



**Minutes of Ordinary Meeting
Held Wednesday, 12 June 2024**

*Held in the Simeon Lord Room
Esk Library Building
Redbank Street, Esk*

Present

Cr Jason Wendt	(Mayor)
Cr Helen Brieschke	(Deputy Mayor)
Cr Michael Bishop	(Councillor)
Cr Brett Freese	(Councillor)
Cr Tiara Hurley	(Councillor)
Cr Kylee Isidro	(Councillor)
Cr Sally Jess	(Councillor)
Mr A Johnson	(Chief Executive Officer)
Mr C Young	(Director Operations)
Mr L Hannan	(Director Planning and Development)
Mr G Smith	(Director Finance)
Mrs K Jones	(Director HR and Customer Service)
Mr D Rowe	(Director Corporate and Community Services)
Mrs H Golinski	(Minute Secretary / Executive Assistant)
Ms M Janke	(Communications Manager)

Observer	Mrs M Jelf	(Senior Planner)
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Opening of Meeting

The Mayor, Cr Jason Wendt, opened the meeting at 9:00 am.

Leave of Absence

Nil

Confirmation of Minutes**Resolution**

Moved – Cr Bishop

Seconded – Cr Hurley

“THAT the Minutes of the Ordinary Meeting held 29 May 2024 as circulated to all Members of Council be confirmed”.

Carried

Vote - Unanimous

Business arising out of minutes of previous meeting

Nil

Matters of Public Interest**Matters of public interest – Cr Brieschke**

June

- 14 and 15 Lowood Show
- 15 Esk Garden Fair
- 19 Performing Artists and Workers Networking Event, Somerset Civic Centre.
Information is available on the website. RSVP 14 June.
- 20 The Condensery Somerset Regional Art Gallery will showcase the After
School Photography Club work, 3.30 pm. RSVP required.

I was disappointed to learn that the Brisbane Valley Kilcoy Landcare group have decided to disband and are in the process of closing the association.

The BVKL has been a long-standing environmental group in our region promoting pest control, replanting and advocates for best practice methodology for agriculture.

The group completed many projects but their most visual legacy enjoyed by the community and visitors alike, is the regeneration and planting at Yowie Park from the Rain Garden and around the rear pond and pathway, which was accomplished by BVKL members, Kilcoy State School Students, Somerset Regional Council and Councillors.

I would like to thank the BVKL members for their commitment to our community and wish them well in future pursuits.

Congratulations to Skydive Ramblers who celebrated their 45th Anniversary of being established at Toogoolawah last weekend. The Ramblers are a renowned skydive centre and hold annual events such as Skysisters and the Equinox Boogie attracting parachuters nationally and from around the world to our region.

Matters of public interest – Cr Bishop

Over the last two weeks it has been great to see so many people visiting our region on the Brisbane Valley Rail Trail, community markets and locals shows. Our communities are vibrant and welcoming, our environment spectacular after an amazing season.

I would like to congratulate Toogoolawah for its award in the Tourism Awards and thank the Council staff and community for their efforts in promoting the local attractions.

The Lowood Show is this weekend and by all accounts it will follow the pattern of other recent country shows and provide many opportunities for people to celebrate our country lifestyles and values.

The Esk Garden Fair is also this weekend and is one of the major tourist events for the region and the program is full of interesting and entertaining speakers.

This coming week is national men's health week and I encourage our community to urge men and boys to take their health seriously. These key statistics reveal the widespread health challenges facing Australian men.

- Men account for 3 in 5 premature deaths
- Around half of Australian men have one or more of 10 common, chronic health conditions
- Nearly 1 in 2 Australian males have experienced a mental health problem in their lifetime
- 3 out of 4 males are considered obese and only half of men are sufficiently active
- Only 3% of men eat enough fruits and vegetables
- 1 in 2 men drink too much alcohol, and 1 in 6 smoke daily
- Men are more likely to experience self-injury or engage in high-risk behaviours resulting in accidents, compared to women.

Matters of public interest – Cr Isidro

June

- 12 Somerset Business Chamber executive meeting, Kilcoy
- 13 Councillor training, Esk
- 13 Hospital Auxiliary meeting, Esk
- 15 Esk Garden and Lifestyle fair
- 19 Performing Arts workshop, Civic Centre, Esk
- 20 Condensery Photo workshops exhibition
- 22 "Man on a Mission" book launch, Kilcoy

Matters of public interest – Cr Freese

We have jam packed weekend this weekend with the ABBA revival show on Friday 14 at the Somerset Civic Centre and on Saturday the Esk Garden and Lifestyle and to round out the weekend Jammin' in Esk on Sunday.

Matters of public interest Cr Hurley

I was lucky enough to meet Lowood Show Society President, Mrs. Lynell Jendra at the Toogoolawah Show morning tea. The 2024 Lowood Show will be held this weekend (14-15 June 2024) and is jam packed full of displays and exciting events. If you are free this weekend, please support the Lowood Show Society.

The Annual Esk Garden Fair will be held on Saturday, 15 June, in addition to all things gardening there will be free entry for kids under 16 and free facepainting. There is a fantastic range of presenters and a Brisbane Valley Farm Direct Chefs Stage.

If you are looking to plan ahead, the Kilcoy Races are being held on 21 June.

Certainly, a jam-packed weekend in Somerset!

Matters of public interest – Cr Jess

June

10– 16 Men's Mental Health Week

14 ABBA Show

14-15 Lowood Show

15 World Elder Abuse Awareness Day

Esk Garden Fair & Lifestyle Expo

16 Jammin in Esk

19 Performing artists and workers networking

20 Somerset Rail Trail Classic Early Bird closes

29 Social Media for creatives and small businesses workshop

Declarations of Interest

Cr Freese declared an interest in Agenda item 25a late item – Urban Utilities.

Subject:	Development Application No. 24069 -8 Maroske Road, Royston Development Application for a Material Change of Use for a Development Permit for a Transport Depot
File No:	DA24069 Action Officer: SP-MW
Assessment No:	80784-10000-000

1.0 APPLICATION SUMMARY

Property details

Location:	8 Maroske Road, Royston
Real property description:	Lot 4 RP203104
Site area:	1.997ha
Current land use:	Dwelling house Transport depot (unapproved)
Easements/encumbrances:	Nil identified

South East Queensland Regional Plan 2017

Land use category:	Regional landscape and rural production area
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Planning scheme details

Planning scheme	Somerset Region Planning Scheme (Version 4)
Zone:	Rural zone
Precinct:	Not applicable
Overlays:	OM1 Agricultural land overlay OM3 Biodiversity overlay OM4 Bushfire hazard overlay OM8 High impact activities management area overlay OM12 Scenic amenity overlay

Application details

Proposal:	Transport depot
Category of assessment:	Impact assessment
Applicant details:	Johannes and Gemma Coetzee C/- IB Town Planning PO Box 501 KALLANGUR QLD 4503

Owner details: Johannes and Gemma Coetzee
Date application received: 18 August 2023
Date application properly made: 1 September 2023

Referrals None required

Public notification Required
Notification period 18 January 2024 to 9 February 2024
Submissions received 307 received
(298 in favour, 9 opposed)

RECOMMENDED DECISION

Approve the development application subject to the development conditions and requirements contained in the schedules and attachments of this report.



Locality Plan of Lot 4 RP203104
Situated at 8 Maroske Road, Royston

2.0 PROPOSAL

This development application seeks approval for a Transport Depot, on land at 8 Maroske Road, Royston, formally described as Lot 4 RP203104.

The Transport Depot commenced operation without approval and was the subject of a Show Cause Notice.

The transport depot is located in the northwest quadrant of the site in the area to the west and southwest of the dwelling house.

Office

The existing shed contains an office component, including a kitchenette and bathroom/toilet. The shed was originally approved in 2008. The building appears to have been previously used for habitable purposes, however Council's records include no building approval or plumbing approval for a fit out as a secondary dwelling or office.

Earthworks

The floor level of the shed is approximately 3.0m lower than the Maroske Road frontage of the site. The road pavement of Maroske Road is higher than the property boundary. The natural ground level of northwestern section of the site has been altered with two flattened areas separated by banks, approximately 1.3m and 1.6m high respectively.

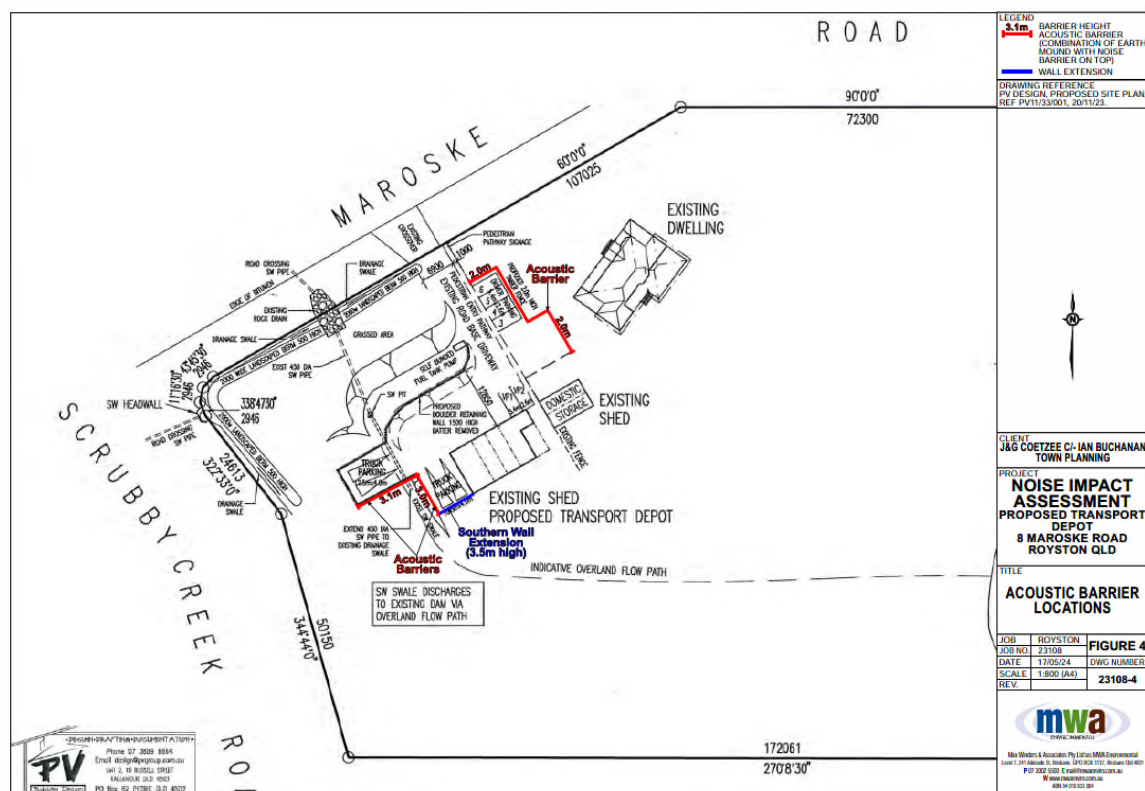
It is proposed to alter the northern bank closest to the shed by replacing it with a 1.5m high boulder wall.

The area immediately to the west of the shed is flattened and used for parking. An earthen bank approximately 1.1m high is located to the west of the parking area. An overland flowpath is located on the west side of the bank.

Two truck parking spaces are proposed at right angles to the shed, within a 12.5m x 8.0m area located to the west of the shed. These spaces were initially proposed in front of the shed.

Parking

The proposed development includes parking for four trucks. The application originally proposed one parking space to the west of the shed and three parking spaces in front of (north of) the shed. Minor changes were made to the application in response to submissions and further clarification on the supplied Noise Impact Assessment. As a result, the final plans now show two truck parking spaces being proposed adjacent to the side of the shed within a 10.5m x 8.0m area. The western end of the western parking spaces is approximately 14m from the Scrubby Creek Road frontage. In order to comply with the recommendations of the acoustic report it is proposed to construct a solid fence varying in height between 2m and 3.5m around the southern and western perimeter of these parking spaces.



The shed in which the site office is contained is approximately 35m from the Maroske Road frontage and 35m from Scrubby Creek Road. The area between the shed and the road reserves is utilised as part of the development.

While the site has an area of 1.997 hectares, the area used by the Transport depot is relatively small. When the area used for the site office, the parking of vehicles, the storage of parts, including tank bodies is included with the area bounded by Maroske Road and Scrubby Creek Road, less than 4,000m² of the site is used. The part of the site containing the business is the most visible section of the site, particularly from Scrubby Creek Road and Maroske Road.

Hours of operation

The original application lodged in August 2023 stated: *“Applicant has advised that the hours of operation are proposed as 5:00am to 6:00pm Monday to Friday with occasional Saturday operation.”*

The response to the information request stated:

“The day to day activities of the business will occur within the hours of 5:00am to 6:00pm as indicated in the application and the noise impact assessment. Seasonal demand during drier periods without rainfall results in a significant increase in demand for domestic water deliveries (as has been experienced in recent months), so extra work is undertaken on weekends as necessary to meet demand as need arises to reduce wait times for customers during these periods.

With regard to out of hours activities, occasional requests are received from service and infrastructure providers for urgent water deliveries, which include firefighting emergencies to refill fire trucks, government services (such as hospitals and schools), and breakdowns at the Kilcoy meat works. These requests are infrequent, but do necessitate occasional out of hours deliveries. It is therefore requested that any conditions of approval relating to hours of operation include provisions to cater for occasional out of hours deliveries for essential service providers.”

3.0 SITE DETAILS

3.1 Description of the land

The site is an irregular, but roughly rectangular 1.997ha allotment with frontage to Maroske Road at the northern boundary and Scrubby Creek Road to the west boundary.

The lot is similar in size to the size of lots to the north (on the opposite side of Maroske Road which have areas of 1.99ha, 2ha, and 2ha respectively) and to the south which has an area of 2.001ha. The lot to the east has an area of 82ha. The lot to the west (on the opposite side of Scrubby Creek Road) has an area of 59.489ha.

The site slopes away from both roads and is affected by two drainage lines that enter the site toward the northwest corner of the site. Culverts are located under Scrubby Creek Road and Maroske Road that discharge onto the property and flow toward the south. Works have been carried out on site and within the Maroske Road road reserve to pipe flows through the front section of the site to a point close to but west of the existing shed. The flow path is approximately 13m from the western side of the shed. The flow path then turns generally toward the southeast and drains to a dam near the southeast corner of the site. The dam discharges to the east onto adjoining grazing land.

The site currently contains an existing house and two sheds, with one of the sheds being used as an office and storage area for the business. Surrounding lots are improved with dwelling houses and associated buildings and structures.

Scrubby Creek Road and Maroske Road are both no-through roads. There is no requirement for traffic to use Scrubby Creek Road or Maroske Road apart from vehicles attending or servicing properties on these roads.

3.2 Access

The site has frontage to Scrubby Creek Road and Maroske Road.

Access to the site is via an unapproved crossover to Maroske Road, which is an Access Place in Council's road hierarchy. As the development is for an industrial use, being a transport depot, the crossover would require a Road Access Application from Council's Operations Department.

3.3 Connection to electricity and telecommunications

The land is within the Rural zone, and as such there is no requirement to connect the development to the reticulated electricity and telecommunications networks, however the site is connected to these networks.

4.0 PLANNING LEGISLATION

The application will be assessed against the matters set out in section 45 and decided in accordance with section 60 of the *Planning Act 2016*.

5.0 ASSESSMENT BENCHMARKS

The proposal requires assessment against the following assessment benchmarks.

5.1 State Planning Policy 2017

A new State Planning Policy (SPP) came into effect on 3 July 2017 and is not currently reflected in the Somerset Region Planning Scheme. An assessment of the proposed development against the assessment benchmarks contained within Part E of the SPP is required.

The application has been assessed against the assessment benchmarks and the proposal is considered to comply.

5.2 South East Queensland Regional Plan 2017

The site is located within the regional landscape and rural production area. The application has been assessed against the provisions of the regional plan and the associated regulatory requirements and was considered to comply.

5.3 Schedule 10 of the Planning Regulation 2017

Schedule 10 of the *Planning Regulation 2017* establishes assessment triggers, requirements, and assessment benchmarks. No Council assessment of the development against an assessment benchmark from the Regulation was required. Where a referral agency undertakes an assessment against a matter as required by the Regulation, this is discussed in section 6.0 of this report.

The proposal:

- (a) does not impact on any regulated vegetation;
- (b) does not impact on any koala habitat areas;
- (c) is not located within a koala priority area;
- (d) is not located in proximity to a Queensland heritage place or local heritage place;
- (e) does not involve any environmentally relevant activities.

5.4 Temporary local planning instruments

There are currently no temporary local planning instruments in effect within the Somerset Region.

5.5 Variation approvals

The property is not benefitted by any variation approvals.

5.6 Somerset Region Planning Scheme (Version 4)

5.6.1 Strategic framework assessment

The development application has been assessed against the strategic framework of the planning scheme and is considered to overall support Council's strategic intent for the region. The following represents an overview of how the proposal aligns with each of the seven themes that collectively represent the policy intent of the planning scheme.

5.6.1.1 Settlement pattern

Element 3.3.1 – Strategic outcomes includes the following components:

- (8) *Industry activities provide employment opportunities in industrial development areas located in each town and operate without land use conflict with sensitive land uses;*
- (11) *Land use conflicts are minimised through the appropriate separation of incompatible activities, including industrial and rural-based high impact activities that conflict with sensitive land uses and strategic tourism development areas that leverage off the natural and rural qualities of Somerset Region;*

Element 3.3.6 – Industry development includes the following components:

- (a) Industry activities, including business activities that are ancillary to an industry activity, are located in the Industrial Development Areas of Esk, Fernvale, Kilcoy, Lowood and Toogoolawah identified on Strategic Framework Map 4—Economic Development and Natural Resources;
- (b) The location of industry activities is appropriately separated from sensitive land uses to protect the health, wellbeing, amenity and safety of the community and individuals from the impacts of air, noise and odour emissions, and hazardous materials;
- (e) Industry development minimises off-site impacts on nearby sensitive land uses through best practice environmental performance and design;

The operators of the business have sought to find land that is available within the Industrial Development Area of Kilcoy to operate their business, however they have not been able to identify any industrial zoned land available for sale or lease. It therefore appears that there is insufficient land within the mapped Industrial Development Areas to accommodate industrial growth for the Kilcoy region.

