the process.
> >
> > B. Submit a report to the Minister on completion of the review process. The report must detail the findings of the review process and provide an accompanying statement from the council that identifies whether the council considers an amendment should be made to the planning scheme as a result of the review process, and the reasons for the council's position on this.

6.3.2 Background

The Planning Scheme specifically references Lots 1 and Lot 2 on SP232085. These lots are shown on **Figure 6.3.1: Aerial Photo – Lots 1 and 2 on SP232085 and Surrounding Area.** The property addresses are 20-22 and 24-36 Braby Street, Alva. The current land use is a caravan park.

Figure 6.3.1: Aerial Photo – Lots 1 and 2 on SP232085 and Surrounding Area



Under the superseded planning scheme, the lots were included in the Village zone. The draft version of the current Planning Scheme released for public consultation included the land within the Rural zone. This was due to coastal hazard risks on these lots. A submission was received from the owners of the property raising concerns that the Rural zone is not reflective of the current use and will reduce future business development opportunities.

The adopted Planning Scheme in response to the submission included specific provisions within the Planning Scheme and included the lots within the Township Zone.

6.3.3 Burdekin Shire Planning Scheme

The relevant provisions in the Planning Scheme related to Lots 1 and Lot 2 on SP232085 are discussed below.

The TOA for the Coastal Hazard Overlay specifically raises material change of use or reconfiguring a lot on Lot 1 on SP232085 or Lot 2 on SP232085 to impact assessment as shown in **Table 6.3.1: Assessment benchmarks for overlays**.

Table 6.3.1: Assessment benchmarks for overlays

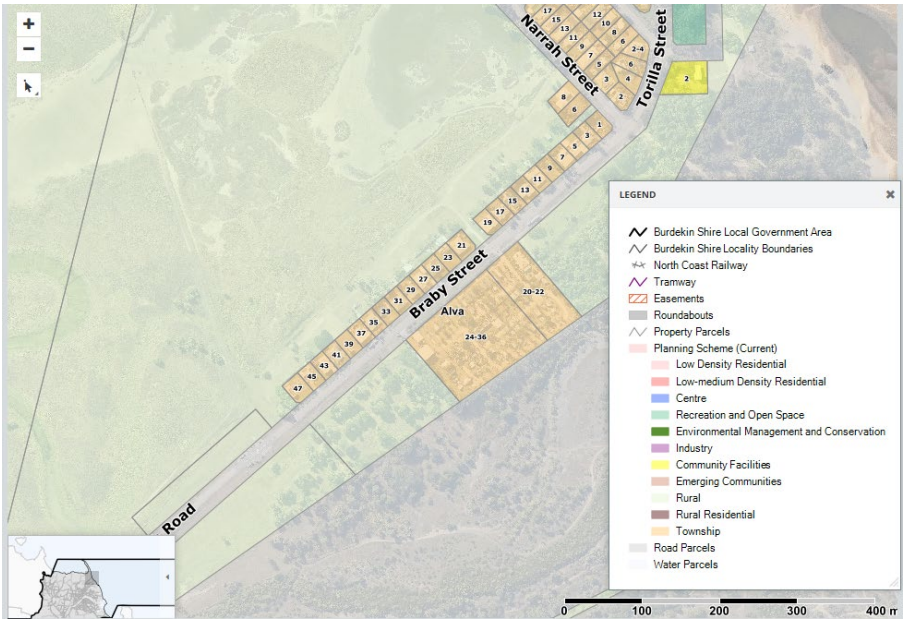
Development	Category of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development (where applicable)

Coastal overlay		
Material change of use or reconfiguring a lot on Lot 1 on SP232085 or Lot 2 on SP232085	Impact assessment	The planning scheme
Material change of use for a critical or vulnerable use if identified on the Coastal overlay map as: (a) Medium storm tide hazard area; (b) High storm tide hazard area; or (c) Erosion prone area.	Impact assessment	The planning scheme

Development	Category of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development (where applicable)
Material change of use or building work for: (a) Caretaker's accommodation; or (b) Dwelling house	No change to assessment level	Coastal hazard overlay code
Any development made assessable under another table	No change to assessment level	Coastal hazard overlay code (applicable if assessable development)

The lots are included within the Township Zone as shown in **Figure 6.3.2: Zoning**.

Figure 6.3.2: Zoning



On OM4 Coastal Overlay Map (shown on **Figure 6.3.3: Coastal Overlay Map**) the lots are included or partially within:

- Erosion prone area;
- Coastal management district;
- High storm tide hazard area; and
- Medium storm tide hazard area.

Figure 6.3.3: Coastal Overlay Map



By removing the reference to Lots 1 and 2 on SP232085 from Table 3.7.1 Assessment benchmarks for overlays, the assessment level would default to other applicable categories of development and assessment, and assessment benchmarks. This would be:

- MCU for a critical or vulnerable use – impact assessment and the whole of the Planning Scheme applies;
- MCU or building work for Caretaker's accommodation or Dwelling house – no change to assessment level and the Coastal hazard overlay code applies. The assessment level would be accepted development subject to the requirements. The requirements of the Coastal Hazard Overlay Code address floor levels for development in Storm tide hazard areas; and
- Any development made assessable under another table – no change to assessment level and the Coastal hazard overlay code applies (if assessable development). Reconfiguring a lot would be code assessment if in accordance with the Categories of development and assessment in Table 3.5.1 Reconfiguring a lot for code assessment

Removal of the lots from Table 3.7.1 would result in some uses and reconfiguration of a lot being reduced from impact assessment to code assessment. However, the Coastal Hazard Overlay Code has explicit overall outcomes including, but not limited to:

- reconfiguration of land does not result in additional lots within the storm tide hazard area or the erosion prone area;
- limiting critical or vulnerable uses within a storm tide hazard area or erosion prone area;
- not substantially increasing the number of people accommodated within a storm tide hazard area or erosion prone area;

- limits development within the erosion prone area, where within a coastal management district.

The Coastal Hazard Overlay is clear in what types of development are appropriate or not appropriate. Based on the strength of the Code, and bounded assessment for code assessable development, refusal of inappropriate development should be achievable or where assessable development is appropriate, it can be conditioned accordingly. It is noted that impact assessment allows for the consideration of relevant matters, which in some cases can allow for other considerations which opens a broader assessment e.g. need.

Recommendation: Amend Table 3.7.1 Assessment benchmarks for overlays, by deleting the reference to Lots 1 and 2 SP232085.

7. Key themes

Key themes are discussed in this section, with further technical detail contained in Section 8 Technical review.

7.1 Overall operation and effectiveness

The current Planning Scheme was prepared in accordance with the Act. This saw a significant shift from the previous planning scheme, which was prepared under the *Integrated Planning Act 1997*, which itself was superseded by the *Sustainable Planning Act 2009* (SPA). The superseded scheme was not amended to reflect SPA.

Furthermore, the current Planning Scheme in accordance with the Act, has been drafted to align with the SPP and the North Queensland Regional Plan. This has resulted in a more complex planning scheme than its predecessor. However, in the circumstances the Planning Scheme is drafted in such a way as to make the requirements clear and to reduce any unnecessary complexity.

Overall, the Planning Scheme was seen to be operating efficiently and effectively. As is often the case after its operation for a year or two, some technical issues have arisen and potential improvements identified.

7.2 Residential land supply and opportunities for infill

Residential land supply is generally sufficient. There is extensive land area available within the Low density residential zone and Emerging community zone for greenfield development. Key issues facing these areas is the cost of development and the lack of infrastructure and servicing capacity/provision. There are also opportunities for infill development in existing residential areas, particularly in the Low-medium density residential zone.

A development application was lodged in April 2025 for a staged low density residential development proposing to create approximately 46 new residential lots in Ayr.

Council was awarded funding under the State Government Scheme Supply Fund (SSF) to improve housing outcomes. This included the review of the Planning Scheme (this report) to identify opportunities to increase housing supply and diversity. Funding has also been directed to master planning of strategically

located land north of the town centre, within the Low Density Residential Zone, which has easy pedestrian access to established social infrastructure including hospitals, medical centres, schools, retail and service areas. This work has been supported by an infrastructure capacity and traffic assessment.

Recommendation: Amend the Planning Scheme to facilitate better housing outcomes to increase housing supply and diversity, focusing on infill and incorporating master planning of strategic residential sites.

7.3 Industrial land supply

Industrial land supply is sufficient. For the preparation of the current Planning Scheme an Industrial Land Analysis was prepared by Ethos Urban, dated 12 September 2018. This study found that Burdekin Shire has enough Industry zoned land to accommodate more than 50 years supply of industrial land consumption.

However, a key issue for the take up or redevelopment of this land relates to the provision of reticulated sewerage. Whilst it is appropriate for the provision of reticulated sewerage to the main industrial areas, the requirement for isolated pockets of Industry zoned land on the edge of the township and outside of the LGIP Priority Infrastructure Area (PIA) is likely to be cost prohibitive.

Some Industry zoned land which is predominantly being used for dwelling houses could potentially be rezoned subject further investigation.

7.4 Rural land

A key policy position in the SPP, NQRP and the Planning Scheme is the protection of agricultural land. In the Burdekin Shire agriculture is the biggest contributor to the economy, making protection of agricultural land important.

The Planning Scheme seeks to discourage fragmentation of rural land through specific provisions in the Strategic Framework, codes and the levels of assessment.

Key issues to be addressed regarding development in the Rural zone include:

- assessment levels for reconfiguring a lot;
- setbacks for dwellings and non-residential structures;
- the assessment level of dual occupancy; and
- assessment benchmarks for extractive industry.

7.5 Levels of assessment

The following discussion relates to levels of assessment other than as discussed above.

The Planning Scheme has generally sought to lower the level of assessment to reduce regulatory burden. However, there are some instances where the level of assessment could be further lowered, whilst there are some examples where a higher level of assessment is appropriate.

The Planning Scheme in certain circumstances allows for development to be accepted subject to requirements. This means that development must meet the requirements for example connection to water

and sewer supply, frontage works, car parking etc. In most cases, these provisions are appropriate. However, non-compliance results in the level of assessment being raised from accepted subject to requirements to code assessment. It may be helpful to provide information, for example fact sheets to prospective applicants to explain how the levels of assessment, requirements and assessment benchmarks work. Pre-lodgement meetings may assist prospective applicants.

Recommendation: Provide information about the Planning Scheme for example fact sheets and facilitate pre-lodgement meetings to assist prospective applicants.

7.6 Assessment benchmarks

The assessment benchmarks in the Planning Scheme are generally appropriate.

The policies in the Strategic Framework are sound. Some provisions could be clarified relating to renewable energy facilities.

The assessment benchmarks in the zone codes and development codes are generally sound. However, additional or amended assessment benchmarks may be needed in specific circumstances to provide further clarification on the outcomes sought.

7.7 Zoning

A review of zoning revealed that zoning is generally appropriate. There is adequate zoned land for residential, commercial and industrial purposes.

8. Technical review

8.1 Introduction

The Technical Review addresses issues relating to:

- Parts 1 to 6 of the Planning Scheme;
- Schedule 1 Definitions;
- Schedule 4 Mapping including a zoning review; and
- Schedule 5 Planning Scheme Policies.

There are a small number of minor administrative issues that can be addressed in an amendment to the Planning scheme including formatting, numbering, grammar and spelling.

8.2 Part 1 About the planning scheme

The drafting of Part 1 – About the planning scheme is generally sound. However, the workability of certain sections could be improved including:

- adding a new s1.2 Planning scheme components; and
- a table outlining building work regulated under the planning scheme under s1.5.

Suggested amendments are shown as track changes and comments in **Attachment 2: Part 1 Amendments**.

Recommendation: Amend Part 1 – About the planning scheme to improve usability.

8.3 Part 2 Strategic Framework

The policy intent for the Strategic Framework is sound.

The provisions in relation to Renewable energy facilities could be amended to have a broader application.

Renewable energy facility is defined as:

(a) The use of premises for the generation of electricity or energy from a renewable energy source, including, for example, sources of bioenergy, geothermal energy, hydropower, ocean energy, solar energy or wind energy; but
(b) does not include the use of premises to generate electricity or energy to be used mainly on the premises.

The definitions are mandated by the State and cannot be changed. However, the term would include a battery energy storage system (BESS) and hydrogen electricity.

Renewable energy facility is subject to impact assessment and therefore are be assessed against the whole of the Planning Scheme including the Strategic Framework.

Strategic Framework s2.2 Strategic Intent refers to renewable energy facilities (in the form of solar farms). Strategic Framework s2.4.1 (7) states that renewable energy facilities are anticipated in the Rural zone and references solar farms and wind farms. By being less specific about the types of Renewable energy facilities, this broadens the scope for other types of Renewable energy facilities. The strategic outcomes sought could also be expanded address environmental, cultural heritage and amenity impacts.

It is noted that the Planning (Wind Farms) Amendment Regulation amends the Regulation to make all development applications for wind farms under the Act subject to impact assessment, which ensures that any application for a wind farm is publicly notified and subject to third party appeal rights. The Planning scheme is consistent with this amendment to the Regulation.

Recommendation: Amend the Strategic Framework to refer broadly to Renewable energy facilities and include a statement that further addresses strategic outcomes sought.

8.4 Part 3 Tables of Assessment

A review of the ToA has been undertaken to determine if the levels of assessment and the assessment benchmarks are appropriate, as discussed below.

In addition, to this section a review of the ToA has been undertaken in:

- s5.4 Legal Review; and
- s6 Ministerial conditions.

8.4.1 Categories of development and assessment

Section 3.3 Categories of development and assessment sets out process requirements.

S3.3.3(3) states:

> 3.3.3(3) Code assessable development: ……
>
> (b) that occurs as a result of development becoming code assessable pursuant to sub-section 3.3.3(2), must:

S3.3.3(3) should read as follows:

> 3.3.3(3) Code assessable development: ……
>
> (b) that occurs as a result of development becoming code assessable pursuant to sub-section 3.3.3**(1)**, must:

Recommendation: Amend S3.3.3(3)(b) to correct the section number reference.

8.4.2 Medium impact industry

Medium impact industry in the Industry zone is accepted subject to requirements.

Medium impact industry is defined as:

> The use of premises for an industrial activity—
>
> (a) that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products; and
>
> (b) that a local planning instrument applying to the premises states is a medium impact industry; and
>
> (c) that complies with any thresholds for the activity stated in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity.

This includes a range of uses for example metal foundry, enamelling workshop, galvanising works and concrete batching plant, which have the potential to have adverse impacts on surrounding areas, and as such code assessment may be more appropriate to assess these impacts.

Further consideration could be given to:

- the zoning of industrial land and whether different industry zones may be appropriate or alternatively identify industry precincts, to allow for different levels of assessment; and
- the levels of assessment for different types of Medium impact industry.

Recommendation: Further consider the levels of assessment for Medium impact industry, with the potential to identify precincts or introduce different industry zones.

8.4.2 Emergency services, Major electricity infrastructure, Substation and Utility installation

Emergency services

Emergency services are accepted development in the ToA if undertaken by a public sector entity. This is appropriate to allow public sector entities to undertake work without the costs and time delays associated with assessable development.

Emergency services where not undertaken by a public sector entity are subject to code assessment. Clarification of the ToA has been identified in the Legal Review (**Attachment 1: Legal Review Tables of Assessment**).

Major electricity infrastructure

Major electricity infrastructure is subject to code assessment in all zones where undertaken by a public sector entity. No change is recommended.

Substation

Substation is subject to code assessment in all zones, where undertaken by a public sector entity. No change is recommended.

Utility installation

Utility installation is subject to code assessment in all zones, where undertaken by a public sector entity. To reduce regulation for Council, administrative definitions for Local utility and Major utility could be added. This could allow for Council to undertake certain works as accepted development. Utility installation can be addressed in the ToA by differentiating local utility installation and major utility installation.

Planning Regulation Part 1 S8 Administrative terms allows for a local planning instrument to include administrative definitions as stated below:

> **Administrative terms**
> (1) If a local planning instrument includes an administrative term stated in schedule 4, column 1, the local planning instrument must include the definition of the term stated opposite the term in column 2.
> (2) A local planning instrument may include an administrative term, other than a term in schedule 4, column 1, only if the term is consistent with and does not change the effect of—
> (a) the administrative terms in schedule 4, column 1; and
> (b) the definitions of those terms stated in schedule 4, column 2.

Under Schedule 4 Column 2 local utility and major utility are not defined.

However, the terms could be added to the Administrative definitions in the Planning Scheme as follows:

Local utility can be defined as:

> The use of premises being utility installation for:-
> (a) any undertaking by the Council for:-
> (i) the reticulation or conveyance of water, sewerage and stormwater drainage;
> (ii) the provision or maintenance of roads and traffic controls; or

(iii) a public purpose carried out by the Council pursuant to the Local Government Act 2009;

(b) the reticulation of power (including electricity and gas);
(c) activities and associated facilities that support the effective functioning of public transport services;
(d) activities and associated facilities that support the effective management of a State Forest, National Park or Conservation Park;
(e) the provision of postal services; or
(f) the provision of telecommunication services not involving the erection of a telecommunications facility.

The term includes ancillary maintenance and storage depots and other facilities for the operation of the use.