Officer comment

There is a significant amount of Industrial zone and future industry land within the Emerging community zone in the Kilcoy region.

There is approximately 60 hectares of Industry zone land within Kilcoy/Winya (excluding Kilcoy Global Foods and Searles and flood affected land). Of the 60 hectares, approximately 46 hectares has not been formally developed, however part of the large industrial lot to the north of the D'Aguilar Highway and west of Searles is used for disposal of waste water from Kilcoy Global Foods. As such, there is approximately 16 hectares of undeveloped Industry zoned land on the south side of the D'Aguilar Highway.

The area within Kilcoy/Winya that is within the Emerging Community zone and Future industry under the Desired Settlement Outcome plan for Kilcoy (which ideally should develop after the

Industry zoned land) has an approximate area of 44 hectares. This includes areas at the top of Saleyard Road, land immediately to the east of the existing Industry zone, and land on Winya Road.

The ultimate scale of the proposed development is considered minor, with the majority of the complaints being received within “night time hours” or outside the applicant’s proposed spread of hours. As such, a condition is proposed to be included that limits the hours of operations.

5.6.1.2 Natural environment

The site is not included on the Biodiversity overlay map.

The development is considered to have been appropriately designed and conditioned to mitigate noise and other environmental impacts.

5.6.1.3 Natural resources

The proposal does not involve any impact on an identified natural resource, including agricultural land, extractive resources or forestry. The proposal is approximately 1.1 kilometres from Mary Smokes Creek, however the site is in proximity to a drainage line that flows to a dam that ultimately discharges to Mary Smokes Creek.

The applicant has advised:

“Stormwater discharge from the site will be managed in accordance with best practice principles to ensure that any runoff from the site will not have an adverse impact on water quality within the downstream catchment areas.” and

“All stormwater quality management measures will be managed within the site, which includes the use of grassed swales and an on-site dam to capture and treat any sediment laden stormwater runoff, consistent with the objectives for non-urban areas.”

No bunding or treatment has been proposed to address the area where vehicles are serviced. Details have not been provided to demonstrate a suitable separation from the drainage line to avoid adverse water quality impacts within the Higher-risk catchment area however the development is in excess of the setbacks identified within the relevant overlay codes.

Vehicles had been being washed down on site adjacent to the shed; however, the applicant has now advised that vehicle washdown now occurs offsite.

Conditions have been proposed with respect to environmental management of the site.

5.6.1.4 Community identity and regional landscape character

The community identity and regional landscape character of the region is not affected by the proposal, as the development does not compromise the existing or planned character of the region’s centres or townships.

Based on ongoing operations outside of the proposed spread of hours, it is however considered that the development as proposed by the applicant cannot be conditioned in a manner that does not compromise the character and amenity of the regional landscape character.

Conditions have been included to preclude the use of the site for emergency call outs.

5.6.1.5 Economic development

The proposal does not impact on the continued development of Council's town centres network nor the industrial development areas within each town.

The proposal involved the relocation and expansion of an existing business from the corner of Sandy Creek Road and the D'Aguilar Highway and provides rural economic opportunities, however the unapproved development is of concern to nearby owners.

5.6.1.6 Infrastructure and services

The provision of infrastructure and services at the development site meets the desired standard of service and the standard requirements set out in the development codes and Local Government Infrastructure Plan, in that the development has access to road networks.

Electricity, telecommunications, reticulated water, sewer and stormwater networks are not required for rural lots.

5.6.1.7 Transport

Maroske Road, Scrubby Creek Road and Mary Smokes Creek Road provide a link between the development site and the nearest State controlled road (D'Aguilar Highway).

The road pavement of Maroske Road is approximately 4m wide and is not at a standard that enables a truck and a car to pass one another without moving onto the road shoulder.

There is clear sight distance for the approximate 65m of Maroske Road between the entrance to the site and the intersection of Maroske Road and Scrubby Creek Road.

Scrubby Creek Road has a series of crests between Maroske Road and Mary Smokes Creek Road.

The development has been redesigned to ensure vehicles can enter and exit the site in a forward direction. It is not considered necessary to upgrade the section of Maroske Road between the entrance and the intersection of Scrubby Creek Road.

5.6.2 Code compliance summary

The assessment below identifies how the development proposal achieves the assessment benchmarks and where the development proposal:

- (a) proposes an alternative outcome to the identified acceptable outcomes satisfying or not satisfying the corresponding performance outcomes; or
- (b) proposes an outcome where no acceptable outcome is stated in the code and the proposed outcome does not satisfy the performance outcome.

Applicable code	Compliance with overall outcomes	Performance outcomes
Rural zone code	Yes	PO10, PO11, PO12, PO13, PO14
Industrial activities code	Yes	PO1, PO6, PO7,
Services works and infrastructure code	Yes	No alternative outcomes proposed
Transport access and parking code	Yes	No alternative outcomes proposed
Filling and excavation code	Yes	PO2, PO4, PO6
Landscaping code	Yes	No alternative outcomes proposed

Applicable overlay code	Compliance with overall outcomes	Performance outcomes
Agricultural land overlay code	Yes	No alternative outcomes proposed

The assessment of the development proposal against the performance outcomes of the applicable code(s) is discussed below.

5.6.3 Performance outcome assessment

Rural zone code

Performance outcome	Acceptable outcome
Carparking	
PO10 No degradation of the natural environment occurs through loss of vegetation, disturbance or destruction of wildlife corridors or important stands of remnant vegetation.	AO10 Buildings and storage areas and parking and loading areas are located at least 20m from any natural features such as creeks, gullies, waterways and wetlands.
Proposal Not applicable – the proposal does not involve outdoor sport and recreation.	
Performance Outcome Assessment The applicant did not address this provision adequately in their response.	
The trucks are parked within 20m of the overland flow path that flows through the site.	
The two existing parking spaces oriented generally north-south are located approximately 5m from the overland flow path that runs parallel to the west side of the shed. The two proposed parking spaces oriented east-west are located across the existing overland flow path. It is proposed to pipe this overland flowpath, however the discharge point from the existing pipe appears to be higher than the proposed parking bays. The overland flow path and the other truck parking is within 15m of the existing shed.	
The proposed development does not impact on existing vegetation on the site so does achieve the performance outcome.	
Conditions regarding Operational works approval, stormwater management and erosion and sediment control have been included.	
It is recommended that the alternative outcome be accepted in this instance.	
Environmental management	
PO11 Rural activities operate in accordance with contemporary best practice environmental management principles and do not result in any adverse impacts on the following environmental values: (a) air quality; and (b) water quality.	AO11.1 The use is operated in accordance with the <i>Environmental Protection (Air) Policy 2008</i> . AO11.2 The use is operated in accordance with the <i>Environmental Protection (Noise) Policy 2008</i> . AO11.3

	The use is operated in accordance with the <i>Environmental Protection (Water) Policy 2009</i> .
<p>Proposal In order to assess noise generated by the use, a noise impact assessment has been conducted by MWA Environmental. This assessment is attached to the application, and the detailed noise modelling assessment undertaken demonstrates that the transport depot use satisfies the relevant noise amenity criteria for all proposed operating periods.</p> <p>Having regard to air quality, the use is well separated from adjoining properties and will not result in the creation of adverse air quality impacts.</p> <p>Having regard to water quality, Stormwater runoff from the site will be managed in accordance with best practice measures to ensure the quality of downstream receiving waters is maintained to a high standard.</p> <p>Performance Outcome Assessment A suite of conditions have been prepared addressing nuisance, noise, liquid and solid waste management, including the prohibition of washing trucks on site.</p> <p>It is noted that the noise impact assessment indicates the development is on the noise limits with respect to morning operation for the receptor to the south (#112 Scrubby Creek Road) and at noise limits for daytime operations with respect to receptor 3 to the north (3 Maroske Road).</p> <p>The commencement of work at 5am, potentially six days a week is more reflective of an industrial depot. It is considered a 6am start is more reasonably commensurate to Rural zone activities.</p> <p>It is recommended that the alternative outcome be accepted in this instance.</p>	
<p>PO12 Liquid and solid waste disposal, including carcass disposal, and emissions of contaminants to surface or groundwater (including contaminated stormwater) do not result in environmental harm or nuisance.</p>	<p>AO12 No acceptable outcome provided.</p>
<p>Proposal All waste generated from the use will be disposed without causing any environmental nuisance.</p> <p>Performance Outcome Assessment In the event of approval, a suite of conditions have been prepared addressing liquid and solid waste management, including the prohibition of washing trucks on site.</p> <p>It is recommended that the alternative outcome be accepted in this instance.</p>	
<p>Amenity</p>	

<p>PO13</p> <p>The design, location and operation of development does not result in any undue adverse impact on the amenity of the locality, having regard to:</p> <ul style="list-style-type: none"> (a) hours of operation; (b) lighting; (c) noise; (d) dust, odour and other airborne emissions; (e) public health and safety; (f) traffic generation; (g) the use of <i>advertising devices</i>; (h) visual amenity; and (i) overlooking and privacy. 	<p>AO13</p> <p>No acceptable outcome provided.</p>
<p>Proposal</p> <p>A noise impact assessment has been conducted by MWA Environmental. This assessment is attached to the application, and the detailed noise modelling assessment undertaken demonstrates that the transport depot use satisfies the relevant noise amenity criteria for all proposed operating periods.</p> <p>The use will not generate any other amenity impacts which cannot be appropriately managed through conditions on the development permit.</p> <p>Performance Outcome Assessment</p> <p><u>Hours of operation</u></p> <p>The development proposes to operate from 5am to 6pm Monday to Friday with irregular movements on Saturday.</p> <p>The proposed on-call emergency use to support Seqwater as required is addressed in more detail in response to the submissions.</p> <p>While the development has proposed a particular set of hours, it is understood the development has currently been operating outside of those hours. Council has received regular complaints about operations occurring outside hours, including on weekends, Sundays and Public holidays.</p> <p>The operator has referenced separately “... <i>the odd need for emergency deliveries to essential services outside our usual operating hours ...</i>”.</p> <p>In response to Council officer questions regarding emergency call outs, the applicant has advised:</p> <p style="padding-left: 40px;">... <i>the most frequent call-outs that the business receives are from SEQ Water.</i></p> <p style="padding-left: 40px;"><i>While there are some more standard delivery requests that relate to refilling water tanks for amenities at SEQ Water facilities, most of what would be considered to be ‘emergency’ water call-outs occur when there is a problem with a water treatment plant. While there may be a number of reasons why a plant failure may occur, SEQ Water need to ensure that the supply of potable water is maintained while repairs are being undertaken. This involves the trucking of water from a different treatment plant to water supply reservoirs that require refilling during that period to ensure continuous supply is available to these townships. This most recently occurred on</i></p>	

Sunday the 14th of April 2024 when there was a failure at the Jimna water treatment plant.

Given the nature of this work, SEQ Water requires that suppliers can provide an undertaking to respond quickly to a request for an emergency water call-out if needed despite these being infrequent and unpredictable. The ability to respond quickly to these requests, or prioritise SEQ Water work is therefore more difficult for smaller water carriers, and in particular those businesses with only 1 water truck as they would have to cancel or delay other consumer deliveries that have been booked, or are not able or willing to guarantee their availability for emergency call-outs. In order to meet their service requirements for SEQ Water, our clients structure their workload to ensure that a truck is either always available to respond to call-outs, or can be redeployed quickly to service these requests. In the drier periods where all water carriers are in high demand, these types of call-outs are more manageable by a business with multiple trucks and therefore have the ability to divert resources away from existing bookings.

With regard to emergency call-outs, our clients work to be as respectful as possible with regard to the operational times for truck movements. For example, in response to early morning call-outs on weekends they always query how critical the time requirements are for the water cartage being requested in order to avoid unnecessarily early movements. In the past, this has resulted in work requests that have occurred before 6am to be deferred until after 9am unless there is a time critical aspect that requires an immediate response.

The applicant is engaged by Seqwater to provide on-demand emergency supply. The requirement for on demand emergency call-outs to entities such as Seqwater does cause a concern in terms of how the broader hours of operation can be managed. The comparative advantage provided by the applicant by having multiple trucks, compared to a single operator, (noting a single operator does not trigger an application for a Transport depot) puts additional pressure on the proponent to operate outside of approved hours.

The applicant has provided advice indicating that during the September 2023 to March 2024 period involved truck movements off the site an average of one Sunday per month. Of those seven months, one Sunday involved movements for more than one vehicle. Council received complaints in April regarding Sunday activities on two of the previous three Sundays.

Council is currently receiving complaints about hours of operation and Sunday activities despite the proponent's proposed hours of operation.

Council does not have a mechanism to satisfactorily condition use of trucks for emergency callouts for this property, noting:

- the Rural nature of the zoning,
- the small size of the site, and
- the randomness of events.

Enabling emergency use from this site outside of hours, effectively enables unfettered operation outside of the conditioned set of hours. Council officers do not support such potential unlimited use in such a rural locality.

The Noise Impact Assessment provided as part of the application, and subsequent amendments, demonstrates compliance with noise criteria during time periods of a day,

rather than on a specific day. Notwithstanding this, the assessment identifies the development only marginally demonstrates compliance at the closest receptor during the nighttime hours (between 10pm and 7am). This confirms that emergency use should not be supported and the development should be limited to specific hours.

The applicant has identified that the trucks leave and return to the site only once during the day. This operational aspect of the proposal will be conditioned to reduce the potential noise generated by the proposed development.

It is recommended that the alternative outcome be accepted in this instance. It is recommended that conditions involving no emergency call out from site, outside of hours be included.

PO14

Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to:

- (a) noise;
- (b) hours of operation;
- (c) traffic;
- (d) lighting;
- (e) *advertising devices*;
- (f) visual amenity;
- (g) privacy;
- (h) odour; or
- (i) emissions.

AO14

No acceptable outcome provided.

Proposal

A noise impact assessment has been conducted by MWA Environmental. This assessment is attached to the application, and the detailed noise modelling assessment undertaken demonstrates that the transport depot use satisfies the relevant noise amenity criteria for all proposed operating periods.

The use will not generate any other amenity impacts which cannot be appropriately managed through conditions on the development permit.

Performance Outcome Assessment

This performance outcome is considered in terms of the site only containing the dwelling house and outbuilding, in that the outcome is designed to consider whether there are any existing baseline impacts on site. If the unapproved transport depot was not there, it is considered there are no negative environmental impacts with respect to the site.

Industrial activities code

Performance outcome	Acceptable outcome
Site layout, scale, and intensity	
PO1 The <i>development</i> incorporates a <i>site</i> layout, scale, and intensity that: <ul style="list-style-type: none"> (a) provides an efficient use of the <i>site</i>; (b) enhances the streetscape and softens the visual appearance; 	AO1.3 Vehicle unloading, outdoor activities and outdoor storage areas are sited to be unobtrusive from the street. AO1.6

(c) ensures that <i>sensitive land uses</i> and public open spaces are not adversely affected; and does not result in overdevelopment.	A minimum of 10 percent of the <i>site</i> is provided as landscaped open space.
<p>Proposal</p> <p>It is considered that the provision of landscaped areas on the site may assist with providing screening to use areas, as well as the road frontages. While a specific landscape proposal has not been formulated at this time, the applicant is happy to discuss landscaping options with Council to address any specific visual amenity concerns.</p> <p>Performance Outcome Assessment</p> <p>Truck parking occurs within the area visible from Scrubby Creek Road and Maroske Road. The site is highly visible from the adjoining roads. Apart from the office operations, all activities including parking, loading and servicing occur in the open air.</p> <p>The applicant's plans in response to the information request show a 2m wide landscaped bund, 500mm high and approximately 80m long. Owing to the site being lower than the surrounding roads, the bund itself would have little to no effect in terms of site screening but is more relevant with respect to directing drainage away from the depot section of the site. It would be necessary for advanced plantings to be placed on site to provide screening of the development.</p> <p>The concept landscaping plans show two strips of "landscape plantings to selection".</p> <p>A 10% area of the site would comprise 2000m² of landscaped open space. It is considered unrealistic for the development to provide that amount of open space in recognition that the site proposes to use less than a quarter of the site, and that the balance of the site is used for rural purposes.</p> <p>It is recommended that the alternative outcome be accepted in this instance and appropriate conditions be included regarding landscaping.</p>	

Transport, access and parking code

Performance outcome	Acceptable outcome
Site access	
<p>PO5</p> <p>Vehicular access points are positioned along the frontage where they do not impact on the safety, capacity and operation of the existing <i>road</i> network having regard to:</p> <ul style="list-style-type: none"> (a) the amount and type of vehicular traffic; (b) the type of use and traffic generation; (c) the current and future on-street parking arrangements; (d) proximity to intersections; and (e) available sight distances. 	<p>AO5.1</p> <p>Where the <i>site</i> has two street frontages, vehicular access is provided from the minor street.</p> <p>AO5.2</p> <p>Direct access is not provided to an arterial or higher order <i>road</i>.</p>
<p>Proposal</p> <p>It is considered that the provision of landscaped areas on the site may assist with providing screening to use areas, as well as the road frontages. While a specific landscape proposal has not been formulated at this time, the applicant is happy to discuss landscaping options with Council to address any specific visual amenity concerns.</p>	

Performance Outcome Assessment The site has three accesses to Maroske Road. Only one of the driveways is approved. The Transport depot requires a formalised industrial access which in the event of approval is proposed to be conditioned. It is recommended that the alternative outcome be accepted in this instance.	
PO6 The number of crossovers and design standard is appropriate to the use, expected traffic volumes, vehicle types, and function of the <i>road</i> .	AO6 The maximum number of crossovers is two for non-residential activities and one for residential activities.
Proposal It is considered that the provision of landscaped areas on the site may assist with providing screening to use areas, as well as the road frontages. While a specific landscape proposal has not been formulated at this time, the applicant is happy to discuss landscaping options with Council to address any specific visual amenity concerns. Performance Outcome Assessment The truck and car parking is located between the shed and the road. As discussed previously, should the application be approved, conditions will be included regarding the provision of landscaping. It is recommended that the alternative outcome be accepted in this instance.	
Vehicle standing and manoeuvring areas	
PO10 Vehicle standing and manoeuvring areas are of suitable standard for the intended use and the areas are constructed to a standard that avoids <i>environmental nuisance</i> .	AO10 Internal manoeuvring and standing areas of the <i>site</i> are sealed.
Proposal Due to the rural nature of the site and surrounds, all manoeuvring and standing areas will be unsealed. Performance Outcome Assessment The driveway and internal manoeuvring areas are unsealed, generally consistent with other rural uses. Given the small area of the site being utilised for the activity, the issue of dust from an unsealed car park is not considered to be a considerable issue. Should the application be approved, conditions ensuring nuisance isn't caused, including by dust, will be included. It is recommended that the alternative outcome be accepted in this instance.	