Major utility can be defined as:

The use of premises being utility installation for:-

(a) the generation of power (including electricity or gas) from a power plant;
(b) the storage or treatment of water, sewage or refuse; or
(c) provision of transport infrastructure other than the as defined for Local utility;
(d) any other Local Government, State or Federal Government purpose which is not a defined use.

The term includes ancillary maintenance and storage depots and other facilities for the operation of the use.

Recommendation: Amend the ToA to allow a Utility installation to be accepted development if for a Local utility. Add Local utility and Major utility as administrative definitions.

8.4.3 Development on Council owned or controlled land

The ToA could be amended to allow a range of uses as accepted development subject to requirements where on Council owned or controlled land. These uses could include for example:

- in a range of zones - Community use;
- in a range of zones – market where conducted by a not-for-profit organisation; and
- in the Recreation and open space zone – Club, Indoor sport and recreation, Tourist park (e.g. camping in showgrounds), Food and drink outlet, Outdoor sport and recreation, and Environment facility.

Recommendation: Amend the ToA to allow for a range of uses to be accepted development subject to requirements where on Council owned or controlled land.

8.4.4 Dual Occupancy in the Rural zone

Dual occupancy is listed as subject to code assessment in Table 3.4.9 – Rural zone. Dual occupancy is not an appropriate use in the Rural zone. Allowing separate tenure for a portion of rural land is likely to result in ongoing conflicts between users of the dual occupancy and farm activities, potentially resulting in reverse amenity complaints e.g. regarding noise, dust, standard of driveway construction etc. Dual

occupancy should be subject to impact assessment in the Rural zone. It is noted that a secondary dwelling is accepted development subject to requirements, which allows for a second dwelling on the same title.

Recommendation: Table 3.4.9 – Rural Zone remove Dual occupancy as subject to code assessment.

8.4.5 Reconfiguring a lot in the Rural zone

Background

Agricultural land is a finite and irreplaceable resource. It is important to protect the agricultural viability of rural land as well as to maintain the rural character and protect rural activities from incompatible land uses. Agriculture is highly important to the economy, character and social fabric of the Burdekin Shire.

Fragmentation of rural land not only impacts the agricultural viability of the surrounding area and immediately adjacent land but can lead to urban/rural conflicts for the community and future decision making for Council, for example:

- reverse amenity impacts;
- unrealistic expectations for better services (e.g. rubbish collection, upgraded or new roads, traffic conflicts); and
- low accessibility for example, to shops, schools, places of work, health services.

Policy framework

The planning framework including the SPP, North Queensland Regional Plan and Council's Planning Scheme seek to protect priority agricultural areas and/or agricultural land class A and B. Council's Corporate Plan also recognises the importance of agricultural production to the economy.

The SPP under the theme Economic Growth lists as a State interest:

- Agriculture - The resources that agriculture depends on are protected to support the long-term viability and growth of the agricultural sector.

The SPP identifies the following State interest policies which must be appropriately integrated in planning and development outcomes, where relevant:

(2) ALC Class A and Class B land is protected for sustainable agricultural use by:
  (a) avoiding fragmentation of ALC Class A or Class B land into lot sizes inconsistent with the current or potential use of the land for agriculture
  (b) avoiding development that will have an irreversible impact on, or adjacent to, ALC Class A or Class B land…

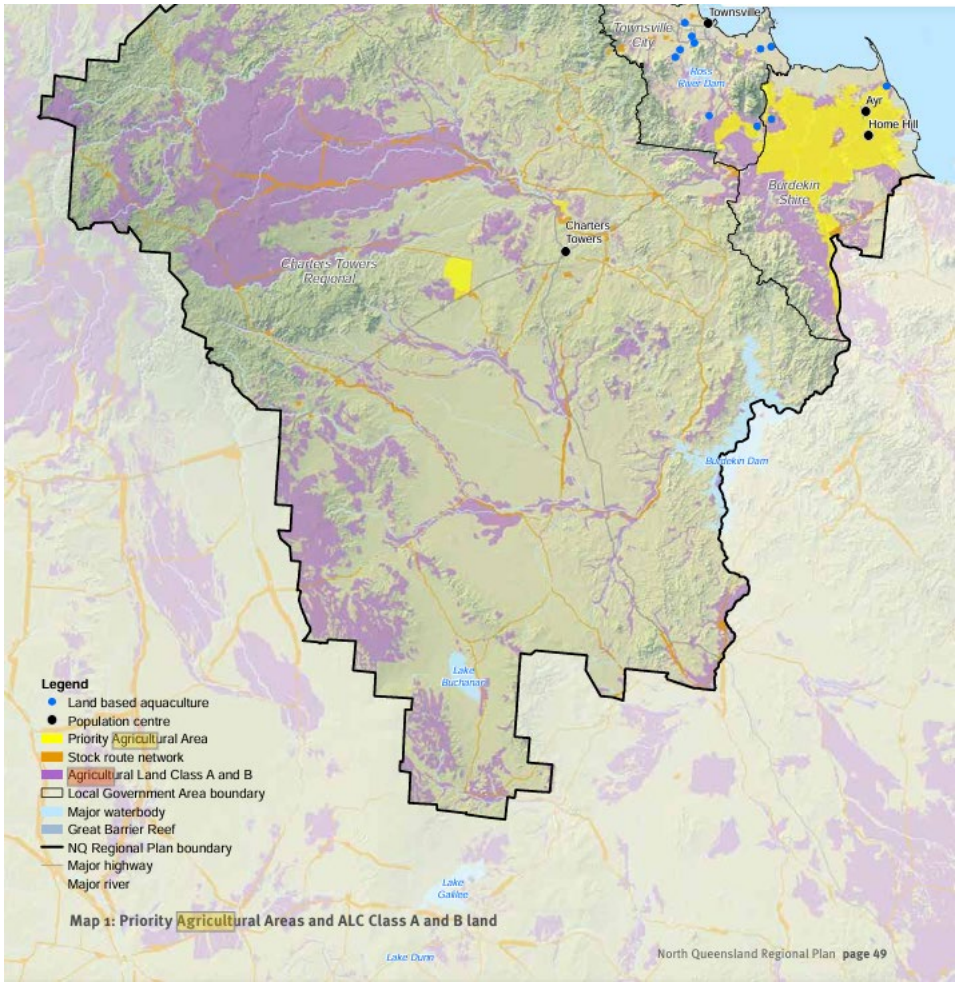
The North Queensland Regional Plan (NQRP) includes an aim to protect areas of high-value agricultural production from non-agricultural land uses. It notes a key issue for the future is recognising the importance of resources, such as prime agricultural land, and protecting these resources from incompatible land uses.

The NQRP recognises agriculture as one of the primary strengths for the economy. Goal 1: A leading economy in Australia under the heading Agriculture and value-add industries states:

> Sugar cane, fruits and vegetables are all hallmarks of the region's agricultural profile. Protecting the valuable agricultural land resources and agricultural production systems that support cropping and horticulture (and other intensive agriculture) is a critical outcome for the region. The NQ Regional Plan has identified Priority Agricultural Areas (PAAs), which are to be protected from fragmentation and incompatible non-agricultural development.

An extract from the NQRP is shown on **Figure 8.4.1: NQRP Map 1: Priority Agricultural Areas and ALC Class A and B (Extract).**

Figure 8.4.1: NQRP Map 1: Priority Agricultural Areas and ALC Class A and B (Extract)



Burdekin Shire Planning Scheme

The Strategic Framework of Council's planning scheme, under S2.4 Economic Growth S2.4.1(3) seeks to protect the fragmentation of land in the Rural zone as a result of the creation of small lot sizes:

> Reconfiguration of lots below the minimum is only allowed in certain circumstances, as stated below: All land in the rural zone is protected from fragmentation as a result of the creation of small lot sizes below the minimum size nominated in the zone code. Reconfiguration creating lots below these minimum sizes does not occur, other than where:

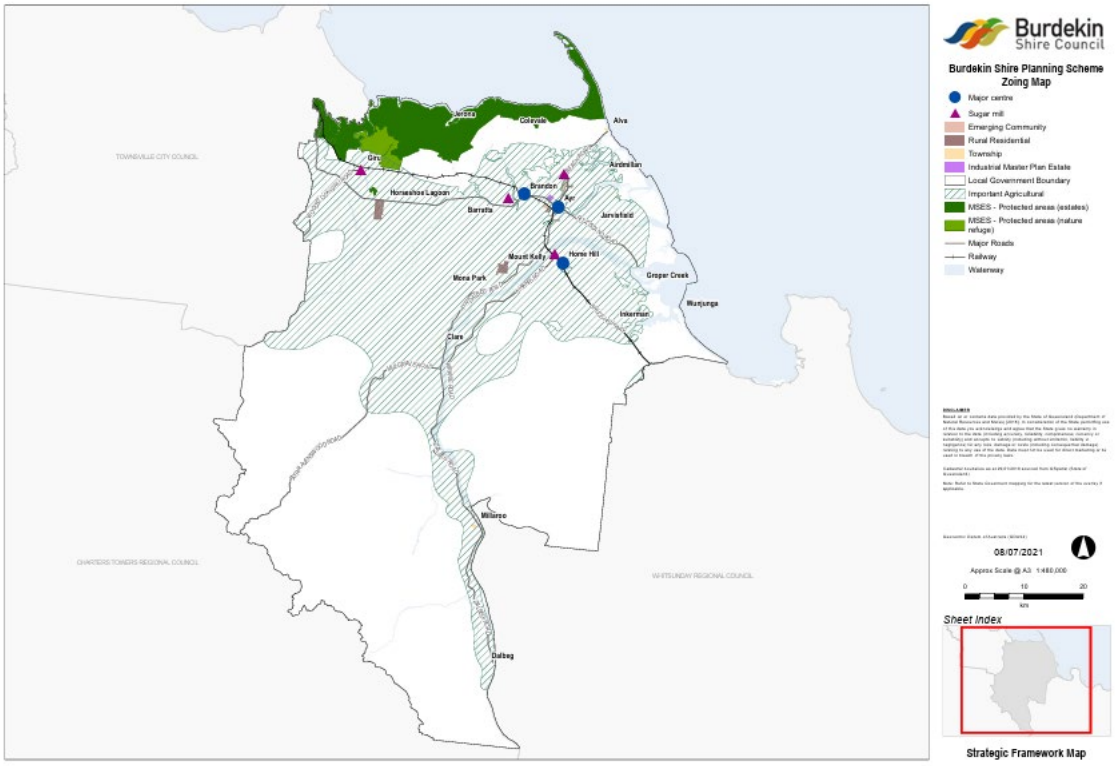
(a) consolidating the balance of the farmed lot which is a minimum of 30ha and the single lot created contains a dwelling house that existed at the commencement of this planning scheme; or

(b) a result of rearranging lot boundaries in a way that demonstrates a substantial improvement in the management of the land or the protection of its environmental values, without increasing the number of lots.

On the Strategic Framework Map a significant area of land is mapped as Important Agricultural land as shown in **Figure 8.4.2: Strategic Framework Map**.

Figure 8.4.2: Strategic Framework Map

Important Agricultural Land



In the ToA Table 3.5.1 – Reconfiguring a lot, reconfiguring a lot is subject to code assessment if the size of each lot created is equal to or greater than, the minimum identified for each zone.

For the Rural zone the minimum is:

- 100ha; or
- 30ha (when identified as being in the priority agricultural area and/or agricultural land class A and B on overlay map OM2); with
- No new lots created in the Groper Creek, Jarvisfield, Jerona and Wunjunga village precincts.

Currently, reconfiguring a lot below the minimum lot size is subject to impact assessment. Under the superseded Planning Scheme, reconfiguring a lot was code assessable, regardless of lot size proposed.

Whilst the Strategic Framework envisages rearranging of lot boundaries below the minimum lot size, any reconfiguration of a lot below the minimum lot size is subject to impact assessment including those proposed in the Rural zone.

The relevant provisions in the Rural zone code for reconfiguration are set out in **Table 8.4.1: Rural zone code – reconfiguration of a lot provisions**.

Table 8.4.1: Rural zone code – reconfiguration of a lot provisions

Performance Outcome	Acceptable Outcome
PO23 Except as provided for in PO24, reconfiguration does not result in the creation of: (a) lots less than 30ha in the priority agricultural area or agricultural land classification class A and B areas shown on overlay map OM2; or (b) lots less than 100ha elsewhere. Editor's note–to remove any doubt, this performance outcome does not apply to land in a village precinct.	No acceptable outcome is nominated
PO24 Reconfiguration creating lots less than required under PO23 occurs only where: (a) consolidating the balance of the farmed lot, which is a minimum of 30ha and the single lot created contains a dwelling house that existed at the commencement of this planning scheme; or (b) rearranging lot boundaries in a way that demonstrates a substantial improvement in the management of the land or the protection of its environmental values without increasing the number of lots. Editor's note–Applicants would need to demonstrate the nature of the improvement, such as amalgamating lots to create a large balance area for an environmental reserve or that is managed in accordance with an appropriate land management plan.	No acceptable outcome is nominated

The current Planning Scheme therefore seeks to prevent fragmentation of land and reconfiguring a lot below the minimum lot size. However, reconfiguring a lot below the minimum lot size can be considered where there is an existing house on the lot at the time of commencement of the Planning Scheme and the balance lot is over 30 hectares.

Review of other Planning Schemes – Reconfiguring a lot in the Rural zone

A high-level review of other Councils which have similar rural activities was undertaken in relation to the assessment levels for reconfiguring a lot in the Rural zone, as outlined in **Table 8.4.2: Other local authorities –Planning Scheme assessment levels for reconfiguring a lot in the Rural zone**:

Table 8.4.2: Other local authorities – Planning Scheme assessment levels for reconfiguring a lot in the Rural zone

Local Government Planning Scheme	Table of Assessment – Reconfiguration of a lot in the Rural Zone	Notes
Bundaberg Regional Planning Scheme	Code where complying with minimum lot size Impact where below minimum lot size	Rural zone Code Purpose seeks to minimise further subdivision of rural land and prevent fragmentation.
Hinchinbrook Shire Planning Scheme	Code	The Rural zone code and Reconfiguring a lot code in the extrinsic material explain the context that rural lifestyle lots, for houses that are not associated with a farming activity are not supported as they have the potential to compromise rural uses and also result in people and property being isolated during floods and other natural disasters. However, it is recognised that there are locations where rural lifestyle lots could occur on land that is already fragmented by roads and that is of a size and shape that is difficult for mechanical harvesting and still large enough for alternative crops or horticulture. The Purpose of the Reconfiguring a lot code states that any reconfiguring a lot in the Rural zone does not increase in the number of lots.
Mareeba Shire Planning Scheme	Code where complying with the minimum lot size Impact where below the minimum lot size Code for rearranging a boundary	The Strategic Framework Specific Outcomes and the Reconfiguring a lot code Purpose, in relation to rural areas states that reconfiguring a lot is not supported on lots less than the minimum lot size in the Rural zone except for a boundary rearrangement (where no additional lots are created) and additional rural lifestyle lots or a lot for rural residential purposes lot are not created. The purpose of the Rural zone code is that areas for primary production and other rural activities are conserved and not fragmented below the minimum lot size.
Mackay Regional Planning Scheme	Code	A Performance outcome of the Rural zone code is that development does not fragment, alienate or

Local Government Planning Scheme	Table of Assessment – Reconfiguration of a lot in the Rural Zone	Notes
		otherwise diminish the agricultural productive capacity of land for rural activities. The reconfiguring a lot code contains a performance outcome that seeks compliance with the minimum lot size and other criteria.
Whitsunday Regional Planning Scheme	Code if complying with minimum lot size Impact where below the minimum lot size Code for rearranging a boundary	The Rural zone code seeks the outcome that development does not alienate or fragment agricultural land.

The planning scheme provisions vary across the local governments.

In relation to planning scheme levels of assessment Bundaberg, Mareeba and Whitsunday councils make reconfiguring a lot where below the minimum lot size subject to impact assessment. In the Bundaberg Regional Council Planning Scheme, the Rural zone code purpose seeks to minimise further subdivision of rural land and prevent fragmentation. In the Mareeba Shire Council Planning Scheme both the Strategic Framework and the purpose of the Rural zone code seeks to ensure no reconfiguration of a lot occurs below the minimum lot size, except where for a boundary rearrangement.

In Hinchinbrook and Mackay, the planning schemes make reconfiguring a lot subject to code assessment regardless of the lot size. However, the Hinchinbrook Shire Planning Scheme has a strong statement in the purpose of the Rural zone code that reconfiguring a lot does not increase the number of lots in the Rural zone. The Mackay Regional Planning Scheme seeks compliance with minimum lot sizes in the Performance outcome.

Mareeba and Whitsunday council's planning schemes make rearranging a boundary subject to code assessment, regardless of lot size.

Considerations for potential amendments

The current provisions in the Planning Scheme are consistent with the policy position of the SPP and the NQRP in that they seek to prevent the fragmentation of rural land.

Further consideration could be given to ensuring a clearer policy position on the circumstances of when reconfiguring a lot below the minimum lot size may be acceptable.

Further consideration could also be given to making a boundary rearrangement subject to code assessment even if the lots are below the minimum lot size. Corresponding assessment benchmarks in the relevant codes could set out appropriate circumstances for example where historic or existing encroachments need to be rectified and there is demonstrated improvement to agricultural viability.