Filling and excavation code

Performance outcome	Acceptable outcome
Stability and appearance	
PO2	AO2.1

<p>Filling and excavation:</p> <p>(a) does not create an unreasonable height difference between <i>adjoining premises</i>; or</p> <p>(b) adversely impact on the visual amenity of the locality.</p>	<p>Retaining walls do not exceed 1 metre in height.</p> <p>AO2.2</p> <p>Where fencing is positioned above a retaining structure, it is sited, designed or landscaped to reduce the bulk of the entire structure.</p>
<p>Proposal</p> <p>The proposed retaining wall will be 1.5m in height, and while this exceeds the acceptable outcome of 1m, it will meet the performance outcomes as the wall is substantially set back from all property boundaries and located below the road level. The retaining wall therefore does not create a height difference between adjoining premises, and does not result in any adverse impact on the visual amenity of the locality.</p> <p>No fencing is proposed along the top of the retaining wall.</p> <p>Performance Outcome Assessment</p> <p>Boulder retaining walls are proposed up to 1.6m in height. These will require an Operational works approval for filling and excavation, including preparation of drawings by an appropriately qualified person.</p> <p>Where Council proposes to condition fencing above the retaining structure it is proposed to condition landscaping in proximity to the fencing to soften the site treatment when viewed from the adjoining roads and surrounding properties.</p> <p>It is recommended that the alternative outcome be accepted in this instance.</p>	
<p>Environmental impact</p>	
<p>PO4</p> <p>Filling and excavation does not adversely affect the environmental values of the <i>premises</i> or <i>adversely impact on water quality</i> of receiving environment.</p> <p>Filling and excavation does not inhibit fish passage through a watercourse (permanent or ephemeral), <i>wetland</i>, waterbody or other aquatic habitat.</p>	<p>AO4.1</p> <p>For filling, only clean, uncontaminated fill is used.</p> <p>AO4.4</p> <p>Where a <i>watercourse, waterbody or wetland</i> is not mapped, no filling or excavation activities occurs within 100 metres of the top bank of that <i>watercourse, wetland, or waterbody</i>.</p>
<p>Proposal</p> <p>Any fill imported into the site will be clean, uncontaminated fill.</p> <p>The site is not mapped as containing a watercourse or wetland. Despite this, all works are located well clear of the gully line to the rear of the buildings on the site.</p> <p>Performance Outcome Assessment</p> <p>The site includes an area where used concrete has been stored, in proximity to the proposed bund near the Scrubby Creek Road frontage. The development proposes earthworks in proximity to an unmapped drainage line.</p> <p>It is recommended that the alternative outcome be accepted in this instance.</p>	

Operational management	
P06 Filling and excavation does not impact adversely on the visual amenity of the locality.	A06.1 Spoil is not stockpiled in locations that can be viewed from adjoining properties or from a road frontage for a period exceeding 1 month.
Proposal Soil will not be stockpiled for more than a month. All works will be completed as quickly as possible with disturbed areas to be turfed or landscaped.	
Performance Outcome Assessment Development has included spoil brought to site and visible for over 1 month from Maroske Road and Scrubby Creek Road. It is unclear whether this has been brought to site to initiate earthworks when a decision is made.	
The development requires an Operational works application. Standard conditions for excavation and filling requires clean fill.	
It is recommended that the alternative outcome be accepted in this instance.	

5.6.4 Overall outcome assessment

The proposal is considered to comply with all the relevant performance outcomes. As such, a detailed assessment of the overall outcomes was not required.

5.7 Local government infrastructure plan

5.7.1 Priority infrastructure area

The development land is not located within the priority infrastructure area as shown in the Local government infrastructure plan mapping.

5.7.2 Infrastructure charges

The proposed development is for Transport depot, which is identified as being an Other Industry under *Somerset Regional Council Charges Resolution (No. 1) 2023*.

A draft infrastructure charges notice is attached and includes charges for the networks identified in the below sections of this report.

5.7.3 Trunk infrastructure requirements

5.7.3.1 Drinking water and wastewater networks

The site is not located within the connections area or future connections area for either the drinking water and wastewater networks, and as such the development requires the provision of onsite services.

There is no evidence on Council's records that the internal fitout of the shed has any plumbing or building approval. The applicant will be required to immediately lodge building and plumbing applications for the unapproved works within the building.

5.7.3.2 Public parks and community land network

There is no adopted charge for the public parks and community land network applicable as the proposal is outside of the relevant service catchments.

5.7.3.3 Stormwater network

There are no known issues with the existing drainage of the site. Standard development conditions are recommended to ensure non-worsening for other properties and discharge to a lawful point of discharge.

The use of the site for a transport depot involves some on-site servicing, however the servicing is occurring outdoors on an area that is not bunded or sealed. The buildings are not of a size that enable vehicles to be serviced indoors.

There is no applicable adopted charge for the stormwater network as the site is located outside of the Urban Footprint.

5.7.3.4 Transport network

The proposed development involves the use of part of the site for manoeuvring, parking and servicing of vehicles as a Transport depot. A Transport depot is subject to Transport network charges, based on a gross floor area of 98.11m². The carport and patio are not included as gross floor area.

An adopted charge for the transport network would apply.

6.0 REFERRAL

6.1 Referral agencies

In accordance with the *Planning Regulation 2017*, there are no referral agencies applicable for this application.

6.2 Third party advice

Council did not seek any third-party advice for this application.

7.0 PUBLIC NOTIFICATION

7.1 Notification requirements

The application was subject to impact assessment, and public notification was required. The application was publicly notified in accordance with the requirements of the *Development Assessment Rules* as follows:

- (a) public notification was served to all adjoining landowners on 15 January 2024;
- (b) a notice was published in The Sentinel newspaper on 17 January 2024;
- (c) a notice in the prescribed form was placed on the premises on 17 January 2024 and maintained for the minimum period of 15 business days until 9 February 2024. The signs were removed on Saturday 10 February 2024.

Council received the notice of compliance on 10 February 2024, confirming that public notification had been undertaken in accordance with the statutory requirements.

7.2 Matters raised in submissions

During the public notification period, Council received numerous submissions.

297 submissions were received in support of the application and 8 submissions and a petition of 40 names were received objecting to the application.

The bulk of the submissions in support of the application were a standard letter, signed and dated at the bottom by the submitter.

The matters raised in the submissions are outlined below:

Submission concern – Use expanding without approval
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A number of the submissions reference the multi-use of the two tipper trucks.

Officer comment

The applicant provided the following comment within the planning report.

The use involves the parking of up to 4 trucks on the site that are owned and operated by Somerset Domestic Water. The trucks are driven by the landowner, as well as employees of the business, and typical daily operations involve employees driving to the site, parking their private vehicles at the premises, and then driving the trucks from the site to undertake the various deliveries that are booked for the day.

As water deliveries are affected by seasonal weather changes, the trucks used by the business consist of two (2) fixed water trucks, and two (2) tipper trucks that have slide on/off water tanks, enabling them to be used either as tippers or water trucks. During the drier months of the year, bookings for water deliveries to residents, business and public infrastructure are in high demand and all 4 trucks are used for water deliveries in order to meet demand. During the wetter months when demand for water deliveries is significantly lower, the tipper trucks are used for contract hire to other businesses in the region. Most commonly, when not used for water carrying the tippers will normally cart material for the Bracalba Quarry.

The currently unapproved development is operating at a level consistent with the maximum proposed number of vehicles. There is no effective ability for the use to expand further on site.

The submitter argument that the use has expanded to this point without any approval has some merit. While the development proposes parking of four trucks on site, the operator currently has ownership of 5 trucks, of which one is parked off site at a staff member's property. Other ancillary landscaping equipment such as a positrack machine are also housed on site.

Officers are concerned about the potential for ongoing scale creep in that additional trucks may be housed off site but serviced (and refuelled etc) on site.

The concerns raised in submissions have been addressed, should the application be approved, through conditions, to limit the scale and activities of the development. It is considered that the grounds raised do not warrant the refusal of the application.

Submission concern – Suitability of use

Submissions have raising concerns about the suitability of the site and the surrounding road network to accommodate the development.

Officer comment

The area comprising the transport depot is located in the north west quadrant of the site. The trucks are parked in front of and beside the existing shed. The parking area is located between the shed and Maroske Road, and between the shed and Scrubby Creek Road. Manoeuvring of trucks on-site occurs in the area in front of the shed and Maroske Road.

In its current form, the development is visually prominent due the trucks being parked between the shed and the roads. In effect the use is located toward the front of the site. While vegetation could be incorporated this would need to be advanced plantings of bushy plants to provide a hedging effect to screen vehicle manoeuvring and parking areas. Conditions have been included regarding landscaping and fencing closer to where the trucks would be parked.

The impacts of the business may be reduced if the trucks were located behind the buildings, however this is not practical due to the location of the drainage line/overland flow path that drains to the southeast, and bringing vehicles closer to the house on the property to the south.

Impacts on passing traffic in Maroske Road is considered to be minimal, based on there only being three other properties that use Maroske Road, however the road pavement of Maroske Road has an approximate 4m wide seal at the entrance to the site. The driveway for the transport depot is approximately 65m from the intersection of Scrubby Creek Road. The driveway for #3 Maroske Road is located approximately 20 metres west of the driveway that serves the subject land. As such it is considered traffic using the site would not impact on vehicles entering and exiting other properties on Maroske Road.

Widening of the road pavement of Maroske Road or intersection works at Scrubby Creek Road are not warranted based on traffic volumes.

The expectation for a development is that vehicles enter and exit the site in a forward direction. Updated plans have been provided to demonstrate how vehicles can enter and exit the site from Maroske Road in a forward direction.

Council engaged a suitably qualified person to peer review the submitted acoustic material, make recommendations to Council and the applicant for changes to the proposal which result in improved acoustic measures, and advised Council officers on the imposition of reasonable and relevant conditions with respect to noise matters.

As discussed previously, should the application be approved, conditions are proposed to be included limiting the hours of operation.

Submission concern – Hours of operation

Vehicles are coming and going up to 8pm at night and on Sundays.

Officer comment

The application originally proposed to operate between the hours of 5:00am to 6:00pm Monday to Friday with occasional Saturday operation.

The application has included an aspect of scope creep, in that the development now references their engagement with Seqwater etc on an as-needs emergency purposes.

As discussed previously, to ensure the development does not expand outside the framework requested as part of the original application, conditions have been included to limit the hours of operation and the scale of the development.

Submission in support

The applicant's business is a family owned small business and provides an essential service for the community throughout the region.

Officer comment

Council's assessment of the merits of the application is not based upon whether the operator is a good person or whether the business is family owned.

The land use assessment is based on whether the proposed development is suitable for the site.

Council has received numerous complaints about the business from immediate neighbours. The use commenced on site without the necessary development approval.

The majority of the submissions in support of the business are remote from the business and receive all of the benefits of the business, i.e. receipt of water deliveries on an as-needs basis, without any of the proximate operational impacts of the business.

However, this matter is considered appropriate of being conditioned and does not form a reason for refusal.

Submission in support

Most residents within this area rely on water deliveries to refill tanks during dry periods.

The applicant is very active within the local community, supporting a range of community events and organisations.

The trucks have not caused any road safety problems within the area that I am aware of.

Trucks driving to and from the site have not adversely impacted my amenity or enjoyment of my property.

Officer comment

This aspect of the submission is not relevant to the location of the business operating from a relatively small rural property.

The majority of the submissions in support of the business are remote from the business in that they receive the benefits of the business, i.e. water deliveries without any of the operational impacts of the business.

Submission in support

A number of businesses operate from rural lots within this region.

Officer comment

Council was made aware of the matter due to complaints regarding operation of the use in the new location.

The application has been assessed on its merits against the *Planning Act 2016* and the Somerset Region Planning Scheme with consideration of the current unlawful operations.

Submission in support

Forcing this business to close or relocate away from the local area would significantly disadvantage residents within the region given the small number of water carriers and long wait times for deliveries during dry periods.

Officer comment

Council is not forcing the business to close, nor relocating away from the local Kilcoy area. The use commenced on site without approval.

It is however considered that approval of the use in its current location and scale is likely to create ongoing compliance matters. In the event of an approval, the operator will need to adhere strictly to the conditions of approval.

Submission in Support

A submission in support of the application has praised the applicant and their business and the contribution of the landowners within the greater community.

Officer comment

As background, the current owners purchased the property in early December 2022.

- The business had previously been in other ownership on a property closer to Kilcoy.
- Council received a petition objecting to the use on 13 March 2023.
- Council issued a Show cause notice regarding the use on 4 May 2023.
- The application was lodged on 21 August 2023.
- Ongoing complaints have been received regarding the use; both prior to lodgement of the application and after the application.

While the matter provides a character reference for the applicant it does not address clear planning grounds relating to the development.

8.0 OTHER RELEVANT MATTERS

The development commenced without approval. The development has been the subject of ongoing complaints prior to lodgement of the application and during assessment of the application, as well as during the public notification period.

The current unauthorised development has not been operating within the parameters of what has been proposed in the application.

The development is located on a relatively small rural zoned lot, adjoining a number of other similarly small rural lots.

While dwelling houses within rural areas are likely to be subject to some levels of impact from farming or agricultural practices on nearby properties, these properties are generally anticipated to have a relatively high level of rural amenity.

In this circumstance the business has been relocated to a relatively small rural lot without approval and was almost immediately the subject of complaints from neighbours. The hours of operation, from 5am to 6pm, five and a half days a week, have an impact on surrounding properties. The irregular emergency call outs additional to this spread of hours, result in non-compliance with the proposed hours of operation.

While Council does not dismiss the very important need for water cartage, the development is not limited to water cartage alone. The applicant is operating a transport depot from a rural property, in an area dominated by rural lifestyle allotments. While the operation from home is beneficial for the owner/operator, it generates impacts on other surrounding properties.

Assessment would have been less difficult where the use:

- (a) is located on an industrial zoned property, or
- (b) is located on a larger rural lot where there is ability to mitigate all impacts upon other surrounding properties within the confines of the property on which the use is operating; or
- (c) has not commenced without approval.

It is considered that an approval can only be issued with conditions that limit the scale and intensity of the development. A number of the key considerations are as follows:

- Any approval will require immediate action on behalf of the operator to bring the development up to the standards expected in the suite of Council's conditions. The expectation is that a new use on a greenfield site is compliant with conditions upon commencement; given the operator has commenced without approval makes it imperative the site is updated immediately, hence the maximum of a three month timing for completion of conditions.
- Implementation of advanced plantings is required to maximise screening.
- The operator cannot make any assumptions that any future expansion to the transport depot would be supported on this site, and that future expansion should involve relocation to an industrial property.
- Owing to proximity of the parking area to the overland flow path, washing of trucks will not be approved on site.
- The use of the site to provide irregular emergency support at potentially any hour of any day, is not considered appropriate.

9.0 CONCLUSION

The proposed development is for a Material change of use for a Transport depot. The proposal has generally demonstrated compliance with acceptable outcomes of each of the applicable assessment benchmarks, or otherwise complied with the relevant performance outcomes.

However, owing to the use having commenced without approval, immediate action is required by the operator to bring the development up to the standards expected in the suite of Council's conditions.

Having undertaken the assessment, and considered the relevant matters identified within the report, the officer's recommendation is to approve the application.

10.0 ATTACHMENT

- Existing Site Plan, Sheet 1, prepared by PV Building Design, dated 20 November 2023.
- Proposed Site Plan, Sheet 2, prepared by PV Building Design, Revision A dated 14 May 2024.
- Floor Plan, Sheet 3, prepared by PV Building Design, dated 20 November 2023.
- Elevations, Sheet 4, prepared by PV Building Design, dated 20 November 2023.
- Earthworks/Stormwater Plan, Sheet 5, prepared by PV Building Design, Revision A dated 14 May 2024
- Landscape Concept Plan, Sheet 6, prepared by PV Building Design, Revision A dated 14 May 2024
- Noise Impact Assessment, Job No 23108, Version 2, prepared by MWA Environmental, dated 17 May 2024
- Draft infrastructure charges notice.

RECOMMENDATION

THAT Council:

1. approve Development Application No. 24069 for a Material Change of Use for a Development Permit for a Transport Depot on land situated at 8 Maroske Road, Royston, formally described as Lot 4 RP203104, subject to the recommended conditions and requirements contained in the schedules and attachments to this report.
2. publish the officer's report for this application to Council's website as the statement of reasons in accordance with section 63(5) of the *Planning Act 2016*.

DEVELOPMENT PERMIT FOR MATERIAL CHANGE OF USE		
SCHEDULE 1 – GENERAL CONDITIONS		
<i>Assessment Manager</i>		
No	Condition	Timing
1.1	Carry out the development generally in accordance with the material contained in the development application, supporting documentation, and the plans and documents listed below (including as amended in RED by Council), except where amended by these development conditions. Existing Site Plan, Sheet 1, prepared by PV Building Design, dated 20 November 2023. Proposed Site Plan, Sheet 2, prepared by PV Building Design, Revision A dated 14 May 2024. Floor Plan, Sheet 3, prepared by PV Building Design, dated 20 November 2023. Elevations, Sheet 4, prepared by PV Building Design, dated 20 November 2023. Earthworks/Stormwater Plan, Sheet 5, prepared by PV Building Design, Revision A dated 14 May 2024 Landscape Concept Plan, Sheet 6, prepared by PV Building Design, Revision A dated 14 May 2024 Noise Impact Assessment, Job No 23108, Version 2, prepared by MWA Environmental, dated 17 May 2024	At all times.
1.2	A legible copy of this Development Approval, including the approved plans and documents bearing Council's stamp, must be available on the subject land for inspection.	At all times.
	General	
1.3	The development must comply with the relevant provisions of the Somerset Region Planning Scheme (Version 4.2) and Local Laws, to the extent they have not been varied by this Development Approval.	At all times.
1.4	Pay to Council any outstanding rates or charges or expenses that are a charge over the subject land levied by Council, including any charges that are levied but not fully paid over the subject land.	Within three months of the approval taking effect.
1.5	All development conditions of this Development Approval must be complied with at no cost to Council, unless stated otherwise in any specific development condition.	At all times.
1.6	Repair any damage to existing infrastructure (e.g. kerb and channel, footpath, or roadway) that may have occurred as part of the development. Any damage that is deemed to create a hazard to the community must be repaired immediately.	At all times.
	Use of premises	
1.7	This Development Approval is for the purpose of Transport depot (maximum 4 x 12.5m trucks) and may include any	At all times.