In terms of long-term leases of more than 10 years (an issue raised during consultation), this has the ability to fragment land, so no change to the level of assessment is recommended.

Recommendation: Consider making reconfiguring a lot for a boundary rearrangement in certain circumstances code assessment in the Rural zone, including where below the minimum lot size.
Recommendation: Consider amending the assessment benchmarks for reconfiguring a lot in the Rural zone to further clarify the policy position.

8.4.6 Development works

The levels of assessment are designed to encourage development by reducing regulation and making uses where appropriate accepted development subject to requirements, with the zone code being the only applicable code. However, it has been identified that some codes don't address certain assessment benchmarks where development is accepted subject to requirements. These assessment benchmarks could be added to the zone codes or alternatively the Development Works Code in the ToA could be added as an applicable code and expanded as necessary, as discussed in other sections of this report.

Recommendation: Amend the ToA to refer to the Development Works Code for accepted development subject to requirements if the Development Works Code is amended to include associated provisions where appropriate. Alternatively address these provisions in the applicable zone codes.

8.5 Part 4 Zones

The zone codes address provisions for development within the zones. Potential improvements or changes to zone codes are discussed below.

8.5.1 Industry zone code

Servicing land within identified Industry Zone Precincts

Some Industry zoned land on the outskirts of the towns and outside of the LGIP PIA are not connected to sewer. Provision of sewer to these sites is likely to be cost prohibitive and may prevent further development potential. Examples of this land include Industry zoned land at Beach Rd/ Hansen St, Airdmillan Rd and Railway Street.

Photos of Beach Rd/ Hansen Street and Airdmillan Road and corresponding zoning extracts are included in **Figure 8.5.1: Photos of industrial development and zoning extracts**.

Figure 8.5.1: Photos of industrial development and zoning extracts

Beach Rd/ Hansen St	Airdmillan Rd
Site photo	Site photo





Zoning



Zoning



The PIA is shown on **Figure 8.5.2: LGIP PIA Ayr and Figure 8.5.3 LGIP PIA Home Hill**.

Figure 8.5.2: LGIP PIA Ayr

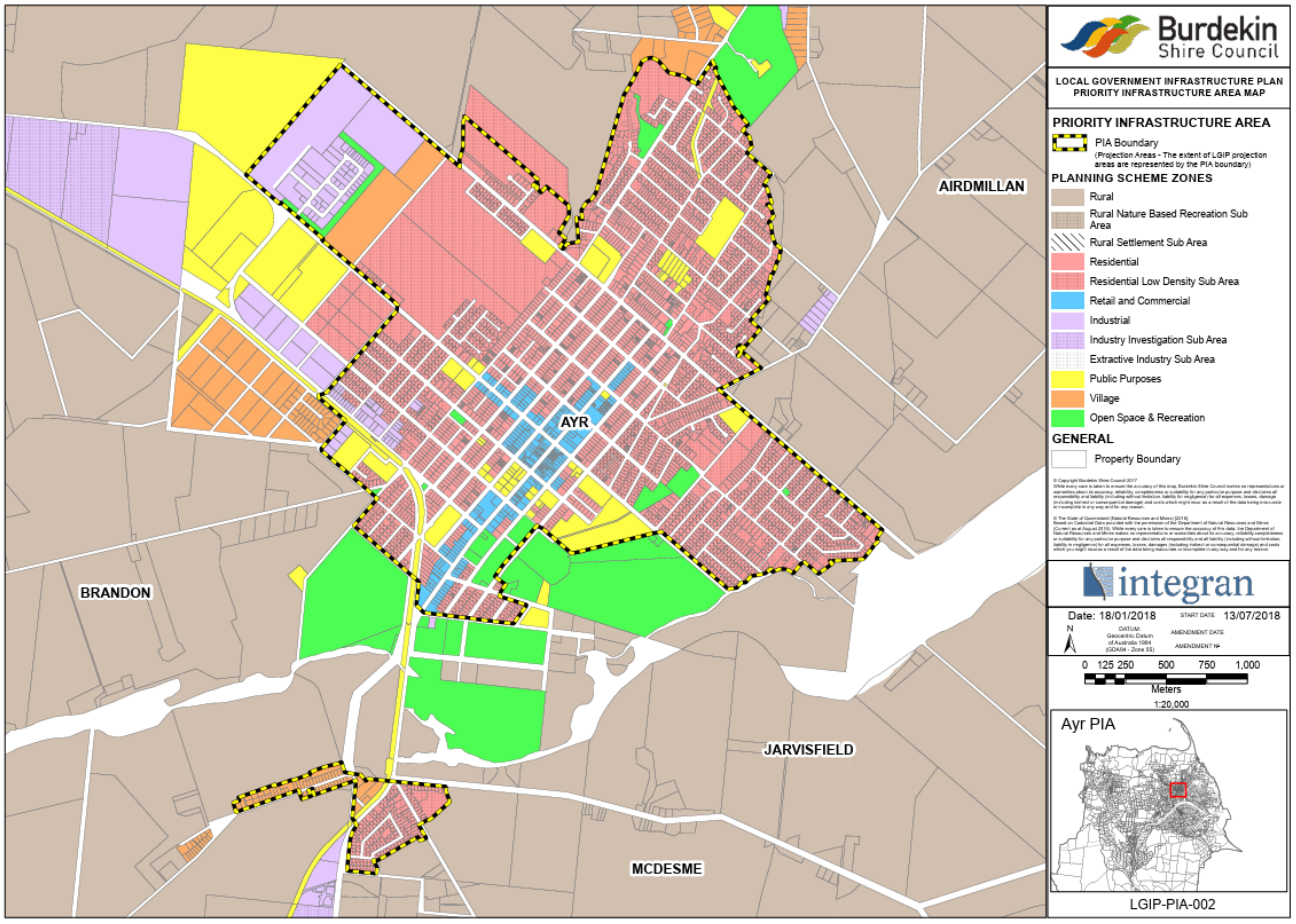
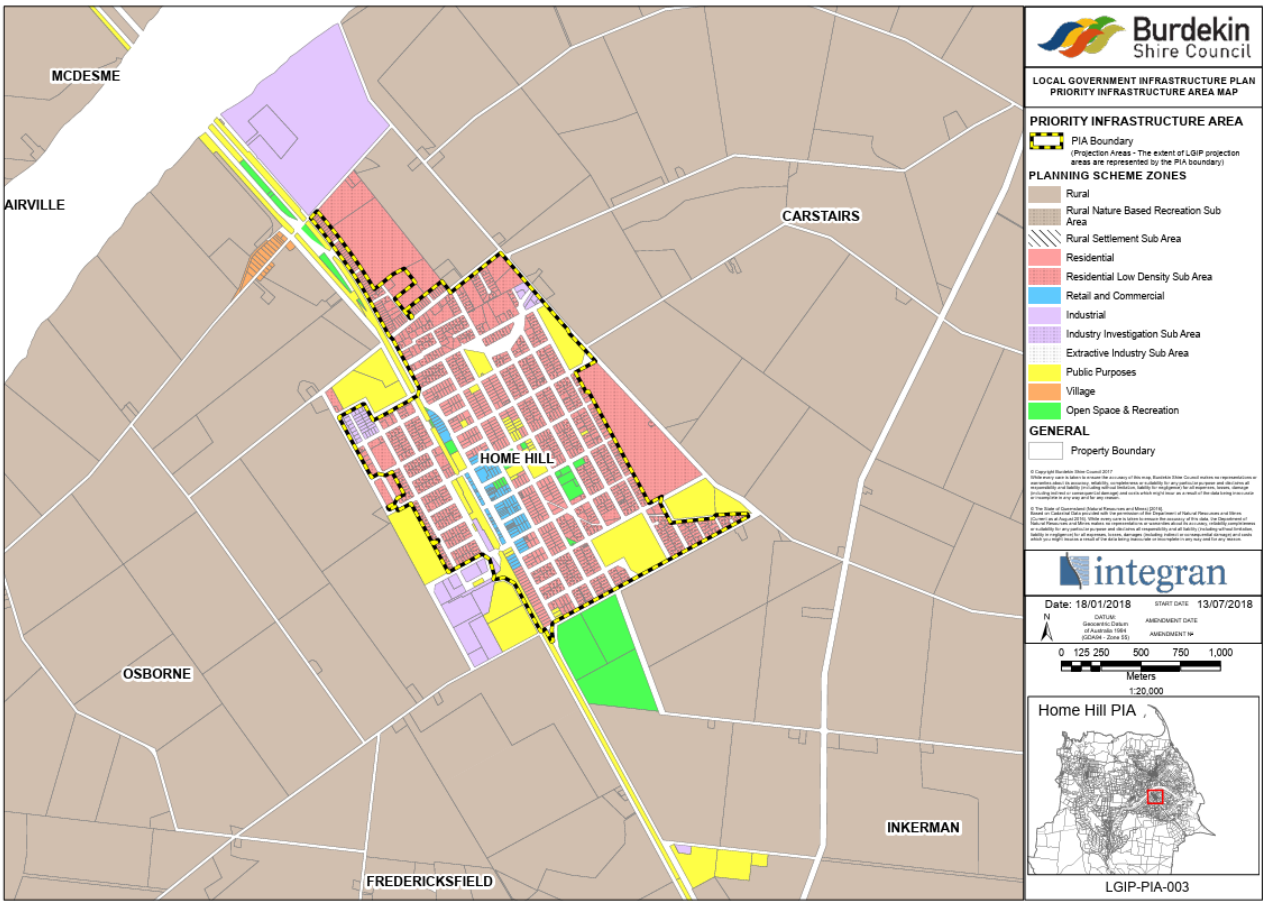


Figure 8.5.3: LGIP PIA Home Hill



Under ToA Table 3.4.5 Industry zone, a range of uses is allowed as accepted development subject to requirements.

The Industry zone code Table 4.2.5.3(a) for accepted development subject to requirements and assessable development, contains Acceptable Outcome AO7.2:

> Premises are connected to a reticulated sewerage system.

Non-compliance with the AO makes the development subject to code assessment as per s3.3.3(1) and requires assessment against PO7, stated below.

> Premises have an appropriate level of infrastructure for the efficient functioning of the use while not impacting on adjoining land uses or the environment.

To assist further development or redevelopment of these areas, provisions could be considered whereby this land is identified in a precinct and allows for uses that have a low reliance on sewer to rely on on-site effluent disposal and remain accepted subject to requirements. Examples of these uses include:

- Bulk landscape supplies;
- Caretaker's accommodation;
- Garden centre;
- Hardware and trade supplies;
- Low impact industry;
- Outdoor sales;

- Service industry;
- Transport depot; and
- Warehouse.

It is noted that further extension of the Industry zone outside of the LGIP PIA is not recommended.

Recommendation: Amend the Industry zone code to:
- ***identify as Industry Precincts isolated pockets of Industry zoned land outside of the PIA and not connected to sewer; and***
- ***include an Acceptable Outcome that addresses on-site effluent disposal for certain uses that have low sewer requirements and are located within the identified Industry Precincts.***

Landscaping and vehicle manoeuvring

The following provisions in the Industry zone code for accepted development subject to requirements and assessable development could be clarified or strengthened as follows:
- AO3 – Amend landscaping requirements to clarify outcomes sought and remove reference to 2 or more storeys in height for landscaping as this is not an appropriate measure for industrial uses;
- AO4 – Remove reference to vehicle manoeuvring in AO4. This AO refers to Table 6.2.1.3(e) which deals primarily with car parking rates and not vehicle manoeuvring. Add a new AO to address vehicle manoeuvring.

Recommendation: Amend the Industry Zone code to address provisions relating to landscaping and vehicle manoeuvring. Alternatively, address vehicle manoeuvring in the Development works code.

8.5.2 Rural zone code

Extractive Industry

Provisions for Extractive industry are addressed in the Strategic Framework and the Rural zone code. The Rural zone code generally contains appropriate provisions to deal with Extractive industry. However, more detailed provisions could be included to provide more clarity on what is required.

Further consideration could be given to haulage routes being of an adequate construction standard to deal with traffic loads and amenity impacts.

Table 4.2.9.3(b) – benchmarks for assessable development only, PO37 could be amended to read:

'Haulage routes are:

(a) sealed and constructed to a standard that is appropriate for haulage vehicles; and

(b) do not traverse urban or rural residential areas other than where using state controlled roads'.

Recommendation: Amend the Rural zone Code to address standard of road construction for extractive industry haulage routes.

Setbacks

There are two issues regarding setbacks in the Rural zone:

- setbacks for dwelling houses; and
- setbacks for non-residential buildings, structures and open use areas.

Setbacks for dwelling houses

The Rural zone code does not specify setbacks for dwelling houses. Setback requirements defer to the Queensland Development Code (QDC) which outlines siting and design standards for residential dwellings on lots greater than 450m2 (MP1.2).

The setbacks in the QDC MP1.2 can be summarised as:

- from a road frontage a setback of 6m; and
- side and rear setback of
    - 1.5m (where the building height is 4.5m or less);
    - 2m (where the building height is 4.5m to 7.5m); and
    - 2m (where the building height exceeds 7.5m plus 0.5m for every 3m or part exceeding 7.5m).

Other Planning Schemes specify setback requirements for dwelling houses in the Rural zone as shown in **Table 8.5.1: Examples of Planning Scheme setbacks in the Rural zone**.

Table 8.5.1: Examples of Planning Scheme setbacks in the Rural zone

Local Authority	Frontage Setback	Side and Rear Setbacks	Notes
Mackay	10m or 20m from a sub-arterial road	10m	Applies to dwelling houses, secondary dwellings and ancillary structures
Hinchinbrook	10m	10m	Applies to buildings and structures also 25m from cane rail infrastructure
Tablelands	6m	10m	Applies to buildings and structures

To better protect the amenity of rural areas further consideration could be given to including set back provisions in the Planning Scheme for dwelling houses.

Recommendation: Consider specifying setback requirements for dwelling houses, secondary dwellings and ancillary structures in the Rural zone.

Setbacks for non-residential buildings, structures and open use areas

Non-residential buildings in rural areas can often be substantial in size and can impact on the amenity of neighbours. The Planning Scheme seeks to address this in the Rural zone code Table 4.2.9.3(a) Benchmarks for development that is accepted subject to requirements and assessable development and includes the Performance Outcome and Acceptable Outcome. Refer to **Table 8.5.2: Setbacks in the Rural zone Burdekin Shire**.

Table 8.5.2: Setbacks provisions in the Rural zone Burdekin Shire

Performance Outcome	Acceptable Outcome
Site Layout	
PO1 Any non-residential buildings, structures and open use areas are setback from site boundaries to ensure that the amenity of adjoining land and the rural character of the locality are maintained.	**AO1** Non-residential buildings, structures and open use areas are setback not less than: (a) 20m from any road frontage of the site; (b) 10m from all other site boundaries; and (c) 100m from any existing dwelling on an adjacent property.

Examples of provisions in other planning schemes are listed in **Table 8.5.3: Examples of setback provisions in the Rural zone where not involving a dwelling house.**

Table 8.5.3: Examples of setback provisions in the Rural zone where not involving a dwelling house

	Frontage setback	Side and rear setbacks
Mackay	10m for access street, collector street and sub-arterial 20m for arterial road	The minimum setback for buildings associated with a non-residential use is 30 metres from boundaries adjoining sites within a sensitive land use zone. On sites with an area of 5,000m2 or greater, habitable buildings associated with sensitive land uses, other than a dwelling house, have a minimum setback of 10 metres from boundaries adjoining sites within a sensitive land use zone or Rural zone.
Mareeba	Buildings and structures include a minimum setback of: (a) 40 metres from a frontage to a State controlled road; and (b) 10 metres from a boundary to an adjoining lot. Buildings and structures, expect where a Roadside stall, include a minimum setback of: (a) 10 metres from a frontage to a sealed road that is not a State-controlled road; and (b) 100 metres from a frontage to any other road that is not a State-controlled road.	10 metres from a boundary to an adjoining lot.
Hinchinbrook	10m	10m

		Note: 25m from cane rail infrastructure
Tablelands	6m	10m

The provisions for setbacks where not involving a dwelling house in the Rural zone vary across different local authorities. The provisions for Burdekin Shire address setbacks for non-residential structures. Hinchinbrook Shire Planning Scheme also includes a 25m setback from cane rail infrastructure. Due to the presence of cane rail in the Burdekin Shire, this may be an appropriate provision to include in the Planning Scheme.

Recommendation: Consider amending the Rural zone Code to specify a minimum setback requirement for non-residential buildings, structures and open use areas of 25m from cane rail infrastructure.

8.6 Part 5 Overlays

8.6.1 Bushfire hazard overlay code

The Bushfire hazard overlay mapping in the Planning Scheme includes:

- Very High Potential Bushfire Intensity;
- High Potential Bushfire Intensity; and
- Medium Potential Bushfire Intensity.

It was requested that the Bushfire hazard overlay code consider including different requirements for the different levels of bushfire intensity.

The Natural hazards, risk and resilience state interest – Bushfire Example planning scheme assessment benchmarks (May 2021- VS1.0) provides guidance for integrating state interests in a planning scheme. The guidance material does not distinguish in the assessment benchmarks between the different levels of potential bushfire intensity except in relation to a table identifying the position on the slope and the identification of an 'Acceptable asset protection zone width between hazardous vegetation and the lot boundary or development footprint plan'.