	<p>ancillary activities where these activities remain incidental to and necessarily associated with the approved uses.</p> <ul style="list-style-type: none"> a) No more than four (4) trucks are to be kept on the subject site at any time, which includes two fixed water trucks and two tipper trucks that have slide on/off water tanks. b) In the morning period between 6am and 7am, the only activities that are to occur onsite is the arrival of employees and the departure of trucks in a forward motion after a short warm-up period. c) Truck movements from the site are limited to the four trucks leaving the site once and returning to the site once in the day (such as at the start of the day, and then returning at the end of the day). d) On return to the depot, all trucks are to be refuelled, checks preformed, and then reversed into parking spots so that each truck may leave the site in a forward motion. e) No refuelling or other activities are to be undertaken before 7am. f) Only minor ancillary repairs and servicing of trucks are to occur on site. 	
1.8	<p>Provide the development in accordance with the following:</p> <ul style="list-style-type: none"> (a) Truck parking and manoeuvring area; (b) Office – 45m² gross floor area; (c) Parking – 4 employee spaces (d) Parking – 2 visitor spaces <p>In accordance with plans of development.</p>	At the commencement of the use.
1.9	<p>Undertake the development in accordance with the following hours of operation:</p> <ul style="list-style-type: none"> (a) Monday to Friday 6am-6pm. (b) Saturday 6am-2pm <p>No activities may occur on Sundays or Public Holidays.</p>	At all times.
1.10	<p>Emergency activities</p> <p>The approval does not allow for emergency call-outs from site outside of the hours conditioned in Condition 1.9.</p>	At all times.
	<p>Refuse collection</p>	
1.11	<p>Any refuse collection from the site (outside of standard kerbside collection) may only occur during the following period:</p> <ul style="list-style-type: none"> (a) 7am and 5pm Monday to Friday 	At all times.
	<p>Landscaping, screening and amenity</p>	
1.12	<p>Submit to and obtain approval from Council for a landscape plan prepared by a suitably qualified person that provides:</p> <ul style="list-style-type: none"> (a) a 2-metre-wide vegetation screen and 2m high fence behind which is located adjacent and above the 	Within three months of the approval taking effect and to be

	<p>proposed boulder retaining wall between the Maroske Road frontage of the site; and;</p> <p>(b) a 2-metre-wide vegetation screen along the full length of the proposed vegetated bund adjacent to Maroske Road and Scrubby Creek Road.</p> <p>The vegetation is to</p> <p>(a) screen the truck parking and manoeuvring area from surrounding streets; and</p> <p>(b) be planted using advanced plantings of trees and bushy shrubs with a mature height of no less than 2.5 metres;</p> <p>(c) comprise proposed species that are :</p> <p>(i) native or endemic to the area;</p> <p>(ii) drought resistant</p> <p>(iii) low maintenance; and</p> <p>(iv) non-toxic and not a weed species.</p> <p>(d) include on-going maintenance of plantings for a period of 12 months; and</p> <p>(e) include replacement of any dead vegetation at the end of the 12 month period.</p>	maintained at all times.
1.13	Provide landscaping onsite in accordance with the approved landscaping plan required by condition 1.12.	Within three months of the approval taking effect and to be maintained at all times.
1.14	Provide certification, from a suitably qualified person, that landscaping has been implemented in accordance with condition 1.12.	Within 20 days of completion of the landscaping.
1.15	All entry statements, fences, batters, retaining walls and buffer/screen plantings must be located entirely within private land and not within the public road reserve.	At all times.
1.16	Protect all landscaped areas and pedestrian paths adjoining any car parking areas from vehicular encroachment by wheel stops or kerbing barrier.	Within three months of the approval taking effect and to be maintained at all times.
1.17	Screen loading/unloading facilities, plant areas, refuse storage, fuel tank and other outdoor storage facilities on the site from direct view from any adjoining road or public space.	Within three months of the approval taking effect and to be maintained at all times.
1.18	Lodge a building application and a plumbing application for the office.	Within one month of date of approval of the Material change of use.

SCHEDULE 2 – ENGINEERING		
<i>Assessment Manager</i>		
No	Condition	Timing
	General	
2.1	Make an Operational works application to Council, and pay the required fees, where the development involves assessable operational works, including as identified in the following conditions.	Prior to the commencement of any operational works.
2.2	All works are to be designed and constructed in accordance with the requirements of the <i>Somerset Region Planning Scheme</i> .	At all times.
2.3	Bear the costs of works carried out to Council and utility services infrastructure and assets, including any alterations and repairs resulting from compliance with these development conditions.	At all times.
2.4	The design and construction of civil components of the operational work are to be certified by a Registered Professional Engineer Queensland (RPEQ), including: <ul style="list-style-type: none"> Plans and specifications must be prepared and certified with the Operational Work application. Certification that the works have been undertaken in accordance with the approved plans, specifications and to Council's requirements. 	As part of the development permit for Operational Works.
	Earthworks	
2.5	All earthworks to be constructed in accordance with <i>AS3798 Guidelines on Earthworks for Commercial and Residential Developments</i> . Fill material is to be placed, compacted, and tested by a suitably qualified inspection and testing organisation. <i>The earthworks referenced include the boulder wall, truck parking and manoeuvring area, stormwater bunds, and the proposed stormwater pipe augmentation.</i>	At all times.
2.6	Contaminated material must not be used as fill on the site. Any filling must be undertaken using inert materials only.	At all times.
2.7	Any fill, cut and other stored material must be contained within properties comprising the development application. Fill cannot be placed on adjacent properties without providing Council with written permission from the respective property owner(s).	At all times.
	Vehicle access and manoeuvring	
2.8	All vehicular access for new allotments shall provide convenient and safe access and egress from the site in accordance with <i>Somerset Region Planning Scheme</i> .	At all times.
2.9	The landowner is responsible for construction and	At all times.

	maintenance of vehicular access for the property, from the road carriageway to property boundary in accordance with <i>Somerset Region Planning Scheme</i> . Approval is to be sought from Council and the landowner must advise all potential purchasers accordingly.	
2.10	Make an Access Application to Council and pay the required fees where an application involves works required as stated in the conditions.	Prior to Commencement of Access works.
2.11	All vehicles shall enter and leave the site in a forward gear.	At all times.
2.12	All manoeuvring areas shall enable access to a single-unit truck / bus based on a 12.5 metre Design Vehicle in accordance with <i>Austroads</i> design manual.	As part of Operational Works for car parking.
2.13	All car parking and circulation areas to be provided with sealed surface, line marking, or be otherwise designed in accordance with <i>Somerset Region Planning Scheme</i> and <i>AS2890 Parking Facilities</i> .	Within three months of the approval taking effect and to be maintained at all times.
2.14	Construct and maintain the driveway, vehicle manoeuvring and parking areas of hard standing material such as concrete, bitumen or pavers in accordance with Australian Standards.	At all times.
	Stormwater	
2.15	Ensure stormwater drainage is delivered to a lawful point of discharge.	At all times.
2.16	Stormwater drainage and flows are to have no increase in peak discharge immediately downstream of this development for a selected range of storm durations, and a selected range of AEP's up to the defined flood event.	At all times.
2.17	Stormwater drainage and flows are to have no actionable nuisance effect on adjoining, upstream, or downstream landholders.	At all times.
2.18	Stormwater drainage and flows are to have no increase in flood levels on adjoining land that may damage or adversely effect the value or potential use of the land.	At all times.
2.19	Design and construction of all stormwater drainage works must comply with the relevant sections of the <i>Queensland Urban Drainage Manual (QUDM)</i> and the <i>Somerset Region Planning Scheme</i> .	As part of Operational Works for stormwater.
2.20	Attenuate the difference between pre and post developed flows.	As part of Operational Works.

2.21	<p>Submit permission for the discharge of stormwater drainage to a lawful point of discharge from the owners of properties affected by any stormwater discharge from the site.</p> <p><i>Note: Such consent may require supporting engineering plans and calculations.</i></p>	As part of Operational Works.
2.22	<p>Submit a Site Based Stormwater Management Plan (SBSMP) prepared by a Registered Professional Engineer Queensland (RPEQ), which generally conforms to the approved development plan/s and <i>Somerset Regional Council Planning Scheme</i>.</p> <p>The SBSMP should include the following:</p> <ul style="list-style-type: none"> • Quantity and quality of stormwater to be released from the development; • All sources of potential contamination (including but not limited to the actual and potential release of all contaminants; • The potential impact of these sources; • Impact of the release of stormwater from the development on the quality and integrity of the receiving environment; • Measures to be implemented to prevent the likelihood of stormwater contamination; and • Maintenance schedule. 	As part of the lodgement of the Operational Works application.
2.23	<p>Adjoining properties and roadways to the development are to be protected from ponding or nuisance from stormwater as a result of any site works undertaken as part of the proposed development.</p>	At all times.
2.24	<p>Containments or contaminated water must not be directly or indirectly released from the Premises to surface water or groundwater at or outside the premises except for:</p> <ul style="list-style-type: none"> a) uncontaminated overland stormwater flow; or b) uncontaminated stormwater to the stormwater system. 	At all times.
	Erosion and sediment control	
2.25	<p>Erosion and sedimentation controls shall be implemented in accordance with current IECA best practice, and shall be maintained to Council's satisfaction at all times during the course of the project. Should Council determine that proposed controls are ineffective or a downstream drainage system has become silted, the developer will:</p> <ul style="list-style-type: none"> • Be required to install additional measures. • Be responsible for the restoration work. 	During site works, building works or Operational Works phases.

	Should the developer fail to complete the works determined by Council within the specified time, the Council will complete the work and recover all costs from the developer associated with the work.	
2.26	Measures shall be applied to prevent site vehicles tracking sediment and other pollutants onto adjoining streets during the course of the project, and to prevent dust nuisance.	At all times.
2.27	Prepare an Erosion and Sediment Control Plan designed by a Registered Professional Engineer Queensland (RPEQ). Implement all relevant sediment and erosion control measures and temporary fencing as identified on the approved engineering drawings as part of the operational works. All sediment control devices and sediment collection points shall be regularly monitored, sediment removed as necessary and devices maintained responsibly during construction and maintenance period of the development works.	As part of the lodgement of the Operational Works application.
2.28	All wastes to be managed in accordance with the relevant legislation and regulations with regulated waste to be disposed of at a licensed facility and general solid waste to be disposed of at approved landfill sites with the contractor covering all costs incurred for the receipt and management of the waste.	At all times.
2.29	Where vegetation is removed, the vegetation waste shall be disposed of by: <ul style="list-style-type: none"> a) Milling; b) Chipping and/or mulching; c) Disposal at an approved waste disposal facility. No incineration of vegetation or waste will be permitted at the site.	At all times.
2.30	All declared weeds and pests are to be removed from the subject land and kept clear of such nuisance varieties during the course of operations.	At all times.
2.31	Apart from declared weeds and pests, areas with trees, shrubs and landscaping currently existing on the subject land must be retained where possible and action taken to minimize disturbance during construction work.	As part of Operational Works.
SCHEDULE 3 – ENVIRONMENTAL HEALTH		
<i>Assessment Manager</i>		
No	Condition	Timing
	Nuisance	
3.1	No particulate matter or airborne contaminant, including dust, smoke, fumes and aerosols likely to cause environmental harm or environmental nuisance at a	At all times.

	sensitive place, is to be released beyond the boundaries of the premises.																						
3.2	Light sources must be positioned and shielded, when necessary, to prevent light spillage causing a nuisance to any other premises outside the boundaries of the property to which this development permit relates.	At all times.																					
3.3	Notwithstanding any other condition of this development permit, this development permit does not authorise any release of contaminants that causes, or is likely to cause, an environmental nuisance to any premises beyond the boundaries of the development site.	At all times.																					
3.4	All buildings, structures, fittings, fixtures, and grounds forming part of this development approval must be maintained: <ul style="list-style-type: none"> (a) in a serviceable condition; and (b) in a state of good repair and efficient action; and (c) in a clean, sanitary condition; and (d) free of accumulated disused materials; and (e) free of vermin and pest infestations. 	At all times.																					
3.5	Noise generated from the operation of the development must not cause an environmental nuisance at a sensitive place.	At all times.																					
	Noise																						
3.6	Noise from the activity must not exceed the levels contained in the schedule below: <table border="1" data-bbox="296 1272 1094 1653"> <thead> <tr> <th colspan="3">Time Varying Noise – $L_{Aeq}(1hr)$</th></tr> <tr> <th>Time period</th><th>Background dB(A) Level (measured)</th><th>External Noise dB(A) Limit</th></tr> </thead> <tbody> <tr> <td>6pm to 7am (night)</td><td>25</td><td>30</td></tr> <tr> <td>7am to 6pm (day)</td><td>30</td><td>35</td></tr> <tr> <th colspan="3">Sleep Disturbance L_{Amax}</th></tr> <tr> <th colspan="2">Time Period</th><th>External Noise dB(A) Limit</th></tr> <tr> <td>6pm to 7am (night)</td><td></td><td>52</td></tr> </tbody> </table>	Time Varying Noise – $L_{Aeq}(1hr)$			Time period	Background dB(A) Level (measured)	External Noise dB(A) Limit	6pm to 7am (night)	25	30	7am to 6pm (day)	30	35	Sleep Disturbance L_{Amax}			Time Period		External Noise dB(A) Limit	6pm to 7am (night)		52	At all times.
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6pm to 7am (night)		52																					
3.7	Plant, equipment and tools must be attenuated, partitioned, muffled and/or enclosed in a manner to achieve acceptable noise levels in accordance with this approval.	At all times.																					
3.8	Ensure all site road surfaces are regularly maintained and have smooth surfaces free of potholes, loose or poorly fitted grates or manhole covers to minimise noise emissions.	At all times.																					

3.9	Regularly maintain all on site plant and equipment to minimise noise emissions.	At all times.
3.10	<p>Acoustic Attenuation</p> <p>In accordance with the report prepared by MWA Environment titled, Noise Impact Assessment - Proposed Transport Depot, 8 Maroske Road, Royston dated 17 May 2024, the approval holder must construct the following:</p> <ul style="list-style-type: none"> a) A 3.5 metre high extension of southern wall of shed across proposed truck parking area to the western façade of existing shed, constructed from sheet metal/lining to achieve a minimum surface density of 11 kg/m². b) A 3.0 metre high acoustic barrier along the western side of the truck parking area, connecting to the 3.5 metre wall extension. The acoustic barrier can be made of a combination of earth mound with noise barrier on top. c) A 3.1 metre high acoustic barrier along the southern side of the western truck parking area to be connected to the 3.0 metre acoustic barrier. The acoustic barrier can be made of a combination of earth mound with noise barrier on top. d) A 2.0 metre high acoustic barrier to upgrade the proposed timber fence around part of the perimeter of the relocated parking area. The acoustic barrier element of the fence is to be for the northern and eastern alignment only and does not need any absorptive treatment. <p>All acoustic barriers mentioned above must have a minimum density of 11 kg/m² and be free from gaps.</p>	Within three months of the approval taking effect and to be maintained at all times.
3.11	<p>Provide certification from a suitably qualified acoustic consultant that:</p> <ul style="list-style-type: none"> a) the acoustic attenuation measures have been installed/implemented in accordance with the specifications of condition 3.10 above and the report prepared by MWA Environment titled, Noise Impact Assessment - Proposed Transport Depot, 8 Maroske Road, Royston dated 17 May 2024; and b) the development achieves the noise levels contained in this approval. 	Within one month of construction of acoustic attenuation measures.
	Noise Management Plan	
3.12	Provide to Council, a noise management plan, that is developed by an appropriately qualified person, which details how the proposed activity will be operated in compliance with the conditions of this approval.	Within three months of the approval taking effect.
3.13	Obtain approval from Council for the noise management plan required in condition 3.12 above.	Within three months of the approval taking

		effect.
3.14	Implement the approved noise management plan.	Within three months of the approval taking effect and to be maintained at all times.
	Water	
3.15	Contaminants or contaminated water must not be directly or indirectly released from the premises or to the ground or groundwater at the premises except for: <ul style="list-style-type: none"> a) uncontaminated overland stormwater flow; b) uncontaminated stormwater to the stormwater system; c) contaminants lawfully released to sewer; or d) a release in accordance with a condition of this Development Approval. 	At all times.
3.16	Releases to water must not cause any visible oil slick or other visible evidence of oil or grease, nor contain visible, grease, scum, litter or floating oil.	At all times.
3.17	No washing of trucks is to occur on site.	At all times.
3.18	Waste oils, lubricants and other hazardous liquids shall be stored in a secured, bunded and covered area prior to disposal at an approved waste disposal facility.	At all times.
3.19	Contaminants must be stored in such a manner to prevent contact with incident rainfall and overland flow of stormwater.	At all times.
3.20	Any spillage of contaminants must be cleaned up immediately by a method other than hosing or otherwise releasing the contaminants into stormwater drainage, a roadside gutter, waters or onto unsealed ground.	At all times.
	Waste	
3.21	All waste generated as part of the operation of the development must be lawfully reused, recycled or removed to a facility that can lawfully accept the waste.	At all times.
3.22	All general waste produced as part of the operation of the development must be disposed of through either: <ul style="list-style-type: none"> a) The number of standard waste services as determined by Council; or b) A private agreement with a licensed waste disposal contractor through an exemption granted by Council. 	At all times.
3.23	All reasonable and practicable measures must be taken to ensure the waste storage area is kept to a standard of cleanliness where there is no accumulation of;	At all times.