This table is to be used where the local government seeks to provide a quantifiable measure for applicants, that removes the need to determine radiant heat flux levels. The Burdekin Shire Planning Scheme uses radiant heat flux rather than the table. To include the table would require specific studies to be undertaken by a bushfire expert.

No change is recommended regarding the provisions relating to potential bushfire intensity.

8.7 Part 6 Development codes

8.7.1 Development works code

Car parking and manoeuvring

The Development works code contains Table 6.2.1.3(a) Benchmarks for development that is accepted subject to requirements and assessable development.

The provisions only address earthworks and could be expanded to address:

- car parking; and

- vehicle manoeuvring.

The Development Works Code would then need to be listed as an applicable code in the ToA for uses accepted subject to requirements. Alternatively, these issues could be addressed in the zone codes, as discussed in Sections 4, 5 and 11 of this report.

Recommendation: Amend the Development Works Code to address car parking and manoeuvring for development that is accepted subject to requirements. Alternatively, address the provisions in each applicable zone code.

Earthworks

In the Development Works Code Table 6.2.1.3(b) – Benchmarks for assessable development only, includes provisions relating to earthworks. PO3 only refers to excavation. This could be clarified to refer earthworks as follows:

> **PO3**
> The carrying out of any ~~excavation~~ **earthworks** does not create any land instability or public safety risk.

Other amendments to the Development works code are discussed in Section 6.2 Operational work in the Rural zone.

Recommendation: Amend the Development Works Code to clarify that PO3 refers to earthworks not just excavation.

8.8 Schedule 1 Definitions

Definitions are mandated as per the *Planning Regulation 2017*, which can be updated from time to time, resulting in the Planning Scheme being inconsistent and out of date. Some local authorities add in columns for guidance which provide examples of what is included and what is not included in the definition. The State guidance material Drafting a planning scheme – Guidance for local governments, dated March 2022, allows a number of options for setting out of definitions.

It is noted that the Planning Scheme includes Non-resident workforce accommodation as the defined term, which is different to the term and definition in the regulated requirements for Workforce accommodation.

Recommendation: At the time of preparing a Planning Scheme Amendment check definitions for consistency with the Planning Regulation 2017.

Recommendation: Consider including guidance columns which state examples of what is included and what is not included in the definition.

8.9 Schedule 4 Mapping

8.9.1 Zoning Review

Introduction

As part of a planning scheme amendment a zoning review was undertaken to:

- verify current zoning or consider possible changes based on current and future intended land uses; and
- review Industry zoned land on the edges of the urban area where the land is not serviced with reticulated sewer.

Residential zone and Emerging community zone

There is currently sufficient residential zoned to 2041 and beyond (almost 20 years' worth). Refer to **Figure 8.9.1 Ayr and Home Hill zone maps**.

There is a large tract of land in Chippendale Street, Ayr with potential for future development and which is intended to be the subject of future master planning. However, the capacity of the current water supply infrastructure would need augmenting, including mains and a reservoir.

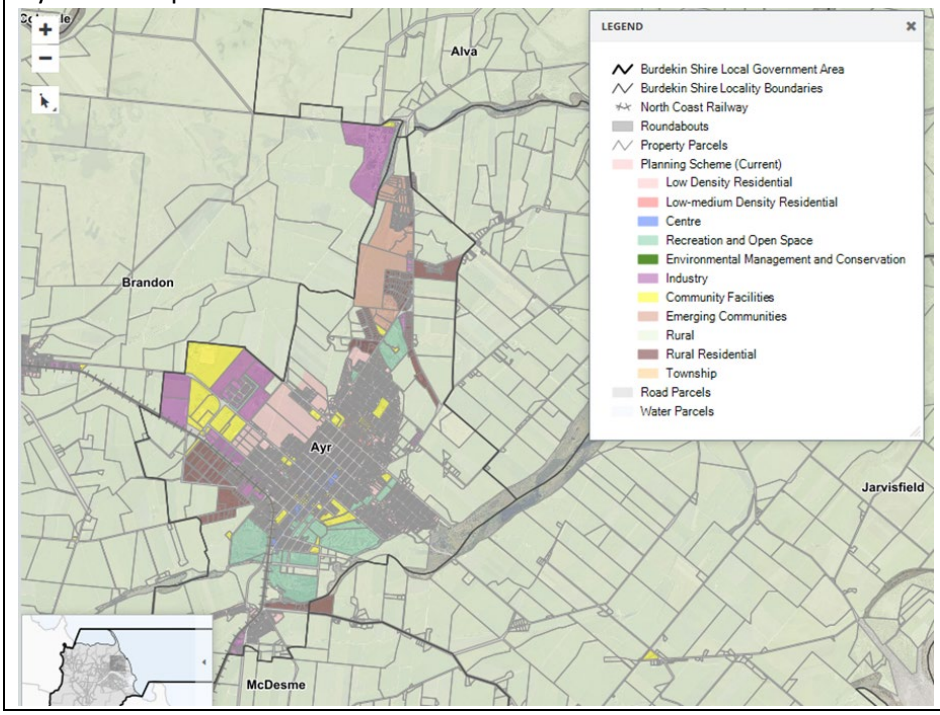
Recommendation: Subject to the outcomes of any master planning amend the Planning Scheme as appropriate.

There is also potential for infill in the Low density zone and Low-medium density zone, for example with the development of secondary dwellings, dual occupancies and multiple dwellings.

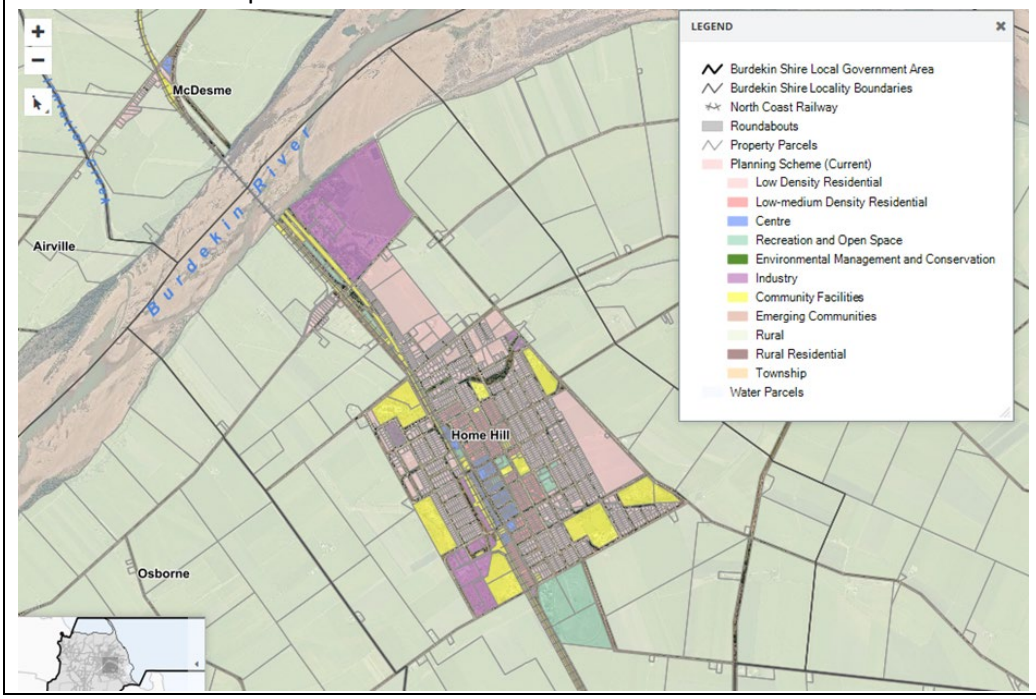
There is also a significant area of land north of the Ayr township which is included within the Emerging Community Zone. This area is not serviced by sewer and is intended for future development in the long term. Whilst it is intended for traditional residential densities, there may be potential for some of this land to be used for larger lifestyle or rural residential lots. It also represents a significant land bank for land consumptive uses, should it be needed.

Figure 8.9.1 – Ayr and Home Hill zone maps

Ayr Zone Map



Home Hill Zone Map



Industry zone

Industrial land supply is sufficient. For the preparation of the current Planning Scheme an Industrial Land Analysis was prepared by Ethos Urban, dated 12 September 2018. This study found that Burdekin Shire has enough Industry zoned land to accommodate more than 50 years supply of industrial land consumption. Refer to **Figure 8.9.1 Ayr and Home Hill zone maps**.

There is vacant developable land within the Council industrial estate in Ayr. There is also additional Industry zoned land to the northwest of Ayr. However, this land is not serviced by sewer and the infrastructure capacity will need to be increased to serve this area.

<u>Bowling Green Street, Brandon</u>

Certain lots along Bowling Green Street are included within the Industry zone, refer to **Figure 8.9.2 –Light Industry zone, Brandon**. Land at 6 and 16-22 Bowling Green Street are used for industrial purposes whilst other land along Bowling Green Street is used for residential purposes.

Any consideration of rezoning of this land should be subject to further investigation including consideration of potential site contamination.

Figure 8.9.2 –Light Industry Zone, Brandon

Aerial Photo	Zoning





Light Industry zone, Home Hill

Land bound by Fourteenth Avenue, Fifteenth Street and Burdekin Road is included within the Industry zone. The area is predominately residential, whilst lots 144-146 are used for industrial purposes, lots 150-152 contain large sheds and lots 96-98 is a childcare centre. Lot 383SB601 is drainage reserve. On the opposite side of Fifteenth Street is a primary school. The lots are serviced by water and sewer.

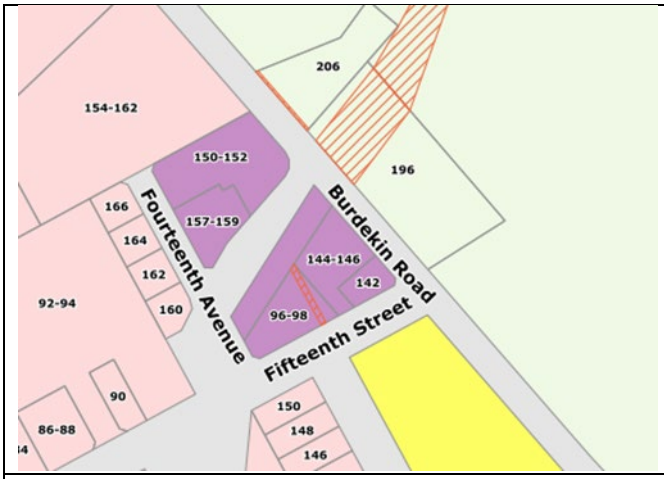
The lots are subject to the Overlay Map 07a Flood Hazard Overlay (River Flood Hazard) and are predominantly within the Low Hazard and Medium Hazard categories. The lots are partly affected by Overlay Map 07b – Flood Local Rain Events. The surrounding lots are similarly affected by these overlays.

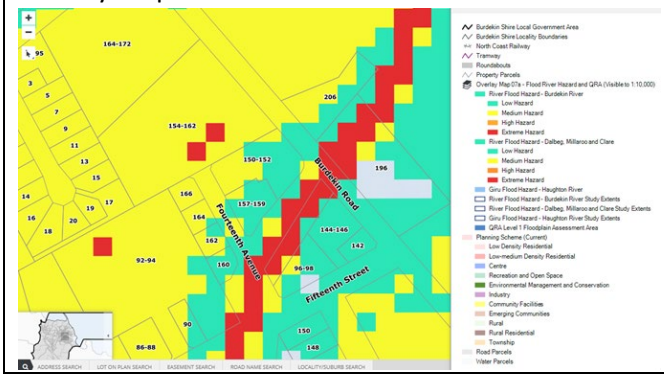
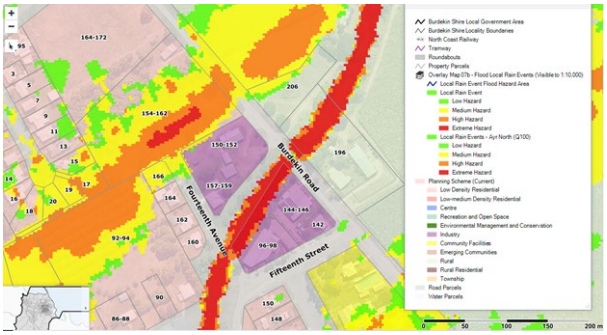
Any consideration of rezoning of this land should be subject to further investigation including consideration of flood hazard and potential site contamination.

Site photos, an aerial photo, zoning and overlays are shown in **Figure 8.9.3 – Light Industry zone, Home Hill**.

Figure 8.9.3 – Light Industry zone, Home Hill

Aerial photo	Site photo
	
Zoning	



Overlay Map 07a - Flood Hazard	Overlay Map 07b - Flood Local Rain events
	

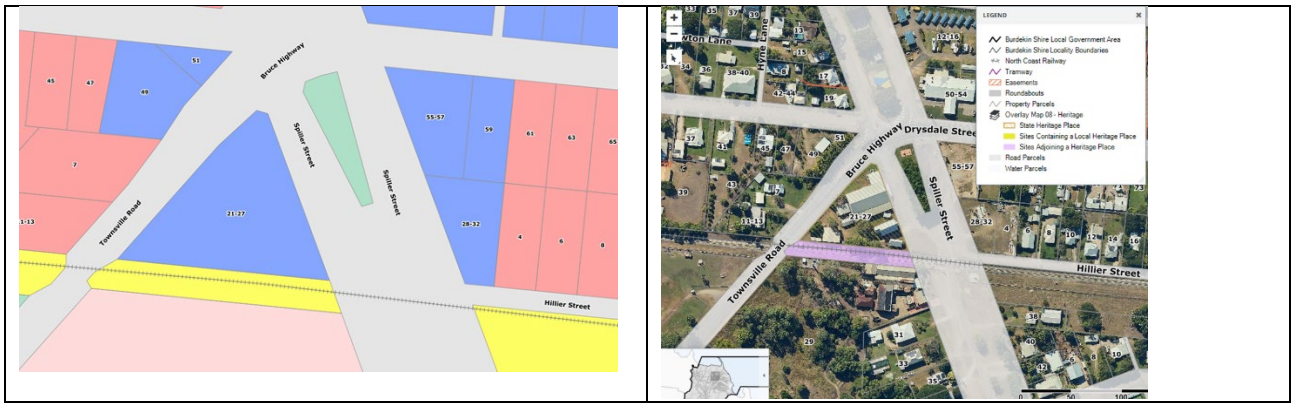
Centre zone

Spiller Street, Brandon

21-27 Spiller Street, is the Brandon Heritage Precinct, leased to the Machinery Preservation Society and owned by Council. It was formerly a picture theatre and snack bar. The site includes historic buildings and a static display of old machinery in the grounds and associated storage sheds. The site is shown as a State Heritage Place on the Heritage Overlay Map. Refer to **Figure 8.9.4 Spiller Street, Brandon**.

Figure 8.9.4 Spiller Street, Brandon

Aerial photo	Site photo
	
Zoning	OM 8 Heritage Overlay



The site is currently included within the Centre Zone. In recognition of the site as a heritage precinct it is recommended that the site be included within the Community Facilities Zone.

Recommendation: The land located at 21-27 Spiller Street, known as the Brandon Heritage Precinct be rezoned from Centre Zone to Community Facilities Zone.

8.9.2 OM4 Coastal overlay map

An issue was raised regarding the storm tide mapping which is derived from the Coastal Hazard Adaptation Strategy (CHAS), developed by Alluvium in 2020. Layers were created for 2020, 2060 and 2100.

The SPP definition for Storm tide inundation area includes the following:

> Note: Storm tide inundation areas are to be identified in accordance with the methodology set out in the Coastal hazard technical guide, Department of Environment and Heritage Protection, 2013 and use the following factors to account for the projected impacts of climate change by the year 2100:
>
> (a) a sea level rise factor of 0.8 metres
>
> (b) an increase in the maximum cyclone intensity by 10 per cent.'

The layers in the planning scheme are for 2100. This is in accordance with the SPP. No change is recommended to the mapping of Storm tide inundation areas.

8.9.3 OM7a Flood river hazard map

Inconsistencies have been identified between the flood river mapping on OM7a Flood river hazard and the maps used to inform habitable floor levels. Revised flood mapping is being produced for Council. When completed, the implications for the Planning Scheme mapping should be addressed.

Recommendation: Subject to any revised flood mapping, amend the Planning Scheme as appropriate.

8.9.4 OM8 Heritage overlay map

As identified in Burdekin Shire Planning Scheme Review (Section 5.2) any associated mapping changes identified in the Cultural Heritage Study should be undertaken as appropriate.

However, specific mention is also made with regard to the Radar Station/Charlies Hill at Inkerman, which is a State Heritage Place. It is incorrectly mapped, refer to **Figure 8.9.5: OM8 Heritage Overlay Map Extract**. The correct site is on the adjacent land as shown in **Figure 8.9.6: Radar Station/Charlies Hill**.

Figure 8. 9.5: OM8 Heritage Overlay Map Extract

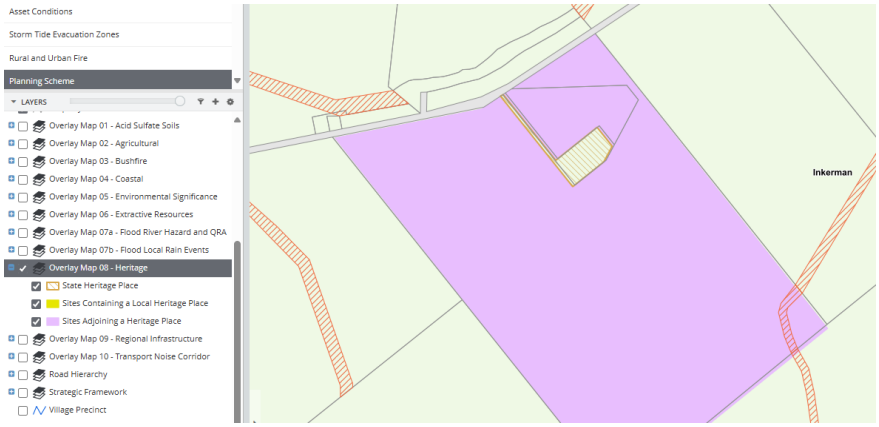


Figure 8.9.6: Radar Station/Charlies Hill

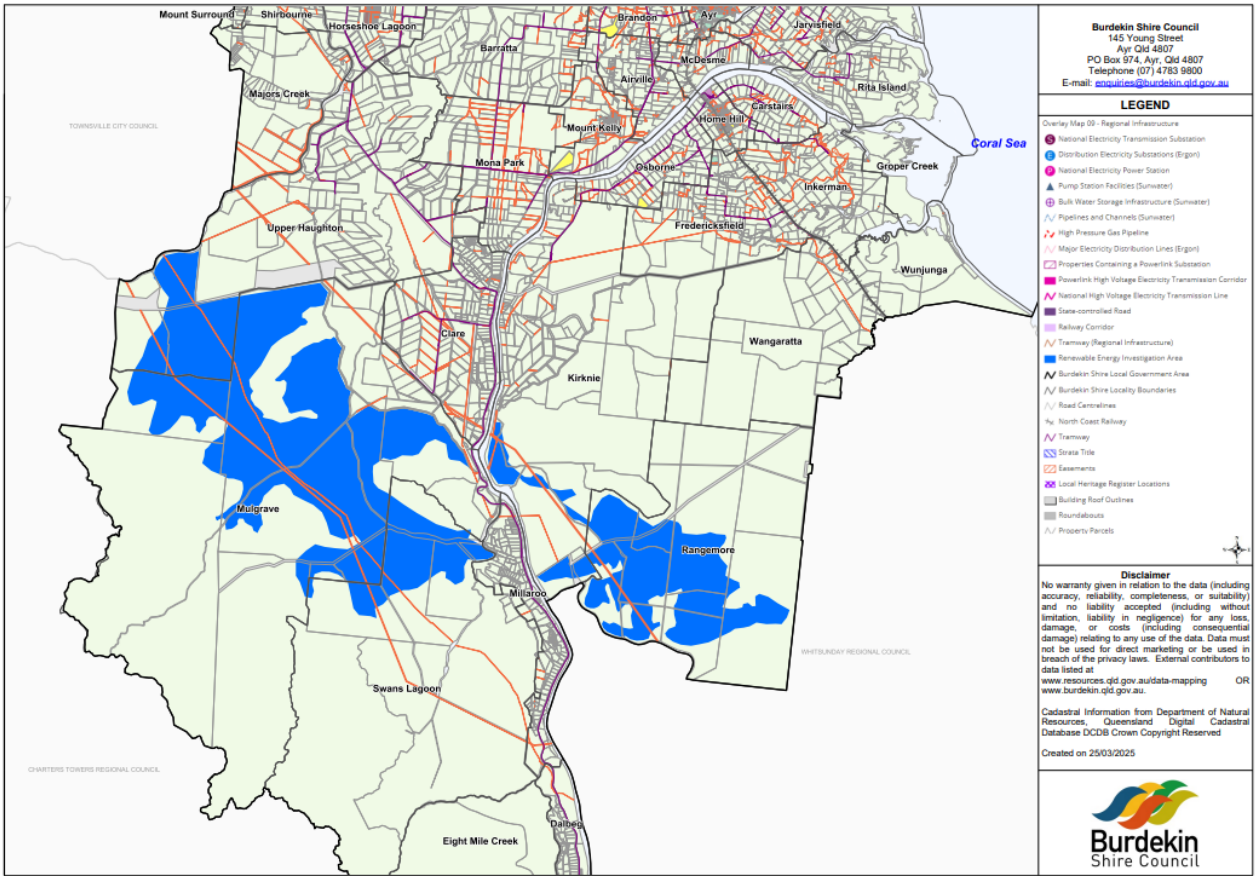


Recommendation: Amend OM8 Heritage overlay map to show the correct site for the Radar Station/ Charlies Hill at Inkerman as a State Heritage Place and amend the Sites adjoining a heritage place.

8.9.5 OM9 Regional infrastructure overlay map

The online OM9 Regional infrastructure overlay map shows renewable energy investigation areas as shown on **Figure 8.9.7: OM9 Regional infrastructure overlay map**. These areas were incorrectly omitted from the Planning Scheme PDF map.

Figure 8.9.7: OM9 Regional infrastructure overlay map (online)



Recommendation: Amend the OM9 Regional infrastructure overlay map (PDF) to show renewable energy investigation areas as shown in Figure 9.3: OM9 Regional infrastructure overlay map (online).

8.10 Schedule 5 Planning Scheme Policies

8.10.1 Planning Scheme Policy – Development Works

A development manual is currently being prepared. The Planning Scheme Policy – Development Works should be reviewed and amended as appropriate to incorporate the Development Manual when completed.

Recommendation: Review and amend the Planning Scheme Policy – Development Works to incorporate the Development Manual as appropriate.

8.10.2 Planning Scheme Policy - Trade Waste

The Planning Scheme contains a Trade Waste Policy, which the provisions do not refer to. The issues addressed in the Trade Waste Policy are covered by the *Environmental Protection Act 1994*. The Trade Waste Policy can be deleted.

Recommendation: Delete SC5.3 Planning scheme policy – Trade waste.

8.11 General

Other issues that affect multiple parts or sections of the Planning Scheme and require horizontal and vertical drafting integration are addressed below.

8.11.1 Secondary dwellings

The definition of Dwelling house includes a Secondary dwelling.

The definition for Secondary dwelling is:

> 'secondary dwelling means a dwelling, whether attached or detached, that is used in conjunction with, and subordinate to, a dwelling house on the same lot.'

A Dwelling house is subject to code assessment in the Centre Zone and accepted subject to requirements in the Emerging community zone, Low density residential zone, Low-medium density residential zone, Rural zone, Rural residential Zone and Township Zone.

The Planning Scheme does not have any requirements for a secondary dwelling. Requirements could be included to ensure that a Secondary dwelling is subordinate to a dwelling house.

Under the Planning Regulation 2017 an Urban Zone includes the following zones:

- Centre Zone;
- Emerging community zone;
- Low density residential zone;
- Low-medium density residential zone; and
- Township Zone.

Suggested provisions are shown in **Table 8.11.1: Secondary dwelling provisions**:

Table 8.11.1 : Secondary dwelling provisions

Performance Outcome	Acceptable Outcome
The secondary dwelling is small in size and subordinate to the primary dwelling.	For Urban zones: The secondary dwelling has a maximum gross floor area of 100m2. For the Rural zone or Rural residential zone: The secondary dwelling has a maximum gross floor area of 120m2.
Where located in an urban zone, the secondary dwelling is located in order to:- (a) provide an acceptable level of amenity to occupants of the site and neighbouring dwellings; and (b) provide sufficient area to accommodate the dwellings and associated access, parking, open space and setback requirements.	The Secondary dwelling is located on a lot which has a minimum of area of 600m2 and is regular in shape.

The secondary dwelling is provided with sufficient parking to meet user needs.	At least one (1) on-site car parking space is provided for the secondary dwelling. Note—on-site car parking for the secondary dwelling is not to be provided in a tandem configuration with the car parking provided for the primary dwelling.

Recommendation: Consider amending the relevant zone codes to include provisions that address secondary dwellings.

8.11.2 Home based business

Home based businesses are accepted subject to requirements in the Emerging community zone, Centre zone, Low density residential zone, Low-medium density residential zone, Rural zone, Rural residential zone and Township zone. To ensure that home based businesses are of a reasonable size the Acceptable outcomes is that a home based business does not exceed 33% of the total floor area of the dwelling unit. Alternatively, a set limit can provide a maximum limit, provide greater certainty and is easier to calculate.

To address this the Acceptable Outcome could be amended to address maximum areas for example:

> For a home based business (other than a bed and breakfast) conducted in, under or within the curtilage of a dwelling house:-
> (a) the total gross floor area used for the home based business does not exceed:-
> (i) 40m² where the dwelling house is located on a lot not exceeding 2,000m² in area; or
> (ii) 80m² where the dwelling house is located on a lot exceeding 2,000m² in area.

The corresponding Performance Outcome could be amended to further address siting requirements. The Performance Outcome could be amended as follows (shown in bold):

> The home based business **is limited in size and scale so that it** is compatible with the residential character of the area by maintaining the residential appearance of the dwelling and the street.

Recommendation: Consider amending the relevant zone codes to clarify requirements for Home based business.

8.11.3 Car parking requirements for dual occupancy

The Tables of Assessment for MCU in the Low density residential zone and Low-medium density residential zone code allow Dual occupancy as accepted development subject to requirements. However, the applicable zone codes do include requirements for car parking and access.

Recommendation – Consider amending the Low density residential zone code and the Low-medium density residential zone code to include for accepted development subject to requirements, minimum on-site parking requirements for Dual occupancy.

8.11.4 Car parking and landscaping where within an existing building

Some developments propose a change of use that occurs within an existing building for example a Shop to a Food and drink outlet. In these circumstances it is difficult to provide additional car parking and landscaping.

The zone codes (except for the Rural zone, Recreation and open space zone, and Environmental management and conservation zone), could be amended to include the following to the AO relative to the PO:

> Where an existing lawful premises and involves not more than 5% or 50m2 (whichever is the greater) of additional gross floor area, the existing standard of on-site parking/landscaping is maintained or improved; and
> Where an existing lawful premises and involves not more than 5% or 50m2 (whichever is the greater) of additional gross floor area, the existing provision for service vehicles is maintained or improved.

Recommendation: Consider amending the zones codes (except for the Rural zone, Recreation and open space zone, and Environmental management and conservation zone) to include an Acceptable Outcome that addresses landscaping and car parking provisions for existing lawful premises.

8.11.5 Vehicle manoeuvring

Vehicle access and manoeuvring is addressed in the Development works code. PO25 could be clarified to state that manoeuvring refers to both on-site and off-site as shown in **Table 11.2: Development Works Code - Vehicle Manoeuvring.**

Table 8.11.2: Development Works Code - Vehicle Manoeuvring

Performance Outcome	Acceptable Outcome
PO25 Development has vehicle access and manoeuvring **(on-site and off-site)** sufficient to accommodate the anticipated traffic demand and servicing requirements safely and efficiently.	**AO21** Circulation areas, turning areas and driveways comply with Australian Standards AS2890.1 and AS2890.2, as amended from time to time.

Recommendation: Amend the Development Works Code to clarify that vehicle manoeuvring refers to both on-site and off-site.

9. Conclusion and Recommendations

The Planning Scheme is generally operating well. However, improvements could be made to address:

- better housing outcomes;
- the Ministerial conditions;
- cultural heritage;
- emerging issues; and
- operational efficiency and usability.

It is recommended that the Planning Scheme and planning scheme policies be amended in stages taking into account the recommendations of this review.

Amendments could be prioritised as follows:

Short term priority –
Planning Scheme Amendment Package 1

- Facilitate better housing outcomes to increase housing supply and diversity, focussing on infill and incorporating master planning of strategic residential sites; and
- Improve operational efficiency and usability of the Planning Scheme.

It is recommended that Amendment Package 1 be undertaken under a tailored s18 amendment process, to reduce the timeframe and enable a more efficient process.

Longer term priority –
Planning Scheme Amendment Package 2

- Address Ministerial conditions;
- Incorporate outcomes of the Cultural Heritage Study (including preparation of a new planning scheme policy); and
- Address emerging issues identified in the Planning Scheme Review Report, including planning for rural and industrial areas.

Development Works Planning Scheme Policy Amendment

- Incorporate the development manual into the Development Works Planning Scheme Policy.

BURDEKIN SHIRE PLANNING SCHEME REVIEW

ATTACHMENT 1:
PART 3 TABLES OF ASSESSMENT

Part 3 Tables of assessment

3.1 Preliminary

The tables in this part identify the category of development and category of assessment, and assessment benchmarks for assessable development in the planning scheme area.

3.2 Reading the tables

The tables identify the following:

(1) the category of development:

(a) prohibited;
(b) accepted, including accepted subject to requirements; and
(c) assessable development—code or impact;

(2) the category of assessment, code or impact, for assessable development in:

(a) a zone and, where used, a precinct of a zone;
(b) an overlay, where used.

(3) the assessment benchmarks for assessable development including: ~~and any requirements for accepted development which will need to be met in order for the development to remain accepted;~~

(a) whether a zone code or specific provisions in the zone code applies (shown in the 'assessment benchmarks for assessable development and requirements for accepted development' column);

(b) if there is an overlay:
(i) whether an overlay code applies (shown in the table in section 3.7); or
(ii) the assessment benchmarks as shown on the overlay map (noted in the 'assessment benchmarks for assessable development and requirements for accepted development' column) applies;

(c) any other applicable code(s) (shown in the 'assessment benchmarks for assessable development and requirements for accepted development' column).

(4) Any variation to the category of assessment (shown as an 'if' in the 'categories of development assessment' column) that applies to the development.

Note—Development will only be taken to be prohibited development under the planning scheme if it is identified as prohibited development in schedule 10 of the Regulation.

Editor's note—Examples of matters that can vary the category of assessment are gross floor area, height, number of people or precinct provisions.

3.3 Categories of development and assessment

3.3.1 Process for determining the category of development and the category of assessment for assessable development

The process for determining a category of development and category of assessment is:

(1) for a material change of use, establish the use by reference to the use definitions in schedule 1;

(2) for all development, identify the following:

(a) the zone or zone precinct that applies to the premises, by reference to the zone map in schedule 4; and
(b) if an overlay applies to the premises, by reference to the overlay map in schedule 4;

(3) determine if the development is accepted development under schedule 6 of the Regulation;

Editor's note—Schedule 6 of the Regulation prescribes development that a planning scheme cannot state is assessable development where the matters identified in the schedule are met.

~~Editor's note— Development may also be made assessable development under schedules 9, 10 and 12 of the Regulation. Where development is also made assessable under the planning scheme, the matters set out in the Regulation may trigger a requirement for referral of the application to the referral agency identified.~~

(4) determine if the development is assessable development under schedules 9, 10 or 12 of the Regulation by reference to the tables in section 3.4;

Editor's note—Where development is also made assessable under the planning scheme, the matters set out in the Regulation may trigger a requirement for referral of the application to the referral agency identified.

~~(4)~~(5) otherwise, determine the category of assessment by reference to the tables in:

- section 3.4~~-~~5 Categories of development and assessme~~nt~~ Material change of
- use; section 3.5~~-~~6 Categories of development and asse~~ss~~ment Reconfiguring a
- lot; section 3.6~~-~~7 Categories of development and asses~~s~~ment Operational work; section 3.7~~-~~8 Categories of development and assessme~~nt~~ Overlays.

~~(5)~~(6) if an overlay applies, refer to section 3.7~~-~~8 'Category of development and assessment—Overlays', ~~development and assessment Overlays,~~ to determine if the overlay further changes the category of development or assessment.~~;~~

~~(6) despite all the above, if development is listed as prohibited development under schedule 10 of the Regulation, a development application cannot be made.~~

~~Note Development is to be taken to be prohibited development under the planning scheme only if it is identified in schedule 10 the Regulation.~~

3.3.2 Determining the category of development and categories of assessment

(1) A material change of use is assessable development requiring impact assessment:

(a) unless the table of assessment in section 3.4 states otherwise;
(b) if a use is not listed or defined;
(c) unless otherwise prescribed in the Act or the Regulation.

(2) Reconfiguring a lot is assessable development requiring code assessment unless the tables of assessment in section 3.5~~-~~6 state otherwise or unless otherwise prescribed in the Act or the Regulation.

(3) Building work and operational work are accepted development, unless the table of assessment in section 3.6~~-~~7 states otherwise for operational work or unless otherwise prescribed in the Act or the Regulation.

~~(3)~~(4) Where an aspect of development is proposed on premises included in more than one zone or overlay, the category of development or assessment for that aspect is the highest category under each of the applicable zones or overlays.

~~(4)~~(5) Where development is proposed on premises partly affected by an overlay, the category of development or assessment for the overlay only relates to the part of the premises affected by the overlay.

~~(5)~~(6) For the purposes of schedule 6, part 2 Material change of use section 2(2)(c)(i) or (ii) of the Regulation, an overlay does not apply to the premises if the development meets the

acceptable outcomes that form the requirements for accepted development in the relevant overlay code.