	<ul style="list-style-type: none"> a) waste, except in waste containers; b) recycled matter, except in containers; c) grease; or d) other visible matter. 	
3.24	No waste is to be burned or buried on the subject site.	At all times.
	Fuel tank	
3.25	Operate the fuel tank in accordance with the Guidelines for Safe Above Ground Fuel Storage on Farms and Industrial Sites.	At all times.
	Complaint log	
3.26	<p>All complaints received by the applicant relating to operations at the transport depot must be recorded in a register with the following details:</p> <ul style="list-style-type: none"> a) nature, time and date of complaint; b) type of communication (telephone, letter, personal etc.); c) name, contact address and contact telephone number of complainant (Note: if the complainant does not wish to be identified then "Not identified" is to be recorded); d) response and investigation undertaken as a result of the complaint; e) name of person responsible for investigating complaint; and f) action taken as a result of the complaint investigation and signature of responsible person. 	At all times.
3.27	<p>Any record of complaints, received by the holder of the development approval:</p> <ul style="list-style-type: none"> a) Must not be disposed of within five (5) years of the date the record was made; and b) Be made available to an authorised officer of Council upon demand by that Officer. 	At all times.
SCHEDULE 4 – ADVICE		
<i>Assessment Manager</i>		
This approval has effect in accordance with the provisions of section 71 of the <i>Planning Act 2016</i> .		
Pursuant to section 85 of the <i>Planning Act 2016</i> the approval will lapse if first change of use does not happen within the currency period – being six (6) years starting the day the approval takes effect.		
The applicant may make representations (change representations) about a matter in this development application within the applicant's appeal period under the process established in chapter 3, part 5, subdivision 1 of the <i>Planning Act 2016</i> .		
A person to make a change to this development application outside the applicant's appeal period, following the process outlined in chapter 3, part 5, subdivision 2 of the <i>Planning Act</i>		

2016.

The applicant has the right of appeal to the Planning and Environment Court regarding the conditions of this approval.

A reference within a development condition to a "Certificate of Occupancy" includes an "Interim Certificate of Occupancy". Where a Certificate of Occupancy is not required, the reference is taken to be a "Final Inspection Certificate" or any other similar document finalising the works.

Where the timing in a development condition requires compliance "prior to the commencement of the use" and a Plan of Subdivision is lodged for approval, the timing in the condition is taken to require compliance "prior to the commencement of the use or approval of the Plan of Subdivision, whichever occurs first".

Parts of the Somerset Region are within Fire Ant Biosecurity Zones.

If you are working with organic materials, you are legally obliged to check the fire ant biosecurity zones and use fire ant-safe practices before moving them to a new location (Biosecurity Regulation 2016).

If you are unable to do so, you must apply for a biosecurity instrument permit.

Penalties can also apply to individuals and businesses that do not use fire ant-safe practices before moving materials.

It is a legal obligation to report any sighting or suspicion of fire ants within 24 hours to Biosecurity Queensland on 13 25 23.

The Fire Ant Biosecurity Zones as well as general information can be viewed on the DAF website www.daf.qld.gov.au/fireants

The *Aboriginal Cultural Heritage Act 2003* establishes a Duty of Care for Indigenous Cultural Heritage. This applies on all land and water, including freehold land. The Cultural Heritage Duty of Care lies with the person or entity conducting an activity.

Penalty provisions apply for failing to fulfil the Cultural Heritage Duty of Care.

Persons proposing an activity that involves additional surface disturbance beyond that which has already occurred at the proposed site need to be mindful of the Cultural Heritage Duty of Care requirement.

Details on how to fulfil the Cultural Heritage Duty of Care are outlined in the Cultural Heritage Duty of Care Duty Guidelines gazetted with the Act.

Council strongly advises that you obtain a copy of the Cultural Heritage Duty of Care Guidelines and seek further information on the responsibilities of proponents under the terms of the current Aboriginal Cultural Heritage Act.

Information about the cultural heritage duty of care is available at qld.gov.au/firstnations/environment-land-use-native-title/cultural-heritage/cultural-heritage-duty-of-care

An Infrastructure Charges Notice accompanies this Development Approval and Levied Charges are applicable. Details of the current value of the Levied Charge, how the Levied Charges were calculated, how the Levied Charge may be escalated, and when payment of the Levied Charge is required can be found on the Infrastructure Charges Notice or the accompanying information notice.

From 1 July 2014, Infrastructure Charges related to the water supply and wastewater network are given by and paid to the South East Queensland Distributor-Retailer Authority, trading as Urban Utilities, and are separate from this Development Approval and the accompanying Infrastructure Charges Notice.

Additional advice about the Infrastructure Charges Notice may be sought from Council's planning section, on (07) 5424 4000 or mail@somerset.qld.gov.au.

Authorisation to connect the approved development to the water supply and wastewater networks and for property service connections require a Water Approval from the South East Queensland Distributor-Retailer Authority, trading as Urban Utilities.

For the approval of a Plan of Subdivision, written evidence from Urban Utilities must be provided to Council to verify that the conditions of any necessary Water Approval have been complied with.

This Development Approval for material change of use does not include an approval for the change of classification or for the commencement of building works under the *Building Act 1975*.

A separate building development approval may be required for change of classification or commencement of building works under the *Building Act 1975*.

Advice should be sought from a Building Certifier (either through a private certification company or through Council's building section) about further development approvals for building works.

This Development Approval does not authorise the installation of advertising devices. Advertising devices (other than billboards or where particular overlays apply) are governed by Council's *Local Law No. 1 (Administration) 2011* and *Subordinate Local Law No. 1.4 (Installation of Advertising Devices) 2011*.

Advertising devices, other than 'permitted advertisements' (as that term is defined in the subordinate local law), require Local Law Approval prior to installation.

Attachments for the Decision Notice include:

- Existing Site Plan, Sheet 1, prepared by PV Building Design, dated 20 November 2023.
- Proposed Site Plan, Sheet 2, prepared by PV Building Design, Revision A dated 14 May 2024.
- Floor Plan, Sheet 3, prepared by PV Building Design, dated 20 November 2023.
- Elevations, Sheet 4, prepared by PV Building Design, dated 20 November 2023.
- Earthworks/Stormwater Plan, Sheet 5, prepared by PV Building Design, Revision A dated 14 May 2024
- Landscape Concept Plan, Sheet 6, prepared by PV Building Design, Revision A dated 14 May 2024

- Noise Impact Assessment, Job No 23108, Version 2, prepared by MWA Environmental, dated 17 May 2024

Resolution

Moved – Cr Isidro

Seconded – Cr Brieschke

“THAT Council:

- approve Development Application No. 24069 for a Material Change of Use for a Development Permit for a Transport Depot on land situated at 8 Maroske Road, Royston, formally described as Lot 4 RP203104, subject to the recommended conditions and requirements contained in the schedules and attachments to this report.
- publish the officer's report for this application to Council's website as the statement of reasons in accordance with section 63(5) of the *Planning Act 2016*.”

DEVELOPMENT PERMIT FOR MATERIAL CHANGE OF USE**SCHEDULE 1 – GENERAL CONDITIONS***Assessment Manager*

No	Condition	Timing
1.1	Carry out the development generally in accordance with the material contained in the development application, supporting documentation, and the plans and documents listed below (including as amended in RED by Council), except where amended by these development conditions. Existing Site Plan, Sheet 1, prepared by PV Building Design, dated 20 November 2023. Proposed Site Plan, Sheet 2, prepared by PV Building Design, Revision A dated 14 May 2024. Floor Plan, Sheet 3, prepared by PV Building Design, dated 20 November 2023. Elevations, Sheet 4, prepared by PV Building Design, dated 20 November 2023. Earthworks/Stormwater Plan, Sheet 5, prepared by PV Building Design, Revision A dated 14 May 2024 Landscape Concept Plan, Sheet 6, prepared by PV Building Design, Revision A dated 14 May 2024 Noise Impact Assessment, Job No 23108, Version 2, prepared by MWA Environmental, dated 17 May 2024	At all times.
1.2	A legible copy of this Development Approval, including the approved plans and documents bearing Council's stamp, must be available on the subject land for inspection.	At all times.
	General	
1.3	The development must comply with the relevant provisions of the Somerset Region Planning Scheme (Version 4.2) and Local Laws, to the extent they have not been varied by this Development Approval.	At all times.
1.4	Pay to Council any outstanding rates or charges or expenses that are a charge over the subject land levied by	Within three months of the approval taking

	Council, including any charges that are levied but not fully paid over the subject land.	effect.
1.5	All development conditions of this Development Approval must be complied with at no cost to Council, unless stated otherwise in any specific development condition.	At all times.
1.6	Repair any damage to existing infrastructure (e.g. kerb and channel, footpath, or roadway) that may have occurred as part of the development. Any damage that is deemed to create a hazard to the community must be repaired immediately.	At all times.
	Use of premises	
1.7	This Development Approval is for the purpose of Transport depot (maximum 4 x 12.5m trucks) and may include any ancillary activities where these activities remain incidental to and necessarily associated with the approved uses. a) No more than four (4) trucks are to be kept on the subject site at any time, which includes two fixed water trucks and two tipper trucks that have slide on/off water tanks. b) In the morning period between 6am and 7am, the only activities that are to occur onsite is the arrival of employees and the departure of trucks in a forward motion after a short warm-up period. c) Truck movements from the site are limited to the four trucks leaving the site once and returning to the site once in the day (such as at the start of the day, and then returning at the end of the day). d) On return to the depot, all trucks are to be refuelled, checks preformed, and then reversed into parking spots so that each truck may leave the site in a forward motion. e) No refuelling or other activities are to be undertaken before 7am. f) Only minor ancillary repairs and servicing of trucks are to occur on site.	At all times.
1.8	Provide the development in accordance with the following: (a) Truck parking and manoeuvring area; (b) Office – 45m ² gross floor area; (c) Parking – 4 employee spaces (d) Parking – 2 visitor spaces In accordance with plans of development.	At the commencement of the use.
1.9	Undertake the development in accordance with the following hours of operation: (c) Monday to Friday 6am-6pm. (d) Saturday 6am-2pm No activities may occur on Sundays or Public Holidays.	At all times.

1.10	Emergency activities	
	The approval does not allow for emergency call-outs from site outside of the hours conditioned in Condition 1.9.	At all times.
	Refuse collection	
1.11	Any refuse collection from the site (outside of standard kerbside collection) may only occur during the following period: (b) 7am and 5pm Monday to Friday	At all times.
	Landscaping, screening and amenity	
1.12	<p>Submit to and obtain approval from Council for a landscape plan prepared by a suitably qualified person that provides:</p> <ul style="list-style-type: none"> (a) a 2-metre-wide vegetation screen and 2m high fence behind which is located adjacent and above the proposed boulder retaining wall between the Maroske Road frontage of the site; and; (b) a 2-metre-wide vegetation screen along the full length of the proposed vegetated bund adjacent to Maroske Road and Scrubby Creek Road. <p>The vegetation is to</p> <ul style="list-style-type: none"> (a) screen the truck parking and manoeuvring area from surrounding streets; and (b) be planted using advanced plantings of trees and bushy shrubs with a mature height of no less than 2.5 metres; (c) comprise proposed species that are : <ul style="list-style-type: none"> (i) native or endemic to the area; (ii) drought resistant (iii) low maintenance; and (iv) non-toxic and not a weed species. (d) include on-going maintenance of plantings for a period of 12 months; and (e) include replacement of any dead vegetation at the end of the 12 month period. 	Within three months of the approval taking effect and to be maintained at all times.
1.13	Provide landscaping onsite in accordance with the approved landscaping plan required by condition 1.12.	Within three months of the approval taking effect and to be maintained at all times.
1.14	Provide certification, from a suitably qualified person, that landscaping has been implemented in accordance with condition 1.12.	Within 20 days of completion of the landscaping.
1.15	All entry statements, fences, batters, retaining walls and buffer/screen plantings must be located entirely within private land and not within the public road reserve.	At all times.

1.16	Protect all landscaped areas and pedestrian paths adjoining any car parking areas from vehicular encroachment by wheel stops or kerbing barrier.	Within three months of the approval taking effect and to be maintained at all times.
1.17	Screen loading/unloading facilities, plant areas, refuse storage, fuel tank and other outdoor storage facilities on the site from direct view from any adjoining road or public space.	Within three months of the approval taking effect and to be maintained at all times.
1.18	Lodge a building application and a plumbing application for the office.	Within one month of date of approval of the Material change of use.
SCHEDULE 2 – ENGINEERING		
<i>Assessment Manager</i>		
No	Condition	Timing
	General	
2.1	Make an Operational works application to Council, and pay the required fees, where the development involves assessable operational works, including as identified in the following conditions.	Prior to the commencement of any operational works.
2.2	All works are to be designed and constructed in accordance with the requirements of the <i>Somerset Region Planning Scheme</i> .	At all times.
2.3	Bear the costs of works carried out to Council and utility services infrastructure and assets, including any alterations and repairs resulting from compliance with these development conditions.	At all times.
2.4	The design and construction of civil components of the operational work are to be certified by a Registered Professional Engineer Queensland (RPEQ), including: <ul style="list-style-type: none"> Plans and specifications must be prepared and certified with the Operational Work application. Certification that the works have been undertaken in accordance with the approved plans, specifications and to Council's requirements. 	As part of the development permit for Operational Works.
	Earthworks	
2.5	All earthworks to be constructed in accordance with <i>AS3798 Guidelines on Earthworks for Commercial and Residential Developments</i> . Fill material is to be placed, compacted, and tested by a suitably qualified inspection and testing organisation. <i>The earthworks referenced include the boulder wall, truck parking and manoeuvring area. stormwater bunds, and the</i>	At all times.

	<i>proposed stormwater pipe augmentation.</i>	
2.6	Contaminated material must not be used as fill on the site. Any filling must be undertaken using inert materials only.	At all times.
2.7	Any fill, cut and other stored material must be contained within properties comprising the development application. Fill cannot be placed on adjacent properties without providing Council with written permission from the respective property owner(s).	At all times.
	Vehicle access and manoeuvring	
2.8	All vehicular access for new allotments shall provide convenient and safe access and egress from the site in accordance with <i>Somerset Region Planning Scheme</i> .	At all times.
2.9	The landowner is responsible for construction and maintenance of vehicular access for the property, from the road carriageway to property boundary in accordance with <i>Somerset Region Planning Scheme</i> . Approval is to be sought from Council and the landowner must advise all potential purchasers accordingly.	At all times.
2.10	Make an Access Application to Council and pay the required fees where an application involves works required as stated in the conditions.	Prior to Commencement of Access works.
2.11	All vehicles shall enter and leave the site in a forward gear.	At all times.
2.12	All manoeuvring areas shall enable access to a single-unit truck / bus based on a 12.5 metre Design Vehicle in accordance with <i>Austroads</i> design manual.	As part of Operational Works for car parking.
2.13	All car parking and circulation areas to be provided with sealed surface, line marking, or be otherwise designed in accordance with <i>Somerset Region Planning Scheme</i> and <i>AS2890 Parking Facilities</i> .	Within three months of the approval taking effect and to be maintained at all times.
2.14	Construct and maintain the driveway, vehicle manoeuvring and parking areas of hard standing material such as concrete, bitumen or pavers in accordance with Australian Standards.	At all times.
	Stormwater	
2.15	Ensure stormwater drainage is delivered to a lawful point of discharge.	At all times.
2.16	Stormwater drainage and flows are to have no increase in peak discharge immediately downstream of this development for a selected range of storm durations, and a selected range of AEP's up to the defined flood event.	At all times.

2.17	Stormwater drainage and flows are to have no actionable nuisance effect on adjoining, upstream, or downstream landholders.	At all times.
2.18	Stormwater drainage and flows are to have no increase in flood levels on adjoining land that may damage or adversely effect the value or potential use of the land.	At all times.
2.19	Design and construction of all stormwater drainage works must comply with the relevant sections of the <i>Queensland Urban Drainage Manual (QUDM)</i> and the <i>Somerset Region Planning Scheme</i> .	As part of Operational Works for stormwater.
2.20	Attenuate the difference between pre and post developed flows.	As part of Operational Works.
2.21	Submit permission for the discharge of stormwater drainage to a lawful point of discharge from the owners of properties affected by any stormwater discharge from the site. <i>Note: Such consent may require supporting engineering plans and calculations.</i>	As part of Operational Works.
2.22	Submit a Site Based Stormwater Management Plan (SBSMP) prepared by a Registered Professional Engineer Queensland (RPEQ), which generally conforms to the approved development plan/s and <i>Somerset Regional Council Planning Scheme</i> . The SBSMP should include the following: <ul style="list-style-type: none"> • Quantity and quality of stormwater to be released from the development; • All sources of potential contamination (including but not limited to the actual and potential release of all contaminants; • The potential impact of these sources; • Impact of the release of stormwater from the development on the quality and integrity of the receiving environment; • Measures to be implemented to prevent the likelihood of stormwater contamination; and • Maintenance schedule. 	As part of the lodgement of the Operational Works application.
2.23	Adjoining properties and roadways to the development are to be protected from ponding or nuisance from stormwater as a result of any site works undertaken as part of the proposed development.	At all times.
2.24	Containments or contaminated water must not be directly or indirectly released from the Premises to surface water or groundwater at or outside the premises except for:	At all times.

	a) uncontaminated overland stormwater flow; or b) uncontaminated stormwater to the stormwater system.	
	Erosion and sediment control	
2.25	<p>Erosion and sedimentation controls shall be implemented in accordance with current IECA best practice, and shall be maintained to Council's satisfaction at all times during the course of the project. Should Council determine that proposed controls are ineffective or a downstream drainage system has become silted, the developer will:</p> <ul style="list-style-type: none"> • Be required to install additional measures. • Be responsible for the restoration work. <p>Should the developer fail to complete the works determined by Council within the specified time, the Council will complete the work and recover all costs from the developer associated with the work.</p>	During site works, building works or Operational Works phases.
2.26	Measures shall be applied to prevent site vehicles tracking sediment and other pollutants onto adjoining streets during the course of the project, and to prevent dust nuisance.	At all times.
2.27	Prepare an Erosion and Sediment Control Plan designed by a Registered Professional Engineer Queensland (RPEQ). Implement all relevant sediment and erosion control measures and temporary fencing as identified on the approved engineering drawings as part of the operational works. All sediment control devices and sediment collection points shall be regularly monitored, sediment removed as necessary and devices maintained responsibly during construction and maintenance period of the development works.	As part of the lodgement of the Operational Works application.
2.28	All wastes to be managed in accordance with the relevant legislation and regulations with regulated waste to be disposed of at a licensed facility and general solid waste to be disposed of at approved landfill sites with the contractor covering all costs incurred for the receipt and management of the waste.	At all times.
2.29	<p>Where vegetation is removed, the vegetation waste shall be disposed of by:</p> <ul style="list-style-type: none"> d) Milling; e) Chipping and/or mulching; f) Disposal at an approved waste disposal facility. <p>No incineration of vegetation or waste will be permitted at the site.</p>	At all times.
2.30	All declared weeds and pests are to be removed from the	At all times.

	subject land and kept clear of such nuisance varieties during the course of operations.	
2.31	Apart from declared weeds and pests, areas with trees, shrubs and landscaping currently existing on the subject land must be retained where possible and action taken to minimize disturbance during construction work.	As part of Operational Works.
SCHEDULE 3 – ENVIRONMENTAL HEALTH		
<i>Assessment Manager</i>		
No	Condition	Timing
	Nuisance	
3.1	No particulate matter or airborne contaminant, including dust, smoke, fumes and aerosols likely to cause environmental harm or environmental nuisance at a sensitive place, is to be released beyond the boundaries of the premises.	At all times.
3.2	Light sources must be positioned and shielded, when necessary, to prevent light spillage causing a nuisance to any other premises outside the boundaries of the property to which this development permit relates.	At all times.
3.3	Notwithstanding any other condition of this development permit, this development permit does not authorise any release of contaminants that causes, or is likely to cause, an environmental nuisance to any premises beyond the boundaries of the development site.	At all times.
3.4	All buildings, structures, fittings, fixtures, and grounds forming part of this development approval must be maintained: (a) in a serviceable condition; and (b) in a state of good repair and efficient action; and (c) in a clean, sanitary condition; and (d) free of accumulated disused materials; and (e) free of vermin and pest infestations.	At all times.
3.5	Noise generated from the operation of the development must not cause an environmental nuisance at a sensitive place.	At all times.
	Noise	
3.6	Noise from the activity must not exceed the levels contained in the schedule below:	At all times.