~~(6)~~(7) If development is identified as having a different category of development or category of assessment under different tables of assessment, the highest category of development or assessment applies as follows:

(a) accepted development subject to requirements prevails over accepted development;
(b) code assessment prevails over accepted development where subject to requirements and accepted development;
(c) impact assessment prevails over code assessment, accepted development where subject to requirements and accepted development.

(8) The category of development and category of assessment for development prescribed under schedules 6, 7 and 10 of the Regulation overrides all other categories of development or assessment for that development under the planning scheme to the extent of any inconsistency.

Editor's note—Schedule 6 of the Regulation prescribes development that a local categorising instrument is prohibited from stating is assessable development.

Editor's note—Schedule 7 of the Regulation prescribes development that is categorised as accepted development. Where specifically provided for in schedule 7 of the Regulation, some development in the schedule may still be made assessable under the planning scheme. In this situation, there is no inconsistency between the Regulation and the planning scheme and the development is assessable development under the planning scheme in accordance with schedule 7 of the Regulation.

Editor's note—Schedule 10 of the Regulation prescribes development that is categorised as prohibited development and assessable development. Where specifically provided for in schedule 10 of the Regulation, some assessable development in the schedule may still have its category of assessment determined or varied under the planning scheme. In this situation, there is no inconsistency between the Regulation and the planning scheme and the category of assessment for the assessable development is stated in the planning scheme in accordance with schedule 10 of the Regulation.

Despite all of the above, if development is listed as prohibited development under schedule 10 of the Regulation, a development application can not be made.

(9)

Note—Development is to be taken to be prohibited development under the planning scheme only if it is identified in schedule 10 of the Regulation.

3.3.3 Determining the requirements for accepted development and assessment benchmarks and other matters for assessable development

(1) Accepted development does not require a development approval and is not subject to assessment benchmarks. However, certain requirements may apply to some types of development for it to be accepted development. Where nominated in the tables of assessment, accepted development must comply with the requirements identified as acceptable outcomes in the relevant parts of the applicable code(s) as identified in the relevant column.

~~(1)~~(2) Accepted development that does not comply with one or more of the nominated requirements becomes code assessable development, unless otherwise specified.

~~(2)~~(3) The following rules apply in determining assessment benchmarks for each category of development and assessment.

Note—~~R~~equirements for "accepted development subject to requirements are nominated in the assessment benchmarks and requirements for accepted development" column of the assessment tables.

~~(3)~~(4) Code assessable development:

(a) is to be assessed against all the assessment benchmarks identified in the assessment benchmarks for assessable development and requirements for accepted development column;

(b) that occurs as a result of development becoming code assessable pursuant to sub-section 3.3.3(2), must:

(i) be assessed against the assessment benchmarks for the development application, limited to the subject matter of the required acceptable outcomes that were not complied with;

(ii) comply with all requirements identified in sub-section 3.3.3(1), other than those mentioned in sub-section 3.3.3(2);

(c) is to be assessed against any assessment benchmarks for the development identified in section 26 of the Regulation;

(d) Code assessable development must comply with the purpose, overall outcomes and performance outcomes set out in the assessment benchmarks

Editor's note—Section 27 of the Regulation also identifies the matters that code assessment must have regard to.

~~(4)~~(5) Impact assessable development:

(a) is to be assessed against the identified assessment benchmarks in the 'assessment benchmarks for assessable development and requirements for accepted development' column;

(b) to have regard to the whole of the planning scheme, to the extent relevant;

(c) is to be assessed against any assessment benchmarks for the development identified in section 30 of the Regulation.

Editor's note—Section 31 of the Regulation identifies the matters that impact assessment must have regard to.

~~Editor's Note - Schedule 7 of the Regulation also identifies development that the State categorises as accepted development. Some development in the schedule may still be made assessable under the planning scheme.~~

3.4 Regulated categories of development and categories of assessment prescribed by the Regulation

Section not used.

Editor's note—the Regulation relevantly provides the following regulated categories of development and categories of assessment:

- schedule 6 of the Regulation states development which the planning scheme cannot state is assessable development;
- schedule 7 of the Regulation states development which is accepted development;
- schedule 10 of the Regulation identifies prohibited development and assessable development.

Refer to section 3.3.2(8) for resolving inconsistency in the categories of development and categories of assessment stated in schedules 6, 7 and 10 of the Regulation and in the planning scheme.

3.5 Categories of development and assessment—Material change of use

The following tables identify the categories of development and assessment for development in a zone for making a material change of use.

Table 3.54.1—Centre zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Emergency services	**Accepted**	
	If undertaken by a public sector entity	Not applicable
	Code assessment	
	Otherwise	Centre zone code Development works code
Park	**Accepted**	
		Not applicable
Office **Food and drink outlet** **Theatre**	**Accepted subject to requirements**	
	If in an existing building and not involving building work other than minor building work	Centre zone code
	Code assessment	
	Otherwise	Centre zone code Development works code
Shop **Shopping centre**	**Accepted subject to requirements**	
	If: (a) in an existing building and not involving building work other than minor building work; and (b) the gross floor area does not exceed 100m²	Centre zone code
	Code assessment	
	If: (a) not accepted subject to requirements; and (b) the gross floor area does not exceed 2,500m²	Centre zone code Development works code
Adult store	**Code assessment**	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Agricultural supplies store **Bar** **Car wash** **Caretaker's accommodation** **Club** **Community use** **Dual occupancy** **Dwelling house** ~~**Emergency services**~~ **Function facility** **Garden centre** **Hardware and trade supplies** **Health care service** **Hotel** **Indoor sport and recreation** **Market** **Multiple dwelling** **Nightclub entertainment facility** **Non-resident workforce accommodation** **Outdoor sales** **Sales office** **Service industry** **Short term accommodation** **Showroom** **Veterinary service**		Centre zone code Development works code
Major electricity infrastructure **Substation** **Utility installation**	**Code assessment**	
	If undertaken by a public sector entity	Centre zone code Development works code
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the 'categories of development and assessment' column. Any other undefined use.		The planning scheme

Table 3.54.2—Community facilities zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Emergency services	**Accepted**	
	If undertaken by a public sector entity	Not applicable
	Code assessment	
	Otherwise	Community facilities zone code Development works code
Park	**Accepted**	
		Not applicable
Caretaker's accommodation **Community use**	**Accepted subject to requirements**	
		Community facilities zone code
Major electricity infrastructure **Substation** **Utility installation**	**Accepted subject to requirements**	
	If undertaken by a public sector entity	Community facilities zone code
Air service **Club** **Community care centre** **Educational establishment** ~~**Emergency services**~~ **Function facility** **Health care service** **Hospital** **Market** **Place of worship** **Residential care facility**	**Code assessment**	
		Community facilities zone code Development works code
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the 'categories of development and assessment' column. Any other undefined use.		The planning scheme

Table 3.54.3—Emerging community zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Emergency services	**Accepted**	
	If undertaken by a public sector entity	Not applicable
	Code assessment	
	Otherwise	Emerging community zone code Development works code
Park	**Accepted**	
		Not applicable
Dwelling house **Home based business**	**Accepted subject to requirements**	
		Emerging community zone code
Animal husbandry **Cropping**	**Accepted subject to requirements**	
		Emerging community zone code
Caretaker's accommodation ~~**Emergency services**~~ **Roadside stall**	**Code assessment**	
		Emerging community zone code Development works code
Animal keeping	**Code assessment**	
	If for stables	Emerging community zone code Development works code
Major electricity infrastructure **Substation** **Utility installation**	**Code assessment**	
	If undertaken by a public sector entity	Emerging community zone code Development works code
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.		The planning scheme

Table 3.54.4—Environmental management and conservation zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Emergency services	**Accepted**	
	If undertaken by a public sector entity	Not applicable
	Code assessment	
	Otherwise	Environmental management and conservation zone code Development works code
Park	**Accepted**	
		Not applicable
~~**Emergency services**~~	~~**Code assessment**~~	
		~~Environmental management and conservation zone code~~ ~~Development works code~~
Caretaker's accommodation **Environment facility** **Utility installation**	**Code assessment**	
	If undertaken by a public sector entity	Environmental management and conservation zone code Development works code
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the 'categories of development and assessment' column. Any other undefined use.		The planning scheme

Table 3.54.5—Industry zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Emergency services	**Accepted**	
	If undertaken by a public sector entity	Not applicable
	Code assessment	
	Otherwise	Industry zone code Development works code
Park	**Accepted**	
		Not applicable
Bulk landscape supplies **Car wash** **Caretaker's accommodation** **Garden centre** **Hardware and trade supplies** **Low impact industry** **Medium impact industry** **Outdoor sales** **Service industry** **Telecommunications facility** **Transport depot** **Warehouse**	**Accepted subject to requirements**	
		Industry zone code
Major electricity infrastructure **Substation** **Utility installation**	**Accepted subject to requirements**	
	If undertaken by a public sector entity	Industry zone code
Aquaculture	**Accepted subject to requirements**	
	If: (a) undertaken within tanks with a floor area of less than 5,000m^2; and (b) there is no discharge of waste water; and (c) not involving processing of the aquatic product.	Industry zone code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Code assessment	
	If not accepted subject to requirements and: (a) undertaken within tanks with a floor area of less than 50,000m² or in ponds of less than 50,000m² total water surface area; and (b) there is no discharge of waste water; and (c) not involving processing of the aquatic product.	Industry zone code Development works code
~~**Emergency services**~~ **Funeral parlour** **Market** **Parking station** **Research and technology industry** **Rural industry** **Sales office** **Service station Showroom** **Veterinary service**	**Code assessment**	
		Industry zone code Development works code
Food and drink outlet **Shop**	**Code assessment**	
	If the gross floor area does not exceed 100m²	Industry zone code Development works code
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the 'categories of development and assessment' column. Any other undefined use.		The planning scheme

Table 3.54.6—Low density residential zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Emergency services	**Accepted**	
	If undertaken by a public sector entity	Not applicable
	Code assessment	
	Otherwise	Low density residential zone code Development works code
Park	**Accepted**	
		Not applicable
Dwelling house **Dual occupancy** **Home based business** **Sales office**	**Accepted subject to requirements**	
		Low density residential zone code
Major electricity infrastructure **Substation** **Utility installation**	**Code assessment**	
	If undertaken by a public sector entity	Low density residential zone code
Care accommodation ~~**Emergency services**~~ **Place of worship**	**Code assessment**	
		Low density residential zone code Development works code
Health care service	**Code assessment**	
	If: (a) accommodating a single practitioner; and (b) the gross floor area does not exceed 150m²	Low density residential zone code Development works code
Shop	**Code assessment**	
	If the gross floor area does not exceed 100m²	Low density residential zone code Development works code
Impact assessment		

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the 'categories of development and assessment' column. Any other undefined use.		The planning scheme

Table 3.54.7—Low-medium density residential zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Emergency services	**Accepted**	
	If undertaken by a public sector entity	Not applicable
	Code assessment	
	Otherwise	Low-medium density residential zone code Development works code
Park	**Accepted**	
		Not applicable
Dwelling house **Dual occupancy** **Home based business** **Sales office**	**Accepted subject to requirements**	
		Low-medium density residential zone code
Major electricity infrastructure **Substation** **Utility installation**	**Code assessment**	
	If undertaken by a public sector entity	Low-medium density residential zone code
Caretaker's accommodation ~~**Emergency services**~~ **Place of worship** **Rooming accommodation**	**Code assessment**	
		Low-medium density residential zone code Development works code
Multiple dwelling	**Code assessment**	
	If: (a) no more than 10 dwellings; and (b) the height does not exceed 2 storeys	Low-medium density residential zone code Development works code
Health care service	**Code assessment**	
	If: (a) accommodating a single practitioner; and (b) the gross floor area does not exceed 150m²	Low-medium density residential zone code Development works code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Shop	**Code assessment**	
	If the gross floor area does not exceed 100m²	Low-medium density residential zone code Development works code
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the 'categories of development and assessment' column. Any other undefined use.		The planning scheme

Table 3.54.8—Recreation and open space zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Emergency services	**Accepted**	
	If undertaken by a public sector entity	Not applicable
	Code assessment	
	Otherwise	Recreation and open space zone code Development works code
Park	**Accepted**	
		Not applicable
Caretaker's accommodation	**Accepted subject to requirements**	
		Recreation and open space zone code
Club ~~**Emergency services**~~ **Function facility** **Garden centre** **Hardware and trade supplies** **Indoor sport and recreation** **Market** **Nightclub entertainment facility**	**Code assessment**	
		Recreation and open space zone code Development works code
Major electricity infrastructure **Substation** **Utility installation**	**Code assessment**	
	If undertaken by a public sector entity	Recreation and open space zone code Development works code
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the 'categories of development and assessment' column. Any other undefined use.		The planning scheme

Table 3.54.9—Rural zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Emergency services	**Accepted**	
	If undertaken by a public sector entity	Not applicable
	Code assessment	
	Otherwise	Rural zone code Development works code
Park	**Accepted**	
		Not applicable
Animal husbandry **Caretaker's accommodation** **Cropping** **Dwelling house** **Environment facility** **Home based business** **Permanent plantation** **Roadside stall**	**Accepted subject to requirements**	
		Rural zone code
Aquaculture	**Accepted subject to requirements**	
	If: (a) undertaken within tanks with a floor area of less than 5,000m^2; and (b) there is no discharge of waste water; and (c) not involving processing of the aquatic product.	Rural zone code
	Code assessment	
	If not accepted subject to requirements and: (a) undertaken within tanks with a floor area of less than 50,000m^2 or in ponds of less than 50,000m^2 total water surface area; and (b) there is no discharge of waste water; and (c) not involving processing of the aquatic product.	Rural zone code Development works code
Agricultural supplies	**Code assessment**	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
store **Bulk landscape supplies** ~~**Dual occupancy**~~ ~~**Emergency services**~~ **Intensive horticulture** **Market** **Outstation** **Rural industry** **Veterinary service** **Wholesale nursery** **Winery**		Rural zone code Development works code
Non-resident workforce accommodation **Rural workers' accommodation**	**Code assessment**	
	If accommodating no more than 10 workers	Rural zone code Development works code
Nature-based tourism **Tourist park**	**Code assessment**	
	If no more than a total of 10 sites or cabins	Rural zone code Development works code
Animal keeping	**Code assessment**	
	If for stables	Rural zone code Development works code
Major electricity infrastructure **Substation** **Utility installation**	**Code assessment**	
	If undertaken by a public sector entity	Rural zone code Development works code
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the 'categories of development and assessment column. Any other undefined use.		The planning scheme

Table 3.54.10—Rural residential zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Emergency services	**Accepted**	
	If undertaken by a public sector entity	Not applicable
	Code assessment	
	Otherwise	Rural residential zone code Development works code
Park	**Accepted**	
		Not applicable
Animal husbandry **Cropping** **Dwelling house** **Home based business** **Roadside stall**	**Accepted subject to requirements**	
		Rural residential zone code
Animal keeping	**Code assessment**	
	If for stables	Rural residential zone code Development works code
~~**Emergency services**~~	~~**Code assessment**~~	
		~~Rural residential zone code~~ ~~Development works code~~
Major electricity infrastructure **Substation** **Utility installation**	**Code assessment**	
	If undertaken by a public sector entity	Rural residential zone code Development works code
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the 'categories of development and assessment' column. Any other undefined use.		The planning scheme

Table 3.54.11—Township zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Emergency services	**Accepted**	
	If undertaken by a public sector entity	Not applicable
	Code assessment	
	Otherwise	Township zone code Development works code
Park	**Accepted**	
		Not applicable
Caretaker's accommodation **Dwelling house** **Home based business** **Sales office**	**Accepted subject to requirements**	
		Township zone code
Major electricity infrastructure **Substation** **Utility installation**	**Code assessment**	
	If undertaken by a public sector entity	Township zone code
Dual occupancy ~~**Emergency services**~~ **Health care service** **Place of worship** **Rooming accommodation**	**Code assessment**	
		Township zone code Development works code
Shop	**Code assessment**	
	If the gross floor area does not exceed 100m²	Township zone code Development works code
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the 'Categories of development and assessment' column. Any other undefined use.		The planning scheme

3.6 Categories of development and assessment—Reconfiguring a lot

The following table identifies the categories of development and assessment for reconfiguring a lot.

Table 3.65.1—Reconfiguring a lot

<table>
<tr><th>Zone</th><th>Categories of development and assessment</th><th>Assessment benchmarks for assessable development</th></tr>
<tr><td rowspan="2">Centre zone
Community facilities zone
Emerging community zone
Industry zone
Low density residential zone
Low-medium density residential zone
Recreation and open space zone
Rural residential zone
Rural zone
Township zone</td><td>Code assessment</td><td></td></tr>
<tr><td>If the size of each lot created is equal to, or greater than, the minimum identified below:
<table><tr><th>Zone</th><th>Lot requirements (minimum area)</th></tr><tr><td>Low density residential zone
Low medium density residential zone</td><td>• 500m²</td></tr><tr><td>Township zone</td><td>• 800m²; or
• 2,000m² where not connected to sewerage</td></tr><tr><td>Rural residential zone</td><td>• 2,000m²
• 2ha in Horseshoe Lagoon
• 4,000m² in Mount Kelly</td></tr><tr><td>Centre zone</td><td>• 400m²</td></tr><tr><td>Industry zone
Community facilities zone
Recreation and open space zone</td><td>• 1,000m²</td></tr><tr><td>Emerging community zone</td><td>5ha</td></tr><tr><td>Rural zone</td><td>100ha
30ha in the priority agricultural area or agricultural land class A and B on overlay map OM2.
No new lots</td></tr></table></td><td>Reconfiguring a lot code
Development works code</td></tr>
</table>

Zone	Categories of development and assessment		Assessment benchmarks for assessable development
		created in the Groper Creek, Jarvisfield, Jerona and Wunjunga village precincts	
Impact assessment			
Any reconfiguring a lot not listed in this table. Any reconfiguring a lot listed in this table and not meeting the description listed in the 'Categories of development and assessment' column.			

3.7 Categories of development and assessment—Operational work

The following table identifies the categories of development and assessment for operational work.

Table 3.76.1—Operational work

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Operational work – Reconfiguring a lot		
All zones	**Code assessment**	
	Operational work if for reconfiguring a lot	Reconfiguring a lot code Development works code
Operational work – Engineering work		
All zones	**Accepted**	
	Operational work if engineering work undertaken by, or on behalf of, Council.	Not applicable.
	Code assessment	
	If not accepted development.	Development works code
Operational work – Filling and excavation		
All zones (except the Rural zone)	**Accepted subject to requirements**	
	Operational work if excavation and/or filling is: (a) of a depth of 300mm or less; or (b) less than 50m³.	Development works code
	Code assessment	
	Operational work if excavation and/or filling exceeds: (a) a depth of 300mm; or (b) 50m³.	Development works code
Rural zone	**Accepted**	
	Operational work if excavation and/or filling does not involve: (a) an overland flow path or drainage path which has an area of 2m² or more; or (b) a waterway or wetland; or (c) works that cause ponding of overland runoff flows on Council controlled land,	Not applicable.

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	including road reserves and infrastructure.	
	Code assessment	
	Operational work if excavation and/or filling involves: (a) an overland flow path or drainage path which has an area of 2m² or more; or (b) a waterway or wetland; or (c) works that cause ponding of overland runoff flows on Council controlled land, including road reserves and infrastructure.	Development works code.
Accepted		
Any other operational work not listed in this table. Any operational work listed in this table and not meeting the description listed in the 'categories of development and assessment' column.		

Editor's note—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Editor's note—Operational works that are not assessable against a planning scheme may require approval from the state (e.g. native vegetation clearing).

3.8 Categories of development and assessment—Overlays

The following table identifies where an overlay may change the category of development and assessment from that stated in a zone and the relevant assessment benchmarks.

Note—To remove any doubt, the overlay table does not decrease the category of development or assessment in any instance. That is, the highest category of development or assessment under any table prevails, as set out in section 3.3.2(67).

Formatted: Not Highlight

Formatted: Not Highlight

Table 3.87.1—Assessment benchmarks for overlays

Development	Category of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development (where applicable)
Bushfire overlay		
Material change of use for Community use	Code assessment if in the community facilities zone Otherwise, no change to assessment level	Bushfire hazard overlay code
Material change of use for a critical or vulnerable use if identified on the Bushfire overlay map as: (a) Medium potential bushfire intensity; (b) High potential bushfire intensity; or (c) Very high potential bushfire intensity.	Impact assessment	The planning scheme
Material change of use or reconfiguration of a lot if made assessable under another table	No change to assessment level	Bushfire hazard overlay code (applicable only if assessable development)
Coastal overlay		
Material change of use or reconfiguring a lot on Lot 1 on SP232085 or Lot 2 on SP232085	Impact assessment	The planning scheme
Material change of use for a *critical* or *vulnerable use* if identified on the Coastal overlay map as: (a) Medium storm tide hazard area; (b) High storm tide hazard area; or (c) Erosion prone area.	Impact assessment	The planning scheme

Development	Category of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development (where applicable)
Material change of use or building work for: (a) Caretaker s accommodation; or (b) Dwelling house	No change to assessment level	Coastal hazard overlay code
Any development that is accepted subject to requirements under another table	No change to level of assessment	Coastal hazard overlay code
Any development made assessable under another table	No change to assessment level	Coastal hazard overlay code (applicable only if assessable development)
Environmental significance overlay		
Material change of use or reconfiguring a lot	No change to assessment level	Environmental significance overlay code
Any development made assessable under another table	No change to assessment level	Environmental significance overlay code (applicable only if assessable development)
Extractive resources overlay		
Material change of use or reconfiguring a lot	No change to assessment level	Extractive resources overlay code
Any development made assessable under another table	No change to assessment level	Extractive resources overlay code (applicable only if assessable development)
Flood hazard overlay		
Material change of use or building work for Dual occupancy	Code assessment if in the low density residential zone Otherwise, no change to assessment level	Flood hazard overlay code
Material change of use or building work for Community use if not identified as high or extreme hazard on the Flood hazard overlay map	Code assessment if in the community facilities zone Otherwise, no change to assessment level	Flood hazard overlay code
Material change of use for a critical or vulnerable use if identified as high or extreme hazard on the Flood hazard overlay map	Impact assessment	The planning scheme

Material change of use or reconfiguring a lot if made assessable under	No change to assessment level	Flood hazard overlay code (applicable only if assessable development)

,

Development	Category of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development (where applicable)
another table		
Heritage overlay		
Any material change of use on a local heritage place Editor's note refer to section 3.3.2(67) in determining categories of assessment.	Code assessment	Heritage overlay code
Any building work on a local heritage place, including the demolition, partial demolition or removal of a local heritage place Editor's note does not include minor building work.	Code assessment	Heritage overlay code
Any operational work on a local heritage place	Code assessment	Heritage overlay code
Any development made assessable under another table	No change to assessment level	Heritage overlay code
Regional infrastructure overlay		
Material change of use within a high pressure gas pipeline for: (a) Animal husbandry (b) Caretaker's accommodation (c) Cropping (d) Dwelling house (e) Environment facility (f) Permanent plantation (g) Roadside stall	Code assessment	Regional infrastructure overlay code
Any development made assessable under another table	No change to assessment level	Regional infrastructure overlay code (applicable only if assessable development)

Note—Some overlays may only be included for information purposes. This does not change the category of assessment or assessment benchmarks in the planning scheme.

Formatted: Not Highlight

Formatted: Not Highlight

Part 3 – Tables of Assessment[1]	
Planning Scheme Provision[2]	**Comments**
3.2(3)	We have recommended additional wording to this subparagraph to clarifying the relevant assessment benchmarks that may be identified in the tables of assessment.
3.2(4)	This provision has been recommended to clarify the application of "if" scenarios as a variation to the category of assessment in the tables of assessment.
3.2 – Editor's note	A new Editor's note is recommended to further assist the reader to interpret when a matter may vary the category of assessment by providing examples that arise in the tables of assessment in this planning scheme.
3.3.1(3) Editor's note	We have recommended shifting this Editor's note to its own separate provision – see '3.3.1(4) and Editor's note'.
3.3.1(4) and Editor's note	This provision has been added to replace the Editor's note at section 3.3.1(3). We have suggested including the note as its own provision of the planning scheme to elevate the status of the requirement to check the category of assessment in the Planning Regulation as part of the overall task of determining the level of assessment. Part of the original Editor's note has been retained as a new Editor's note which follows section 3.3.1(4).
3.3.1(6) and Editor's note	This provision and Editor's note have been removed and we proposed including this content in section 3.3.2 – see '3.3.2(9) and Editor's note'.
3.3.2(4)	This provision has been added as to outline the hierarchy of categorisation. This provision provides clarity to the reader on the application of categories of development and assessment where there are conflicting or various zones / overlays relevant to a parcel of land.
3.3.2(8) and Editor's note	This provision has been included to address the combined application of Schedules 6, 7 and 10 of the Regulation. We have also included new recommended Editor's notes.
3.3.2(9) and Editor's note	As detailed above, this provision and the Editor's note have been added in this section as they are more appropriate to determining the category of development and assessment.

[1] Council should check all references throughout the Planning Scheme to ensure they are reflective of the amendments ultimately made to Part 3.
[2] References to provisions are in respect of the new numbering as shown in the marked-up Burdekin Shire Planning Scheme – Part 3.

Part 3 – Tables of Assessment[1]	
3.3.3(1)	This provision has been added to provide further clarification to the reader on the effect of accepted development and the circumstances in which acceptable development will be subject to requirements. This proposed change also removes drafting tension that exists in section 3.3.3(3)(b). Currently, in section 3.3.3(3)(b) it says that code assessable development that occurs a result of development becoming code assessable "*pursuant to sub-section 3.3.2(2)*". Section 3.3.3(2) simply says that the following rules apply in determining assessment benchmarks for each category of development and assessment. We expect that the refence to 3.3.3(2) was intended to be a reference to 3.3.3(1). Given the introduction or our new proposed 3.3.1(1), this means the current subparagraph is renumbered to 3.3.3(2) and therefore the references in 3.3.3(3)(b) would now refer to the correct reference.
3.3.3(5)(c) Editor's note	This Editor's note has been moved to section 3.3.2(8) as it is better positioned in that section due its reference to Schedule 6 of the Regulation.
3.4	This section has been recommended for inclusion as, although minor, for the purposes of clarity and completeness, Council should indicate to the reader that reference should be had to the relevant schedules of the Regulation.
3.5 Tables	The numbering for this Part and the tables have been amended due to the addition of Part 3.4. We have proposed a drafting amendment to "Emergency services" clarifying when the use will be code assessment so that it is consistent with the drafting of other uses in the table of assessment. 'Any other undefined use' has been added to Impact assessment to ensure that there is clarity regarding the level of assessment for all possible uses. 'And' has been inserted in some listed requirements to provide certainty that all requirements listed will apply.
3.6 Table	The numbering for this Part and the table have been amended due to the addition of Part 3.4.
3.7 Table	The numbering for this Part and the table have been amended due to the addition of Part 3.4.
3.8 Table	The numbering for this Part and the table have been amended due to the addition of Part 3.4. The addition of 'only' to the 'assessment benchmarks applicable if assessable development' has been added for clarification purposes.

BURDEKIN SHIRE PLANNING SCHEME REVIEW

ATTACHMENT 2:
PART 1 AMENDMENTS

Minister version - July 2022 - Clean version (no track changes)

Part 1 About the planning scheme

1.1 Introduction

(1) The Burdekin Shire Council Planning Scheme (planning scheme) has been prepared in accordance with the *Planning Act 2016* (the Act) as a framework for managing development in a way that advances the purpose of the Act.

(2) In seeking to achieve this purpose, the planning scheme sets out Burdekin Shire Council's intention for the future development in the planning scheme area, over the next 25 years.

(3) The planning scheme seeks to advance state and regional policies through more detailed local responses, taking into account the local context.

(4) While the planning scheme has been prepared with a 25 year horizon, it will be reviewed periodically in accordance with the Act to ensure that it responds appropriately to the changes of the community at a local, regional and state level.

(5) The planning scheme applies to the local government area of Burdekin Shire Council including all premises, roads, internal waterways and local government tidal areas.

(6) The Act does not apply to development in mining tenements authorised under the *Mineral Resources Act 1989*, other than for administering the development assessment process for the *Queensland Heritage Act 1992* in relation to a Queensland heritage place.

Editor's note–The location of mining claims, mineral development licences and mining leases is available online via GeoResGlobe.

Editor's note—State legislation may state that the planning scheme does not apply to certain areas, e.g. strategic port land.

Editor's note—The boundaries of the local government area are described by the maps referred to in the Local Government Regulation 2012.

(Insert new s1.2 Planning Scheme components

1.2 State planning provisions

1.2.1 State planning policy

The Planning Minister is satisfied that the State Planning Policy (SPP) July 2017 is appropriately integrated into the Burdekin Shire Council Planning Scheme in full.

1.2.2 Regional plan

The Planning Minister has identified that the North Queensland Regional Plan is appropriately integrated into the Burdekin Shire Council Planning Scheme in full.

Editor's note—Sections 26 30(2)(a)(i) of the Planning Regulation 2017 requires that development made assessable under this planning scheme must be assessed against the relevant regional plan regardless of whether the aspects are appropriately integrated.

1.2.3 Regulated requirements

The regulated requirements prescribed in the Planning Regulation 2017 are appropriately reflected in full in the planning scheme.

Editor's note—Section 16(3) of the Act states that the contents prescribed by the Planning Regulation 2017 apply instead of a local planning instrument, to the extent of any inconsistency.

Master version - July 2022 - Clean version (no track changes)

1.3 Interpretation

1.3.1 Definitions

(1) A term used in the planning scheme has the meaning assigned to that term by one of the following:

(a) the *Planning Act 2016* (the Act); or
(b) the Planning Regulation 2017 (the Regulation); or
(c) the definitions in schedule 1 of the planning scheme; or
(d) the *Acts Interpretation Act 1954*; or
(e) the ordinary meaning where that term is not defined in subparagraph (a) to (d) above.

(2) If a term has been assigned a meaning in more than one of the instruments listed in sub-section 1.3.1(1), the meaning contained in the instrument highest on the list will prevail.

(3) A reference in the planning scheme to any ~~A~~act includes any regulation or instrument made under it, and where ~~as~~ amended ~~from time to time~~ or replaced means the amended or replaced act.

(4) A reference in the planning scheme to a specific resource document or standard means the latest version of the resource document or standard.

(5) A reference to a part, section, table or schedule is a reference to a part, section, table or schedule of the planning scheme.

Editor's note—In accordance with section 16(3) of the Act, the regulated requirements apply to this planning scheme to the extent of any inconsistency with the definitions in the planning scheme.

1.3.2 Punctuation, notes, editor's notes and footnotes

(1) A word followed by ';' or '; and' is considered to be 'and'.

(2) A word followed by '; or' means ~~not all~~ either or both options can apply.

(3) Notes are identified by the title 'note' and are part of the planning scheme.

(4) Editor's notes and footnotes are extrinsic material, as per the *Acts Interpretation Act 1954*, and are identified by the title 'editor's note' and 'footnote' and are provided to assist in the interpretation of the planning scheme; they do not have the force of law.

Note–This is an example of a note.
Editor's note–This is an example of an editor's note.
Footnote[1]–See example at bottom of page.

1.3.3 Standard drawings and maps

(1) Standard drawings contained in codes or schedules are part of the planning scheme.

(2) Maps provide information to support the outcomes and are part of the planning scheme.

Formatted: Outline numbered + Level: 1 + Numbering Style: 1, 2, 3, … + Start at: 1 + Alignment: Left + Aligned at: 0 cm + Tab after: 1 cm + Indent at: 1 cm

1.3.4 Zones for roads, closed roads, waterways and reclaimed land

(1) The following applies to a road, closed road, waterway or reclaimed land in the planning scheme area:

(a) if adjoined on both sides by land in the same zone—the road, closed road, waterway or reclaimed land is in the same zone as the adjoining land;

[1] Footnote—this is an example of a footnote.

Master version July 2022 Clean version (no track changes)

(b) if adjoined on one side by land in a zone and adjoined on the other side by land in another zone—the road, closed road, waterway or reclaimed land is in the same zone as the adjoining land when measured from a point equidistant from the adjoining boundaries;
(c) if the road, closed road, waterway or reclaimed land is adjoined on one side only by land in a zone—the entire waterway or reclaimed land is in the same zone as the adjoining land; and
(d) if the road, closed road, waterway or reclaimed land is covered by a zone then that zone applies.

1.4 Categories of development

(1) The categories of development under the Act are:

(a) accepted development

Editor's note—A development approval is not required for development that is accepted development. Under section 44(6)(a) of the Act, if the planning scheme does not apply a category of development to a particular development, the development is accepted development. Schedule ~~6~~7 of the Regulation also prescribes accepted development.

Editor's note—This planning scheme identifies some development that is accepted subject to meeting certain requirements. If these requirements are not met, it may become assessable (refer to section 3.3).

(b) assessable development
(i) code assessment
(ii) impact assessment

Editor's note—A development approval is required for assessable development. Schedules 9, 10 and 12 of the Regulation also prescribe assessable development.

(c) prohibited development.

Editor's note—A development application may not be made for prohibited development. Schedule 10 of the Regulation prescribes prohibited development.

(2) The planning scheme states the category of development for certain types of development, and specifies the category of assessment for assessable development in the planning scheme area in part 3.

1.5 Hierarchy of provisions within the planning scheme (add new section)

1.6 Building work regulated under the planning scheme

(1) Section 17(b) of the Regulation identifies that a local planning instrument must not be inconsistent with the effect of the building assessment provisions, stated in the *Building Act 1975*.

(2) The building assessment provisions are listed in section 30 of the *Building Act 1975*.

Editor's note—The building assessment provisions are stated in section 30 of the *Building Act 1975* and are assessment benchmarks for the carrying out of building assessment work or building work that is accepted development subject to any requirements (see also section 31 of the *Building Act 1975*).

(3) This planning scheme, through ~~p~~Part 3 Tables of Assessment, regulates building work in accordance with sections 32 and 33 of the *Building Act 1975*.