	<table> <tr> <th colspan="3">Time Varying Noise – $L_{Aeq}(1hr)$</th></tr> <tr> <th>Time period</th><th>Background dB(A)Level (measured)</th><th>External Noise dB(A)Limit</th></tr> <tr> <td>6pm to 7am (night)</td><td>25</td><td>30</td></tr> <tr> <td>7am to 6pm (day)</td><td>30</td><td>35</td></tr> <tr> <th colspan="3">Sleep Disturbance L_{Amax}</th></tr> <tr> <th colspan="2">Time Period</th><th>External Noise dB(A) Limit</th></tr> <tr> <td>6pm to 7am (night)</td><td></td><td>52</td></tr> </table>	Time Varying Noise – $L_{Aeq}(1hr)$			Time period	Background dB(A)Level (measured)	External Noise dB(A)Limit	6pm to 7am (night)	25	30	7am to 6pm (day)	30	35	Sleep Disturbance L_{Amax}			Time Period		External Noise dB(A) Limit	6pm to 7am (night)		52	
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Time Period		External Noise dB(A) Limit																					
6pm to 7am (night)		52																					
3.7	Plant, equipment and tools must be attenuated, partitioned, muffled and/or enclosed in a manner to achieve acceptable noise levels in accordance with this approval.	At all times.																					
3.8	Ensure all site road surfaces are regularly maintained and have smooth surfaces free of potholes, loose or poorly fitted grates or manhole covers to minimise noise emissions.	At all times.																					
3.9	Regularly maintain all on site plant and equipment to minimise noise emissions.	At all times.																					
3.10	<p>Acoustic Attenuation</p> <p>In accordance with the report prepared by MWA Environment titled, Noise Impact Assessment - Proposed Transport Depot, 8 Maroske Road, Royston dated 17 May 2024, the approval holder must construct the following:</p> <ul style="list-style-type: none"> a) A 3.5 metre high extension of southern wall of shed across proposed truck parking area to the western façade of existing shed, constructed from sheet metal/lining to achieve a minimum surface density of 11 kg/m². b) A 3.0 metre high acoustic barrier along the western side of the truck parking area, connecting to the 3.5 metre wall extension. The acoustic barrier can be made of a combination of earth mound with noise barrier on top. c) A 3.1 metre high acoustic barrier along the southern side of the western truck parking area to be connected to the 3.0 metre acoustic barrier. The acoustic barrier can be made of a combination of earth mound with noise barrier on top. 	Within three months of the approval taking effect and to be maintained at all times.																					

	<p>d) A 2.0 metre high acoustic barrier to upgrade the proposed timber fence around part of the perimeter of the relocated parking area. The acoustic barrier element of the fence is to be for the northern and eastern alignment only and does not need any absorptive treatment.</p> <p>All acoustic barriers mentioned above must have a minimum density of 11 kg/m² and be free from gaps.</p>	
3.11	<p>Provide certification from a suitably qualified acoustic consultant that:</p> <p>a) the acoustic attenuation measures have been installed/implemented in accordance with the specifications of condition 3.10 above and the report prepared by MWA Environment titled, Noise Impact Assessment - Proposed Transport Depot, 8 Maroske Road, Royston dated 17 May 2024; and</p> <p>b) the development achieves the noise levels contained in this approval.</p>	Within one month of construction of acoustic attenuation measures.
	Noise Management Plan	
3.12	Provide to Council, a noise management plan, that is developed by an appropriately qualified person, which details how the proposed activity will be operated in compliance with the conditions of this approval.	Within three months of the approval taking effect.
3.13	Obtain approval from Council for the noise management plan required in condition 3.12 above.	Within three months of the approval taking effect.
3.14	Implement the approved noise management plan.	Within three months of the approval taking effect and to be maintained at all times.
	Water	
3.15	<p>Contaminants or contaminated water must not be directly or indirectly released from the premises or to the ground or groundwater at the premises except for:</p> <p>a) uncontaminated overland stormwater flow;</p> <p>b) uncontaminated stormwater to the stormwater system;</p> <p>c) contaminants lawfully released to sewer; or</p> <p>d) a release in accordance with a condition of this Development Approval.</p>	At all times.
3.16	Releases to water must not cause any visible oil slick or other visible evidence of oil or grease, nor contain visible, grease, scum, litter or floating oil.	At all times.
3.17	No washing of trucks is to occur on site.	At all times.

3.18	Waste oils, lubricants and other hazardous liquids shall be stored in a secured, bunded and covered area prior to disposal at an approved waste disposal facility.	At all times.
3.19	Contaminants must be stored in such a manner to prevent contact with incident rainfall and overland flow of stormwater.	At all times.
3.20	Any spillage of contaminants must be cleaned up immediately by a method other than hosing or otherwise releasing the contaminants into stormwater drainage, a roadside gutter, waters or onto unsealed ground.	At all times.
	Waste	
3.21	All waste generated as part of the operation of the development must be lawfully reused, recycled or removed to a facility that can lawfully accept the waste.	At all times.
3.22	All general waste produced as part of the operation of the development must be disposed of through either: a) The number of standard waste services as determined by Council; or b) A private agreement with a licensed waste disposal contractor through an exemption granted by Council.	At all times.
3.23	All reasonable and practicable measures must be taken to ensure the waste storage area is kept to a standard of cleanliness where there is no accumulation of; a) waste, except in waste containers; b) recycled matter, except in containers; c) grease; or d) other visible matter.	At all times.
3.24	No waste is to be burned or buried on the subject site.	At all times.
	Fuel tank	
3.25	Operate the fuel tank in accordance with the Guidelines for Safe Above Ground Fuel Storage on Farms and Industrial Sites.	At all times.
	Complaint log	
3.26	All complaints received by the applicant relating to operations at the transport depot must be recorded in a register with the following details: a) nature, time and date of complaint; b) type of communication (telephone, letter, personal etc.); c) name, contact address and contact telephone number of complainant (Note: if the complainant does not wish to be identified then "Not identified" is to be recorded);	At all times.

	<ul style="list-style-type: none"> d) response and investigation undertaken as a result of the complaint; e) name of person responsible for investigating complaint; and f) action taken as a result of the complaint investigation and signature of responsible person. 	
3.27	<p>Any record of complaints, received by the holder of the development approval:</p> <ul style="list-style-type: none"> a) Must not be disposed of within five (5) years of the date the record was made; and b) Be made available to an authorised officer of Council upon demand by that Officer. 	At all times.
SCHEDULE 4 – ADVICE		
<i>Assessment Manager</i>		
This approval has effect in accordance with the provisions of section 71 of the <i>Planning Act 2016</i> .		
Pursuant to section 85 of the <i>Planning Act 2016</i> the approval will lapse if first change of use does not happen within the currency period – being six (6) years starting the day the approval takes effect.		
The applicant may make representations (change representations) about a matter in this development application within the applicant's appeal period under the process established in chapter 3, part 5, subdivision 1 of the <i>Planning Act 2016</i> .		
A person to make a change to this development application outside the applicant's appeal period, following the process outlined in chapter 3, part 5, subdivision 2 of the <i>Planning Act 2016</i> .		
The applicant has the right of appeal to the Planning and Environment Court regarding the conditions of this approval.		
A reference within a development condition to a "Certificate of Occupancy" includes an "Interim Certificate of Occupancy". Where a Certificate of Occupancy is not required, the reference is taken to be a "Final Inspection Certificate" or any other similar document finalising the works.		
Where the timing in a development condition requires compliance "prior to the commencement of the use" and a Plan of Subdivision is lodged for approval, the timing in the condition is taken to require compliance "prior to the commencement of the use or approval of the Plan of Subdivision, whichever occurs first".		
<p>Parts of the Somerset Region are within Fire Ant Biosecurity Zones.</p> <p>If you are working with organic materials, you are legally obliged to check the fire ant biosecurity zones and use fire ant-safe practices before moving them to a new location (Biosecurity Regulation 2016).</p> <p>If you are unable to do so, you must apply for a biosecurity instrument permit.</p>		

Penalties can also apply to individuals and businesses that do not use fire ant-safe practices before moving materials.

It is a legal obligation to report any sighting or suspicion of fire ants within 24 hours to Biosecurity Queensland on 13 25 23.

The Fire Ant Biosecurity Zones as well as general information can be viewed on the DAF website www.daf.qld.gov.au/fireants

The *Aboriginal Cultural Heritage Act 2003* establishes a Duty of Care for Indigenous Cultural Heritage. This applies on all land and water, including freehold land. The Cultural Heritage Duty of Care lies with the person or entity conducting an activity.

Penalty provisions apply for failing to fulfil the Cultural Heritage Duty of Care.

Persons proposing an activity that involves additional surface disturbance beyond that which has already occurred at the proposed site need to be mindful of the Cultural Heritage Duty of Care requirement.

Details on how to fulfil the Cultural Heritage Duty of Care are outlined in the Cultural Heritage Duty of Care Duty Guidelines gazetted with the Act.

Council strongly advises that you obtain a copy of the Cultural Heritage Duty of Care Guidelines and seek further information on the responsibilities of proponents under the terms of the current Aboriginal Cultural Heritage Act.

Information about the cultural heritage duty of care is available at qld.gov.au/firstnations/environment-land-use-native-title/cultural-heritage/cultural-heritage-duty-of-care

An Infrastructure Charges Notice accompanies this Development Approval and Levied Charges are applicable. Details of the current value of the Levied Charge, how the Levied Charges were calculated, how the Levied Charge may be escalated, and when payment of the Levied Charge is required can be found on the Infrastructure Charges Notice or the accompanying information notice.

From 1 July 2014, Infrastructure Charges related to the water supply and wastewater network are given by and paid to the South East Queensland Distributor-Retailer Authority, trading as Urban Utilities, and are separate from this Development Approval and the accompanying Infrastructure Charges Notice.

Additional advice about the Infrastructure Charges Notice may be sought from Council's planning section, on (07) 5424 4000 or mail@somerset.qld.gov.au.

Authorisation to connect the approved development to the water supply and wastewater networks and for property service connections require a Water Approval from the South East Queensland Distributor-Retailer Authority, trading as Urban Utilities.

For the approval of a Plan of Subdivision, written evidence from Urban Utilities must be provided to Council to verify that the conditions of any necessary Water Approval have been complied with.

This Development Approval for material change of use does not include an approval for the change of classification or for the commencement of building works under the *Building Act 1975*.

A separate building development approval may be required for change of classification or commencement of building works under the *Building Act 1975*.

Advice should be sought from a Building Certifier (either through a private certification company or through Council's building section) about further development approvals for building works.

This Development Approval does not authorise the installation of advertising devices. Advertising devices (other than billboards or where particular overlays apply) are governed by Council's *Local Law No. 1 (Administration) 2011* and *Subordinate Local Law No. 1.4 (Installation of Advertising Devices) 2011*.

Advertising devices, other than 'permitted advertisements' (as that term is defined in the subordinate local law), require Local Law Approval prior to installation.

Carried

Vote - Unanimous

Subject:	Development Application No. 24395 - 801 Cressbrook Caboonbah Road, Cressbrook
File No:	DA24395
Assessment No:	05064-20000-000
Action Officer:	SP-MW

1.0 APPLICATION SUMMARY

Property details

Location:	801 Cressbrook Caboonbah Road, Cressbrook
Real property description:	Lot 205 CSH2421
Site area:	102.8ha
Current land use:	Watts Bridge Aerodrome
Easements/encumbrances:	Nil identified

South East Queensland Regional Plan 2017

Land use category:	Regional landscape and rural production area
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Planning scheme details

Planning scheme	Somerset Region Planning Scheme (Version 4.2)
Zone:	Rural zone
Precinct:	Not applicable
Overlays:	OM1 Agricultural land overlay OM8 High impact activities management area overlay

Application details

Proposal:	Reconfiguring a lot - Subdivision by lease (one into three lots)
Category of assessment:	Impact assessment
Applicant details:	Watts Bridge Memorial Airfield Inc.

Owner details: c/- Mayhill Planning and Architecture Pty Ltd
 2/72 Merivale Street
 SOUTH BRISBANE QLD 4101
 Date application received: Watts Bridge Memorial Airfield Inc.
 13 November 2023
 Date application properly made: 1 December 2024

Referrals

Seqwater (for third party advice only)

Public notification

Required

Notification period

21 March 2024 to 15 April 2024

Submissions received

None received

RECOMMENDED DECISION

Approve the development application subject to the development conditions and requirements contained in the schedules and attachments of this report.



Figure 1 - Locality Plan of Lot 205 CSH2421
Situated at 801 Cressbrook Caboonbah Road, Cressbrook

2.0 PROPOSAL

The subject land forms the Watts Bridge Memorial Airfield (WBMA). This development application seeks approval for a Subdivision by lease (one into three lots), on land at 801 Cressbrook Caboonbah Road, Cressbrook, formally described as Lot 205 CSH2421.

In March 1998, WMBA secured a consent approval from Esk Shire Council, which has governed its development. The Airfield Development Plan embedded in that approval was comprehensive, but implementation mechanisms were limited.

In 2006, an application for a Preliminary Approval (to Override the Planning Scheme) for a Material Change of Use was lodged for the site, which included Masterplan (WBMA Plan), development code (WBMA Code) and Site Based Management Plan (WBMA SBMP). This application was approved by Negotiated Decision Notice in January 2007.

- the level of assessment for all development on Watts Bridge Memorial Airfield shall be as specified in Table 1 Section 3.4 of the Revised Proposal Report for Watts Bridge Memorial Airfield dated May 2006 and prepared by ARUP PTY LTD; and
- all Development shall be assessed against the Watts Bridge Memorial Airfield Master (WBMA) Plan, WBMA Code and the Site Based Management Plan (SBMP).

It is proposed to subdivide by lease the existing lot "CHAD" into three proposed lots (CHAD (A, B and C)) located within Precinct 7 and 8 (Commercial hangar area). The preferred uses within this precinct area are for Commercial hangars (for business activities that are predominantly of an aviation support nature which provide service to the members of the WBMA and recreational aviation generally).

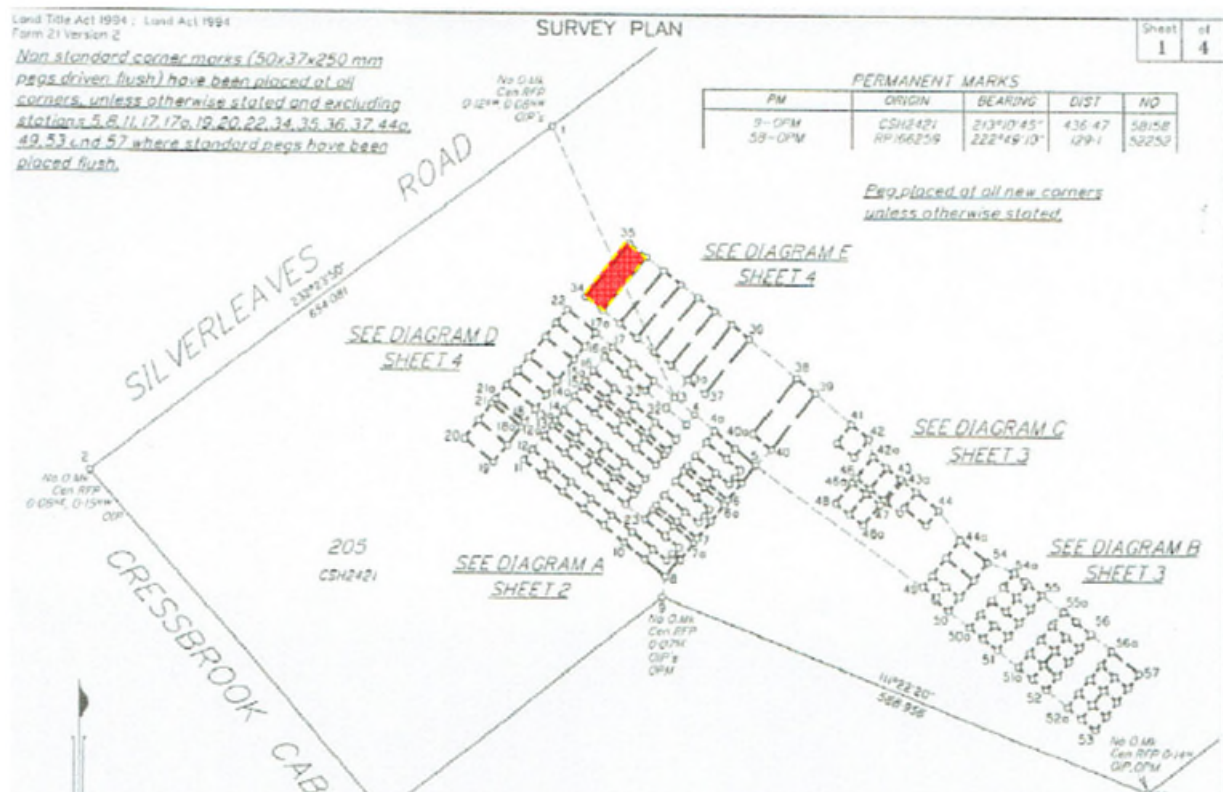


Figure 2 – Overall site plan highlighting the location of “CHAD” (Reference: Appendix A Survey Plan)

3.1 Description of the land

The site is an irregular shaped allotment with Cressbrook Caboonbah Road along the southwest boundary and frontage to Silverleaves Road along the northwest boundary. The site currently contains two airstrips along with a number of aviation related buildings. The site is part of an aerodrome, with the subject land being progressively improved with aviation-based buildings including hangars and clubhouses. The lot slopes generally to the south and east, ultimately draining to the Brisbane River and is predominantly clear of vegetation.

3.2 Access

Access to the site will be via the existing crossover that serves the airfield from Cressbrook Caboonbah Road, which is an Access Place in Council's road hierarchy. Access to the proposed lots is via an internal private road.

3.3 Connection to electricity and telecommunications

The land is within the Rural zone, and as such there is no requirement to connect the development to the reticulated electricity and telecommunications networks.

The site is however connected to this infrastructure, and it is proposed the use would be connected to these networks.

4.0 PLANNING LEGISLATION

The application will be assessed against the matters set out in section 45 and decided in accordance with section 60 of the *Planning Act 2016*.

5.0 ASSESSMENT BENCHMARKS

The proposal requires assessment against the following assessment benchmarks.

5.1 State Planning Policy 2017

A new State Planning Policy (SPP) came into effect on 3 July 2017 and is not currently reflected in the Somerset Region Planning Scheme. An assessment of the proposed development against the assessment benchmarks contained within Part E of the SPP is required.

The application has been assessed against the assessment benchmarks and the proposal is considered to comply.

5.2 South East Queensland Regional Plan 2017

The site is located within the Regional landscape and rural production area. The application has been assessed against the provisions of the regional plan and the associated regulatory requirements and was considered to comply.

The proposed reconfiguration is an exempt subdivision under the regional plan regulatory provisions, as the proposed subdivision is if consistent with the existing Preliminary Approval for a Material Change of Use (DA 4939), would meet the criteria for 'exempt subdivision' as defined in Schedule 24 of the *Planning Regulation 2017*. Consequently, subject to this existing preliminary approval remaining relevant to the use of the site, the proposed subdivision would not be prohibited development under the *Planning Regulation 2017*. Accordingly, the regional plan prohibition on subdividing lots less than 100 hectares does not apply.

5.3 Schedule 10 of the Planning Regulation 2017

Schedule 10 of the *Planning Regulation 2017* establishes assessment triggers, requirements, and assessment benchmarks. No Council assessment of the development against an assessment benchmark from the Regulation was required. Where a referral agency undertakes an assessment against a matter as required by the Regulation, this is discussed in section 6.0 of this report.

The proposal:

- (f) does not impact on any regulated vegetation;
- (g) does not impact on any koala habitat areas;
- (h) is not located within a koala priority area;
- (i) is located within a koala priority area, however Schedule 11 does not apply to the development;

- (j) is not located in proximity to a Queensland heritage place or local heritage place;
- (k) does not involve any environmentally relevant activities.

5.4 Temporary local planning instruments

There are currently no temporary local planning instruments in effect within the Somerset Region.

5.5 Variation approvals

Development is subject to the Watts Bridge Aerodrome Master Plan and the Watts Bridge Memorial Airfield Code.

5.6 Somerset Region Planning Scheme (Version 4.2)

5.6.1 Strategic framework assessment

The development application has been assessed against the strategic framework of the planning scheme and is considered to support Council's strategic intent for the region.

5.6.2 Code compliance summary

The assessment below identifies how the development proposal achieves the assessment benchmarks and where the development proposal:

- (a) proposes an alternative outcome to the identified acceptable outcomes satisfying or not satisfying the corresponding performance outcomes; or
- (b) proposes an outcome where no acceptable outcome is stated in the code and the proposed outcome does not satisfy the performance outcome.

Applicable code	Compliance with overall outcomes	Performance outcomes
Watts Bridge Memorial Airfield Code	Yes	No alternative outcomes proposed
Reconfiguring a lot code	Yes	PO1, PO4
Services works and infrastructure code	Yes	No alternative outcomes proposed
Transport access and parking code	Yes	No alternative outcomes proposed.
Applicable overlay code	Compliance with overall outcomes	Performance outcomes
Agricultural land overlay code	Yes	PO1, PO2

The assessment of the development proposal against the performance outcomes of the applicable code(s) is discussed below.

5.6.3 Performance outcome assessment

Reconfiguring a lot code

Performance outcome	Acceptable outcome
Lot size and subdivision design	
PO1 <i>Lot size and dimensions:</i> (a) provide sufficient area for the siting and construction of buildings and structures; (b) provide for safe vehicular and pedestrian access;	AO1.1 The minimum <i>lot</i> size and dimensions complies with Table 8.3.4.3.B – Minimum Lot Size and Dimensions.

<p>(c) respond appropriately to site characteristics including slope of the land and topography; and</p> <p>(d) are consistent with the intended character of the zone.</p>	
<p>Proposal Proposed lot sizes does not comply with Table 8.3.4.3.B. The proposed lots are consistent with the use of the airfield, and the masterplan. The underlying zoning remains Rural which make the lot sizes non-compliant, but they are appropriate for the land use.</p> <p>Performance Outcome Assessment The development is for a subdivision by lease where the lots are smaller than 100ha. The development proposes creation of three smaller lease lots that are still large enough to contain an aircraft hangar.</p> <p>The State Assessment and Referral Agency (SARA) have provided advice that the application can be considered by Council and where not inconsistent with the Preliminary approval, the proposal would not be considered prohibited development.</p> <p>It is recommended that the alternative outcome be accepted in this instance.</p>	
Lot layout	
<p>PO4 Where in the Rural zone, lots must be of an appropriate size and configuration to sustain the utility and productive capacity of the land for rural purposes and to reduce potential for impacts on the natural environment by facilitating opportunities for the implementation of improved land management practices and through provision of safe and adequate water supply and sewerage disposal.</p> <p>Development involving a realignment of boundaries does not result in:</p> <ul style="list-style-type: none"> (a) Fragmentation of rural lands and loss of land to rural production; (b) Conflict between farming and residential uses; (c) Loss of farming flexibility; (d) Ribbon development along rural roads; (e) Detrimental impacts on areas of ecological and scenic values; (f) Loss of practical access to extractive and mineral resources; or (g) A net increase in the number of lots within the Rural zone. 	<p>AO4.2 The minimum lot size is in accordance with the provisions of Table 8.3.4.3.B – Minimum Lot Sizes and Dimensions.</p>
Proposal	

Proposed lot sizes does not comply with Table 8.3.4.3.B. The proposed lots are consistent with the use of the airfield, and the masterplan. The underlying zoning remains Rural which make the lot sizes non-compliant, but they are appropriate for the land use.

Performance Outcome Assessment

The development is for a subdivision by lease where the lots are smaller than 100ha. The development proposes creation of three smaller lease lots that are still large enough to contain an aircraft hangar.

As discussed previously, the proposed development is not considered prohibited development and the proposed lots have an area that is suitable for the intended purpose.

It is recommended that the alternative outcome be accepted in this instance.

Agricultural land overlay code

Performance outcome	Acceptable outcome
Lot size and subdivision design	
PO1 Loss, fragmentation, alienation or diminished capacity of agricultural land is avoided unless: (a) an overriding need exists for the development in terms of public benefit; (b) no suitable alternative site exists; loss or fragmentation is minimised to the extent possible.	Where for Reconfiguring a Lot in the Rural zone AO1.3 Reconfiguring a lot does not result in the creation of a lot with an area less than 100 hectares on land identified as Agricultural Land Class A or Class B or Important Agricultural Areas on the Agricultural land overlay maps OM01a-b .
Proposal Proposed lot sizes does not comply with Table 8.3.4.3.B. The proposed lots are consistent with the use of the airfield, and the masterplan. The underlying zoning remains Rural which make the lot sizes non-compliant, but they are appropriate for the land use.	
Performance Outcome Assessment Development is for a subdivision by lease within an existing aerodrome. All of the existing leases vary in size between 400m ² and 2,000m ² . The subject land is mapped as containing Class A Agricultural Land. While the lots are less than the size anticipated by the code, the use of the land has already reduced the agricultural pursuits of the property. Given the ongoing history of the site and its use as an airfield, it is considered reasonable that in this instance the alternative outcome be accepted.	
PO2 <i>Sensitive land uses</i> in proximity to Agricultural land Class A or Class B or Important Agricultural Areas are located and designed in a manner that: (a) avoids land use conflict; (b) avoids the alienation of the resource; (c) manages impacts from agricultural activities, including chemical spray drift, odour, noise, dust, smoke and ash; and (d) does not adversely affect public health, safety and amenity;	Where for Reconfiguring a Lot in the Rural zone or a Residential Zone Category on land that adjoins the Rural zone AO2 Lots created for <i>sensitive land uses</i> within land identified as agricultural land Class A or Class B identified on Agricultural land overlay maps OM01a-b provide a public open space buffer area with a minimum width of: (a) 300 metres where open ground conditions apply; or

<p>unless it is demonstrated that the area does not support Agricultural land Class A or Class B or Important Agricultural Areas as mapped.</p> <p>Note- Note where Reconfiguring a lot occurs within land identified as <i>Agricultural land Class A or Class B</i> or Important Agricultural Areas for <i>urban purposes</i> within a <i>Future urban area</i> or <i>Urban investigation area</i> and is otherwise consistent with the Planning Scheme (including Part 4 - Strategic Framework) and other relevant State planning policy, State planning regulatory provisions or State legislation a buffer to <i>sensitive land uses</i>, dedicated as public open space may be provided in accordance with a structure plan.</p>	<p>(b) 50 metres minimum width where vegetated in accordance with a detailed landscape plan and maintained in accordance with a public open space management plan.</p>
<p>Proposal Proposed lot sizes does not comply with Table 8.3.4.3.B. The proposed lots are consistent with the use of the airfield, and the masterplan. The underlying zoning remains Rural which make the lot sizes non-compliant, but they are appropriate for the land use.</p> <p>Performance Outcome Assessment Development is for a subdivision by lease within an existing aerodrome. All of the existing leases vary in size between 400m² and 2,000m².</p> <p>The development does not result in a change to the aviation usage of the aerodrome. The existing and proposed lots are utilised for aviation pursuits, it is understood that some structures include living quarters. Given the overall use of the site, it is not anticipated that any proposed or existing land uses will be impacted by the mapped agricultural land.</p> <p>It is recommended that the alternative outcome be accepted in this instance.</p>	

5.6.4 Overall outcome assessment

The proposal is considered to comply with all the relevant performance outcomes. As such, a detailed assessment of the overall outcomes was not required.

5.7 Local government infrastructure plan

5.7.1 Priority infrastructure area

The development land is not located within the priority infrastructure area as shown in the Local government infrastructure plan mapping.

5.7.2 Infrastructure charges

The proposed development is for a subdivision, which adopts a charge consistent with a three or more-bedroom dwelling under the *Somerset Regional Council Charges Resolution (No. 1) 2023*. In determining the appropriate charging area, the land is not located within the urban footprint of Fernvale / Kilcoy / Lowood.

The draft infrastructure charges notice is attached and includes charges for the networks identified in the below sections of this report.

5.7.3 Trunk infrastructure requirements

5.7.3.1 Drinking water and wastewater networks

The site is not located within the connections area or future connections area for either the drinking water and wastewater networks, and as such future development on the created lots will require the provision of onsite services. The application has demonstrated that appropriate area exists to facilitate onsite wastewater treatment via the existing sewerage treatment facility that serves the site. This private network will be used when buildings are constructed on these lots.

5.7.3.2 Public parks and community land network

The proposal is not considered to result in an unreasonable impact on Council's parks and community land network.

There is no adopted charge for the public parks and community land network applicable as the proposal is outside of the relevant service catchments.

5.7.3.3 Stormwater network

Standard development conditions are recommended to ensure non-worsening for other properties and discharge to a lawful point of discharge.

There is no applicable adopted charge for the stormwater network as the site is located outside of the Urban Footprint.

5.7.3.4 Transport network

The proposed development involves the creation of three lots via a subdivision by lease. It is not anticipated that the proposed development will adversely impact on the surrounding road network.

An adopted charge for the transport network applies.

6.0 REFERRAL

6.1 Referral agencies

In accordance with the *Planning Regulation 2017*, there are no referral agencies applicable for this application.

SARA provided advice on 19 February 2024 that their previous advice dated 30 October 2017 regarding exempt subdivision was still applicable.

The previous determination regarding reconfiguring a lot on the site and "... *confirmation by Somerset Regional Council that the above Preliminary Approval was properly made on 2 February 2006, and the criteria for 'exempt subdivision' under Schedule 24 of the Planning Regulation 2017 can be met, as follows:*

exempt subdivision means a subdivision that—

- (e) *is consistent with a material change of use approved under a development approval that applies to the lot being subdivided, if the application for the development approval was properly made under the repealed IPA before 31 October 2006;*"

The proposed subdivision, being consistent with the existing Preliminary Approval for a Material Change of Use (DA4939) would meet the criteria for exempt subdivision as defined in Schedule 24 of the *Planning Regulation 2017*, as listed above.

6.2 Third party advice

Council did not seek third-party advice for this application.

7.0 PUBLIC NOTIFICATION

7.1 Notification requirements

The application was subject to impact assessment, and public notification was required. The application was publicly notified in accordance with the requirements of the *Development Assessment Rules* as follows:

- a) public notification was served to all adjoining landowners on 19 March 2024;
- b) a notice was published in the Lockyer Valley and Somerset Independent newspaper on 20 March 2024;
- c) a notice in the prescribed form was placed on the premises on 20 March 2024 and maintained for the minimum period of 15 business days until 15 March 2024.

Council received the notice of compliance on 16 April 2024, confirming that public notification had been undertaken in accordance with the statutory requirements.

7.2 Matters raised in submissions

No comments or submissions were received.

8.0 OTHER RELEVANT MATTERS

Not applicable.

9.0 CONCLUSION

The proposed development is for a reconfiguring a lot – subdivision by lease (1 lot into 3 lots). The proposal has demonstrated compliance with acceptable outcomes of each of the applicable assessment benchmarks, or otherwise complied with the relevant performance outcomes.

It is recommended that the application be approved, subject to the imposition of reasonable and relevant conditions, as outlined in the schedules and attachments.

10.0 ATTACHMENT

1. Existing Site Plan – Job Number 2023-049 – Drawing number SK 1.01 Issue B – prepared by Mayhill Planning and Architecture Pty Ltd – dated 23 October 2023
2. Proposed ROL Plan - Job Number 2023-049 - drawing number SL1.02 Issue B - prepared by Mayhill Planning and Architecture Pty Ltd - dated 23 October 2023
3. Draft Infrastructure Charges Notice

RECOMMENDATION

THAT Council:

1. approve Development Application No. 24395 for a Development Permit for a Reconfiguration of a Lot by way of Subdivision by lease (one into three lots) on land situated at 801 Cressbrook Caboonbah Road, Cressbrook, formally described as Lot 205 CSH2421, subject to the recommended conditions and requirements contained in the schedules and attachments to this report.
2. publish the officer's report for this application to Council's website as the statement of reasons in accordance with section 63(5) of the *Planning Act 2016*.

SCHEDULE 1 – RECONFIGURING A LOT CONDITIONS		
Assessment Manager		
No	Condition	Timing

1.1	Carry out the development generally in accordance with the material contained in the development application, supporting documentation, and the plans and documents listed below, except where amended by these development conditions. Proposed ROL Plan - Job Number 2023-049 - drawing number SL1.02 Issue B - prepared by Mayhill Planning and Architecture Pty Ltd - dated 23 October 2023	At all times.
1.2	The development must comply with the relevant provisions of the Somerset Region Planning Scheme (Version 4.2), Watts Bridge Master Plan, Watts Bridge Memorial Airfield Code, and Local Laws, to the extent they have not been varied by this Development Approval.	At all times.
1.3	Pay to Somerset Regional Council any outstanding rates or charges or expenses that are a charge over the subject land levied by the council, including any charges that are levied but not fully paid over the subject land.	Prior to the request for approval of the Plan of Subdivision.
1.4	All development conditions of this Development Approval must be complied with at no cost to Somerset Regional Council, unless stated otherwise in any specific condition of approval.	At all times.
1.5	A Registered Cadastral Surveyor must install new Survey Marks in their correct positions in accordance with the Plan of Subdivision and the endorsement of the work must be certified in writing.	Prior to the request for approval of the Plan of Subdivision.
1.6	Pay to Council the applicable amount at the time of request for plan of subdivision endorsement for the issue of new valuations by the Department of Resources. Currently, the amount is set at \$44.00 per allotment.	As part of the request for approval of the Plan of Subdivision.
SCHEDULE 2 – ENGINEERING <i>Assessment Manager</i>		
No	Condition	Timing
	GENERAL	
2.1	Bear the costs of works carried out to Council and utility services infrastructure and assets, including any alterations and repairs resulting from compliance with these conditions.	At all times.
SCHEDULE 3 – ADVICE <i>Assessment Manager</i>		
This approval has effect in accordance with the provisions of section 71 of the <i>Planning Act 2016</i> .		
Currency Period - Pursuant to section 85 of the <i>Planning Act 2016</i> the approval will lapse if the plan of subdivision is not provided to the local government within the 'currency period' – being four (4) years starting the day the approval takes effect.		
The applicant may make representations (change representations) about a matter in this development application within the applicant's appeal period under the process established in chapter 3, part 5, subdivision 1 of the <i>Planning Act 2016</i> .		