Editor's note—The *Building Act 1975* permits planning schemes to:

- regulate for the Building Code of Australia (BCA) or the Queensland Development Code (QDC), matters prescribed under a regulation under the *Building Act 1975* (section 32). These include variations to provisions contained in parts MP1.1, MP 1.2 and MP 1.3 of the QDC, such as heights of buildings related to obstruction and overshadowing, siting and design of buildings to provide visual privacy and adequate sight lines, on-site parking and outdoor living spaces. It may also regulate other matters, such as designating land liable to flooding, designating land as bushfire-prone areas and transport noise corridors
- deal with an aspect of, or matter related or incidental to, building work prescribed under a regulation under section 32 of the *Building Act 1975*
- specify alternative boundary clearances and site cover provisions for Class 1 and 10 structures under section 33 of the *Building Act 1975*.

Formatted: Not Highlight

Formatted: Not Highlight

Master version - July 2022 - Clean version (no track changes)

Refer to schedule 9 of the Regulation to determine assessable development, the type of assessment and any referrals applying to the building work.

(4) Building assessment provisions in this planning scheme are contained in the requirements for accepted development in the zone codes.

~~(4)~~(5) The building assessment provisions and designations in the planning scheme are contained in Table 1.6.1.

Table 1.6.1 –Designations of bushfire prone areas and land liable to flooding

Description	Building Act 1975 (BA), Building Regulation (BR) 2021	Assessment provisions
Designation of a bushfire prone area.	Section 32(a) BA and section 7 BR	The bushfire prone areas are the areas shown on the Bushfire hazard overlay maps contained in Schedule 2 as: • Very high potential bushfire intensity; • High potential bushfire intensity; • Medium potential bushfire intensity; • Potential impact buffer.
Designation of a flood prone area.	Section 32(a) BA and section 8 BR	The designated flood hazard area is the areas shown on the Flood hazard overlay maps contained in Schedule 2 as: • Low hazard; • Medium hazard; • High hazard; • Extreme hazard • Flood hazard area; • QRA Level 1 Floodplain Assessment Area.
Declaration of a defined flood level.	Section 32(a) BA and section 8 BR	The defined flood level is the 1%AEP event, unless otherwise identified below. • Where for critical or vulnerable uses the defined flood level is the 0.5% AEP event;

Table 1.6.2 – Building Assessment Provisions

Description of designation and Building assessment provisions	Queensland Development Code (QDC) Reference	Planning Scheme Part

Master version - July 2022 - Clean version (no tracked changes)

Formatted: Font: 10 pt, Bold
Formatted: Font: 10 pt, Bold
Formatted: Font: 10 pt
Formatted: Font: 10 pt
Formatted Table
Formatted: Font: 10 pt
Formatted: Font: 10 pt
Formatted: Font: 10 pt
Formatted: Font: (Default) Arial, Font color: Black
Formatted: List Paragraph, Indent: Left: 0.11 cm, Hanging: 0.5 cm, Bulleted + Level: 1 + Aligned at: 0.63 cm + Indent at: 1.27 cm
Formatted: Font: 10 pt
Formatted: Font: 10 pt
Formatted: Font: 10 pt
Formatted: List Paragraph, Indent: Left: 0.11 cm, Hanging: 0.5 cm, Bulleted + Level: 1 + Aligned at: 0.63 cm + Indent at: 1.27 cm
Formatted: Font: 10 pt
Formatted: Font: 10 pt
Formatted: Font: 10 pt
Formatted: Highlight
Formatted: List Paragraph, Indent: Left: 0.11 cm, Hanging: 0.5 cm, Bulleted + Level: 1 + Aligned at: 0.63 cm + Indent at: 1.27 cm
Formatted: Highlight
Formatted: Font: 10 pt, Highlight

Editor's note—A decision in relation to building work that is assessable development under the planning scheme should only be issued as a preliminary approval. See section 83(1)(b) of the *Building Act 1975.*

Editor's note—Generally, only one development permit is necessary for building work assessed against the building assessment provisions under the *Building Act 1975.* An application may be made to a private certifier for the development permit, and any provisions included in the planning scheme under sections 32 and 33 of the *Building Act 1975* may be assessed, either by the certifier, or under some circumstances, by the local government through a referral.

However, nothing stops a person seeking a preliminary approval for the building work from the local government. The decision on that development application can, under section 54 of the Act, be taken to be a referral agency's response in relation to the matters included in the planning scheme under section 32 or 33 of the *Building Act 1975.*

A separate development permit for the building work from the local government is only required if the building work requires assessment under the planning scheme against matters other than:

- the building assessment provisions, or
- another matter under the planning scheme that can be assessed through a referral from a private certifier.

In the same way, as for a preliminary approval, the decision about the development permit can, under section 54 of the Act, be taken to be a referral agency's response in relation to the matters included in the planning scheme under sections 32 or 33 of the *Building Act 1975.*

Editor's note—In a development application, the applicant may request a preliminary approval for building work. The decision on that development application can also be taken to be a referral agency's response under section 56 of the Act, for building work assessable against the *Building Act 1975.* The decision notice must state this.

Master version - July 2022 - Clean version (no track changes)

Master version - July 2022 - Clean version (no track changes)

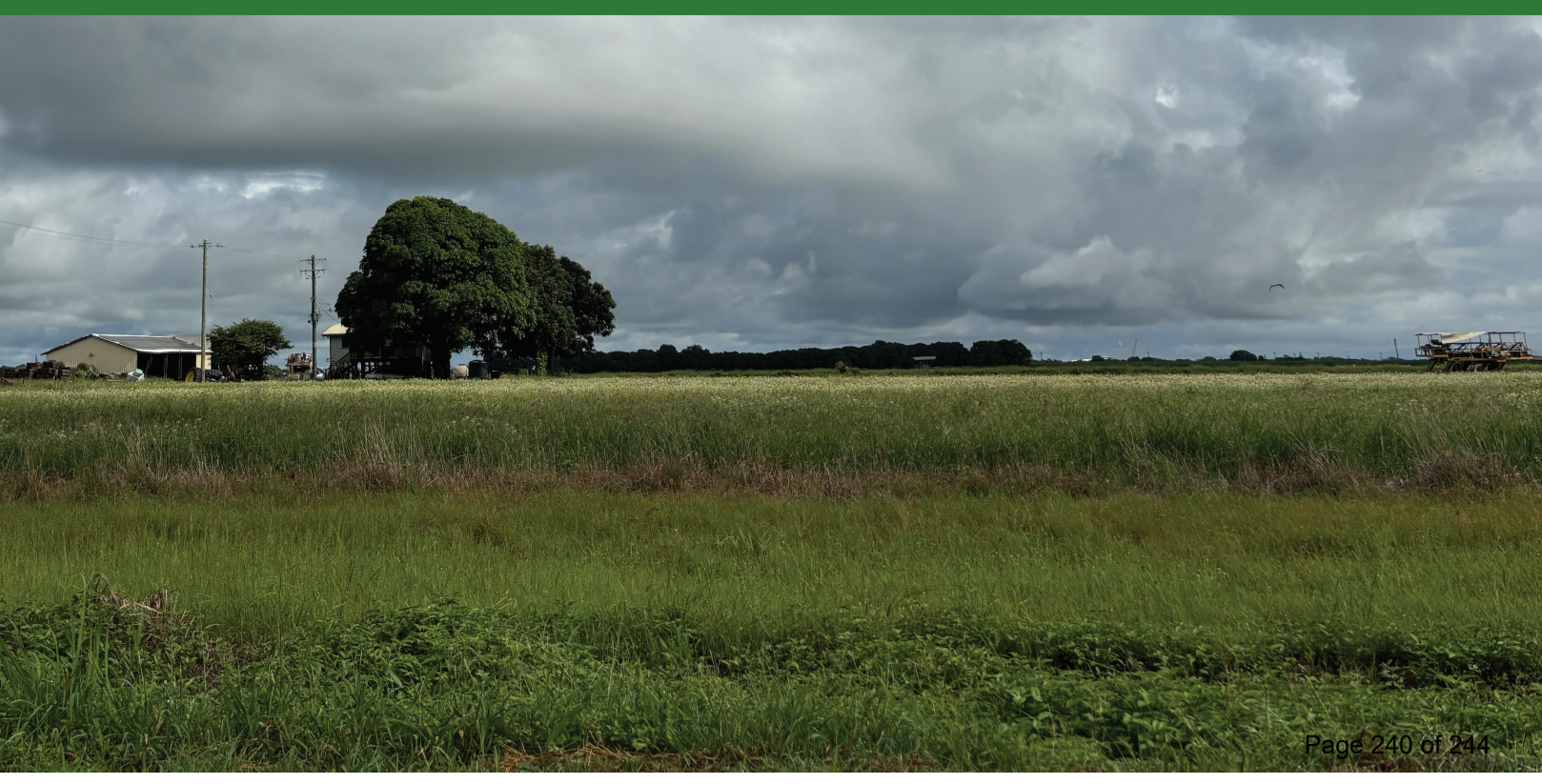
Master version - July 2022 - Clean version (no track changes)

UP NORTH

upnorthgroup.com.au

51 SHERIDAN STREET, CAIRNS, QLD, 4870

BURDEKIN SHIRE COUNCIL
PLANNING SCHEME REVIEW



TECHNICAL SERVICES

7.5.1. Speed Limit Review - 10K Bruce Highway - Ayr Dalbeg Road to Conlan Street Ayr

File Reference: 719, 866

Report Author: Kevin Byers, Manager Technical Services

Authoriser: James Stewart, Director Infrastructure Planning and Environmental Services

Meeting Date: 9 June 2026

Link to Corporate/Operational Plan:

Burdekin Shire Council Corporate Plan 2025-2030
- Collaborate with government partners to enhance our regional transport networks.

Burdekin Shire Council Operational Plan 2025-2026
TS10 Assess items identified by the Burdekin Road Safety Advisory Committee.

Executive Summary
The Department of Transport and Main Roads (DTMR) has submitted a formal Speed Limit Review Checklist for a 3.097-kilometre segment of the Bruce Highway (10K) between Bowen and Ayr, specifically stretching from north of the Ayr Dalbeg Road intersection to south of Conlan Street, Ayr. This specific section encompasses the crossroad intersection of Giddy Road and Gillian Road within the locality of McDesme. Following the deployment of a DTMR road surveillance trailer and a serious casualty crash and a subsequently triggered road safety audit, the Department of Transport and Main Roads Northern District has recommended lowering the existing speed limit from 100 km/h to 90 km/h as a proactive safety measure.

Officer's Recommendation
That Council:
1. receive the Department of Transport and Main Roads Speed Limit Review documentation for Road 10K, Bruce Highway (Bowen - Ayr), from chainage 105.611 km to 108.70 km; and
2. request that the Department of Transport and Main Roads prioritise funding for detailed design and construction of the intersection upgrade at Giddy Road to improve safety, physical acceleration and merging treatments for turning traffic.

Background
The intersection of the Bruce Highway and Giddy Road has been a persistent safety concern for the Burdekin Shire Council Road Safety Advisory Committee for an extended period. The localised growth of traffic volumes utilising Giddy Road has exponentially increased conflict points at the four-way crossroad intersection with the Bruce Highway. Local crash histories and committee reports emphasise that the primary dangerous traffic movement involves vehicles emerging from Giddy Road to travel south toward Home Hill, resulting in regular near-misses and high-severity impact crashes.

In June 2025, a primary desktop review conducted by the Department of Transport and Main Roads concluded that the existing 100 km/h speed zone was appropriate and recommended no changes. However, a subsequent serious injury crash at the location, combined with an independent road safety audit, mandated a full speed limit review under the current guidelines. The resulting evaluation utilised the

Department of Transport and Main Roads Speed Limit Review Tool, compiling data from a five-year crash period spanning February 2021 to February 2026, which identified multiple casualty crashes, including severe intersection collisions from adjacent approaches and out of control vehicle incidents.

The technical stages of the evaluation show a distinct disconnect between scientific data and the final recommendation. Stage 2 determined that no criteria based conditions applied to the zone. Stage 3 established a Risk Assessed Speed Limit of 100 km/h based on a medium road risk metric and an Infrastructure Risk Rating score of 1.19. Stage 4 recorded a mean traffic speed of 96.2 km/h, with seventy percent of motorists driving within the pace band, confirming a Speed Data Speed Limit of 100 km/h. Despite every technical phase confirming the validity of the 100 km/h limit, the Department's District Director signed off on a recommended speed limit of 90 km/h.

This variation was justified by observations during video monitoring showing drivers failing to judge gaps correctly, as well as an accident that occurred while the audit team was actively on-site.

Summary of review by Council's Director of Infrastructure, Planning and Environmental Services:

My assessment of the submission reveals that all technical methodology parameters within the review specifically the Criteria Based Speed Limit Assessment, the Risk Assessed Speed Limit Assessment, and the Speed Data Speed Limit Assessment conclude that the appropriate and justified speed limit remains 100 km/h. The Department’s recommendation to drop the speed limit to 90 km/h relies entirely on an engineering variation designed to address community concerns and observed local driver behaviour, specifically motorists failing to yield sufficient gaps when entering the highway from Giddy Road.

As the Registered Professional Engineer of Queensland representing Burdekin Shire Council, I do not support the proposed reduction to 90 km/h on the following basis. It is my opinion that lowering the speed limit has been chosen as it is the cheapest option available and serves as a legal liability defence rather than undertaking a thorough options analysis and infrastructure upgrade proposal. The speed limit reduction proposal is an administrative treatment that fails to address the underlying deficiencies causing conflict at the intersection.

The intersection has merging overtaking lanes directly to the north and south of the intersection which I believe results in entering the intersection at vastly different speeds in the need to complete overtaking and merging manoeuvrers. There is also a significant blind spot for vehicles turning south onto the highway from Giddy Road, caused by cane rail flashing signages infrastructure.



Figure 1 - Giddy Road, McDesme View South

The predominant crash mechanism involves southbound vehicles turning left or right out of Giddy Road and struggling to merge safely into high-speed highway traffic.

There are also no acceleration lanes from Gillian Road turning south to both allow merging traffic into the 100 km/h zone but also allow for south bound traffic to take evasive when encountering turning traffic from Giddy Road.

Therefore, in my opinion reducing the speed limit by 10 km/h will not significantly improve the safety of this intersection or the severity of a future crashes at this location as a long-term solution. Priority should be assigned to investigating a permanent infrastructure upgrade, such as the construction of dedicated acceleration and merge lanes, to directly resolve the safety issues observed.

Consultation
The Speed Limit Review documentation, alongside the draft impacts of the proposed speed reduction, was formally presented to and workshopped with Burdekin Shire Councillors during the Council Workshop held on 2 June 2026. The consultation highlighted deep concern regarding highway safety but reinforced a consensus that an artificial lowering of the speed limit would not solve the root engineering problem.

Feedback from the workshop supported the stance that a speed reduction would penalise highway motorists while ignoring the intersection upgrades required to make the intersection geometry safe for local agricultural and domestic traffic merging onto the network.

Budget & Resource Implications
From the perspective of Burdekin Shire Council, there are no immediate capital budget or resource implications associated with this report. The Bruce Highway is an asset owned, operated, and funded entirely by the Queensland State Government through the Department of Transport and Main Roads. Consequently, the installation of new speed signs or any future civil construction works would be funded through state or federal allocations rather than local municipal rates. Should Council successfully lobby for an intersection upgrade, our technical staff would provide advisory support, which can be absorbed within existing operational engineering budgets.

Legal Authority & Implications
Under the *Transport Operations (Road Use Management) Act*, the Department of Transport and Main Roads holds the ultimate legal authority to set and alter speed limits on state-controlled roads. The Speed Management Committee process requires a majority decision among stakeholder representatives to endorse or reject engineering recommendations. While Council acts as an advisory partner rather than the final deciding authority, formal non-endorsement creates an official legal record that Council considers the administrative speed change an inadequate control to address known physical road infrastructure defects.

Policy Implications
Rejecting the speed reduction aligns closely with the Burdekin Shire Council Corporate Plan 2025–2030, which directs council to collaborate actively with government partners to enhance regional transport networks rather than accepting reductions in network efficiency. It also satisfies the objectives of the Burdekin Shire Council Operational Plan 2025–2026 under item TS10, which mandates the thorough assessment of road safety items raised by the Road Safety Advisory Committee. Council policy consistently favours long-term engineering solutions that protect local economic transport corridors over temporary behavioural fixes.

Risk Implications (Strategic, Operational, Project Risks)
Maintaining the current intersection configuration without any physical intervention carries a severe operational and safety risk. The current geometry of the Giddy Road crossroad does not safely accommodate the turning movements of vehicles attempting to merge into a high-speed corridor. If the Department of Transport and Main Roads relies solely on a 90 km/h speed sign as their primary treatment, there is a high probability that poor driver gap selection will continue, leading to further high-severity casualty crashes and potential fatalities.

Furthermore, there is a strategic risk that if Council does not firmly object, the Speed Management Committee will endorse the 90 km/h recommendation because the administrative process favours low-cost adjustments. This outcome would effectively stall any future business cases for funding capital structural upgrades at Giddy Road, leaving the community with a permanently degraded highway speed zone and an unresolved, inherently dangerous intersection.

Attachments

1. Speed Limit Review - Checklist - 10K - Ayr Dalbeg Road to Conlan Street Ayr