<p>The <i>Planning Act 2016</i> provides for a person to make a change to this development application outside the applicant's appeal period, following the process outlined in chapter 3, part 5, subdivision 2 of the Act.</p>
<p>The Applicant has the Right of Appeal to the Planning and Environment Court regarding the conditions of this approval.</p>
<p>The <i>Aboriginal Cultural Heritage Act 2003</i> establishes a Duty of Care for Indigenous Cultural Heritage. This applies on all land and water, including freehold land. The Cultural Heritage Duty of Care lies with the person or entity conducting an activity.</p> <p>Penalty provisions apply for failing to fulfil the Cultural Heritage Duty of Care.</p> <p>Persons proposing an activity that involves additional surface disturbance beyond that which has already occurred at the proposed site need to be mindful of the Cultural Heritage Duty of Care requirement.</p> <p>Details on how to fulfil the Cultural Heritage Duty of Care are outlined in the Cultural Heritage Duty of Care Duty Guidelines gazetted with the Act.</p> <p>Council strongly advises that you obtain a copy of the Cultural Heritage Duty of Care Guidelines and seek further information on the responsibilities of proponents under the terms of the current Aboriginal Cultural Heritage Act.</p> <p>Information about the cultural heritage duty of care is available at qld.gov.au/firstnations/environment-land-use-native-title/cultural-heritage/cultural-heritage-duty-of-care</p>
<p>Parts of the Somerset Region are within Fire Ant Biosecurity Zones.</p> <p>If you are working with organic materials, you are legally obliged to check the fire ant biosecurity zones and use fire ant-safe practices before moving them to a new location (<i>Biosecurity Regulation 2016</i>).</p> <p>If you are unable to do so, you must apply for a biosecurity instrument permit.</p> <p>Penalties can also apply to individuals and businesses that do not use fire ant-safe practices before moving materials.</p> <p>It is a legal obligation to report any sighting or suspicion of fire ants within 24 hours to Biosecurity Queensland on 13 25 23.</p> <p>The Fire Ant Biosecurity Zones as well as general information can be viewed on the DAF website www.daf.qld.gov.au/fireants</p>
<p>There are no Levied Charges related to this Development Approval.</p> <p>From 1 July 2014, Infrastructure Charges related to the water supply and wastewater network are given by and paid to the South East Queensland Distributor-Retailer Authority, trading as Urban Utilities, and are separate from this Development Approval.</p>

The Plan of Subdivision will not be released until all works are completed to Council's satisfaction or uncompleted works are suitably bonded.

Attachments for the Decision Notice include:

- Proposed ROL Plan - Job Number 2023-049 - Drawing number SL1.02 Issue B - prepared by Mayhill - dated 23 October 2023

Resolution	Moved – Cr Brieschke	Seconded – Cr Bishop
<p>“THAT Council</p> <ol style="list-style-type: none"> 1. approve Development Application No. 24395 for a Development Permit for a Reconfiguration of a Lot by way of Subdivision by lease (one into three lots) on land situated at 801 Cressbrook Caboonbah Road, Cressbrook, formally described as Lot 205 CSH2421, subject to the recommended conditions and requirements contained in the schedules and attachments to this report. 2. publish the officer's report for this application to Council's website as the statement of reasons in accordance with section 63(5) of the <i>Planning Act 2016</i>. 		

SCHEDULE 1 – RECONFIGURING A LOT CONDITIONS

Assessment Manager

No	Condition	Timing
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1.2	The development must comply with the relevant provisions of the Somerset Region Planning Scheme (Version 4.2), Watts Bridge Master Plan, Watts Bridge Memorial Airfield Code, and Local Laws, to the extent they have not been varied by this Development Approval.	At all times.
1.3	Pay to Somerset Regional Council any outstanding rates or charges or expenses that are a charge over the subject land levied by the council, including any charges that are levied but not fully paid over the subject land.	Prior to the request for approval of the Plan of Subdivision.
1.4	All development conditions of this Development Approval must be complied with at no cost to Somerset Regional Council, unless stated otherwise in any specific condition of approval.	At all times.
1.5	A Registered Cadastral Surveyor must install new Survey Marks in their correct positions in accordance with the Plan of Subdivision and the endorsement of the work must be certified in writing.	Prior to the request for approval of the Plan of Subdivision.

1.6	Pay to Council the applicable amount at the time of request for plan of subdivision endorsement for the issue of new valuations by the Department of Resources. Currently, the amount is set at \$44.00 per allotment.	As part of the request for approval of the Plan of Subdivision.
SCHEDULE 2 – ENGINEERING <i>Assessment Manager</i>		
No	Condition	Timing
	GENERAL	
2.1	Bear the costs of works carried out to Council and utility services infrastructure and assets, including any alterations and repairs resulting from compliance with these conditions.	At all times.
SCHEDULE 3 – ADVICE <i>Assessment Manager</i>		
This approval has effect in accordance with the provisions of section 71 of the <i>Planning Act 2016</i> .		
Currency Period - Pursuant to section 85 of the <i>Planning Act 2016</i> the approval will lapse if the plan of subdivision is not provided to the local government within the 'currency period' – being four (4) years starting the day the approval takes effect.		
The applicant may make representations (change representations) about a matter in this development application within the applicant's appeal period under the process established in chapter 3, part 5, subdivision 1 of the <i>Planning Act 2016</i> .		
The <i>Planning Act 2016</i> provides for a person to make a change to this development application outside the applicant's appeal period, following the process outlined in chapter 3, part 5, subdivision 2 of the Act.		
The Applicant has the Right of Appeal to the Planning and Environment Court regarding the conditions of this approval.		
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Penalty provisions apply for failing to fulfil the Cultural Heritage Duty of Care.		
Persons proposing an activity that involves additional surface disturbance beyond that which has already occurred at the proposed site need to be mindful of the Cultural Heritage Duty of Care requirement.		
Details on how to fulfil the Cultural Heritage Duty of Care are outlined in the Cultural Heritage Duty of Care Duty Guidelines gazetted with the Act.		
Council strongly advises that you obtain a copy of the Cultural Heritage Duty of Care Guidelines and seek further information on the responsibilities of proponents under the terms of the current Aboriginal Cultural Heritage Act.		
Information about the cultural heritage duty of care is available at gld.gov.au/firstnations/environment-land-use-native-title/cultural-heritage/cultural-heritage-duty-		

of-care

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If you are unable to do so, you must apply for a biosecurity instrument permit.

Penalties can also apply to individuals and businesses that do not use fire ant-safe practices before moving materials.

It is a legal obligation to report any sighting or suspicion of fire ants within 24 hours to Biosecurity Queensland on 13 25 23.

The Fire Ant Biosecurity Zones as well as general information can be viewed on the DAF website www.daf.qld.gov.au/fireants

There are no Levied Charges related to this Development Approval.

From 1 July 2014, Infrastructure Charges related to the water supply and wastewater network are given by and paid to the South East Queensland Distributor-Retailer Authority, trading as Urban Utilities, and are separate from this Development Approval.

The Plan of Subdivision will not be released until all works are completed to Council's satisfaction or uncompleted works are suitably bonded."

Carried

Vote - Unanimous

Subject:	Rural fire levy FY2025
File Ref:	Financial management – levies – rural fire levy
Action Officer:	DFIN

Background/Summary

Council set a rural fire levy for FY2024 at \$36 to raise a total of \$313,009 which was the amount requested by Queensland Fire and Emergency Services (QFES) to fund local volunteer rural fire brigades.

Representatives of QFES convened a rural fire Local Area Finance Committee (LAFC) meeting on 23 May 2024 to discuss rural fire funding for FY2025. The LAFC is comprised as follows:

- Area Director Rural Fire Service (RFS) – West Moreton
- Area Director Rural Fire Service (RFS) - Caboolture
- Two representatives from each rural fire Group (Esk and Stanley River Groups)
- Two representatives from Somerset Regional Council

Council was represented at the LAFC meeting by Cr Brett Freese. The writer was also in attendance at the meeting as an observer.

QFES have emailed on 24 May 2024 (attached) requesting funding of \$353,600 for rural fire operating and capital needs for FY2025 (\$213,600 and \$140,000 respectively).

Council can only set a rural fire levy at its budget meeting because the levy is a type of rate.

Council's rural fire levy has historically been charged per lot for non-farm properties and per farm (for farming properties). A levy of approximately \$40.70 per parcel/ farming property would raise the amount requested.

The rural fire levy has been set at \$25.00 in FY2020, \$35.60 in FY2021, \$36.00 in FY2022, \$41.00 in FY2023 and \$36.00 in FY2024 in response to requests from QFES.

Effective 1 July 2024, QFES has reclassified 259 properties near Kilcoy as being in the urban fire area instead of a rural fire levy area. This results in a 3% reduction in the number of properties paying a rural fire levy which has been factored into the calculation of the \$40.70 potential rural fire levy.

Attachments

Nil

Recommendation

THAT Queensland Fire and Emergency Services be advised that Council will consider a request to set a rural fire levy raising approximately \$353,600 at its budget meeting scheduled for 10 July 2024.

Resolution

Moved – Cr Hurley

Seconded – Cr Bishop

“THAT Queensland Fire and Emergency Services be advised that Council will consider a request to set a rural fire levy raising approximately \$353,600 at its budget meeting scheduled for 10 July 2024.”

Carried

Vote - Unanimous

Subject:	Register of cost recovery fees/ commercial charges FY2025
File Ref:	Cost recovery fees
Action Officer:	DFIN

Background/Summary

Council's total audited FY2023 fees and charges revenue was \$2.2 million. 80% of this revenue was linked to land development activity and land ownership changes.

A draft register of cost recovery fees and schedule of fees and charges for FY2025 is attached (Appendix F1).

Unlike rates and charges which can only be decided at a budget meeting, Council may change a fee each Council meeting if desired.

The attached draft schedule retains provisions for the Chief Executive Officer to waive relevant fees as considered appropriate, for example building demolition for flood-impacted properties.

Fees in the attached draft schedule are indexed by 6.0% (with rounding) consistent with clause 3.1.1 (a) of the Somerset Regional Council – Officers Certified Agreement 2023.

The calculated percentage change for each fee after rounding is shown in the schedule. Exceptions to the indexation include:

- The cost recovery fees which impact the most people ordinarily are for dog registration. As a result of last year's change to a three-year dog registration period of 2023 to 2026 however, the only dog registration fees required are introductory fees in respect of new registrations. No change is proposed for these introductory fees at \$50.
- No change is proposed for volumetric domestic light vehicle waste fees for FY2024.
- No change is proposed for refundable bonds and deposits

Attachments

Draft register of cost-recovery fees and schedule of fees and charges (Appendix F1).

Recommendation

THAT the attached 2024/2025 register of cost recovery fees and schedule of fees and charges marked "Appendix F1" be adopted excluding "for information" columns.

Resolution

Moved – Cr Isidro

Seconded – Cr Bishop

"THAT the attached 2024/2025 register of cost recovery fees and schedule of fees and charges marked "Appendix F1" be adopted excluding "for information" columns."

Vote - Unanimous

Carried

Subject:	Finance report
File Ref:	Monthly reporting/ finance
Action Officer:	DFIN

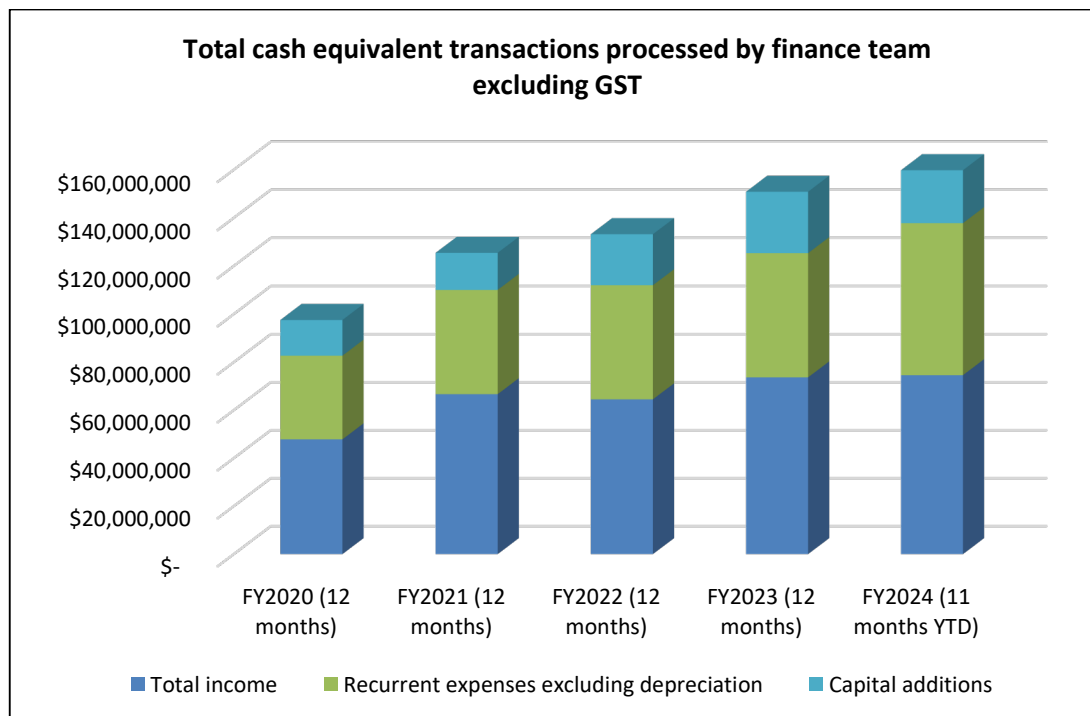
Background/Summary

Financial reports

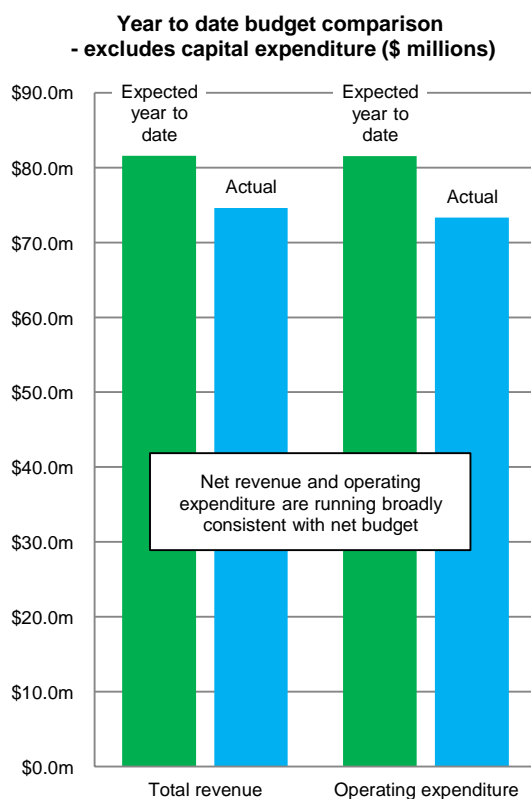
Reports for the period 1 July 2023 to 23 May 2024 are attached detailing the progress that has been made in relation to Council's FY2024 budget consistent with Local Government Regulation 2012 s204. The budget used is the revised budget adopted 24 January 2024 rather than the original budget. The revised budget includes significant new capital expenditure such as the \$10M Muckerts/McCulkins Lane upgrade project.

The main budget variances result from less than expected contract works being offered by the Department of Transport and Main Roads (affecting both revenue and expenditure), the prepayment of 96% of this year's Financial Assistance Grant during last financial year and the reallocation of road maintenance expenditure at certain locations to natural disaster restoration costs following confirmation of their eligibility for funding under Commonwealth State Disaster Restoration Funding Arrangements.

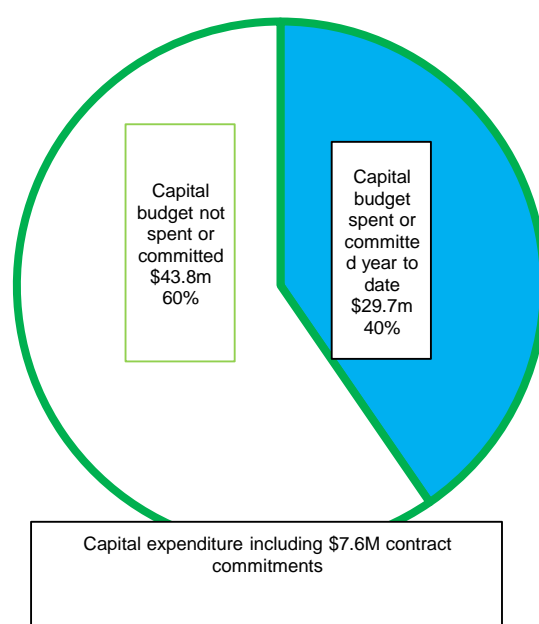
The finance team has processed cash equivalent transactions (excluding GST and depreciation) to date versus previous years as below. Total FY2023 transactions were 55% greater than FY2020 transactions. This represents a 16%+ year-on-year increase in overall activity. Total transactions after eleven months of FY2024 are above those of FY2023.



Provisional results for the financial year to date with 90% of the financial year completed are summarised as follows:



Total capital expenditure and commitments



SEQ Community Stimulus Program (SEQCSP)

The State Government announced on 22 May 2024 that Somerset will receive \$4.69M in once-off allocated funding under the SEQCSP.

In addition to this Somerset Regional Council is eligible to compete with larger councils like Brisbane City Council and Gold Coast City Council for a share of a \$22.26M SEQ competitive funding pool.

Roads to Recovery (R2R)

The Commonwealth Government has advised that Council will receive \$8.69M for the five-year funding period 1 July 2024 to 30 June 2029 to assist in funding defined types of road projects. This is an increase in the previous five-year allocation.

Other Grants

- Council is awaiting the outcome of a funding application lodged under the Australian Government Community Energy Upgrades Fund Round 1 (CEUF) in April 2024:

	Project value	CEUF funding sought
LED streetlighting conversion model for regional Queensland	\$1,555,792	\$777,896

- Council is awaiting the outcome of a funding application lodged under the Australian Government's Disaster Ready Fund (DRF) for the following project in March 2024:

	Project value	DRF funding sought
Heatwave mitigation/ mature tree planting in low SEIFA greater western Brisbane	\$4,170,000	\$2,085,000

- Council is awaiting the outcome of funding applications lodged under the Queensland Resilience and Risk Reduction Fund (QRRRF) in October/November 2023. Queensland Reconstruction Authority officers have confirmed that they are still assessing these applications:

	Project value	QRRRF funding sought
Moore 1A flood/overland flow risk mitigation project	\$303,280	\$151,640
Fernvale 2A flood/overland flow risk mitigation project	\$461,726	\$230,863

- Council is awaiting the outcome of a funding submission (expression of interest) lodged under the Queensland Government Growing Future Tourism Program (GFT) round 2 in April 2024.

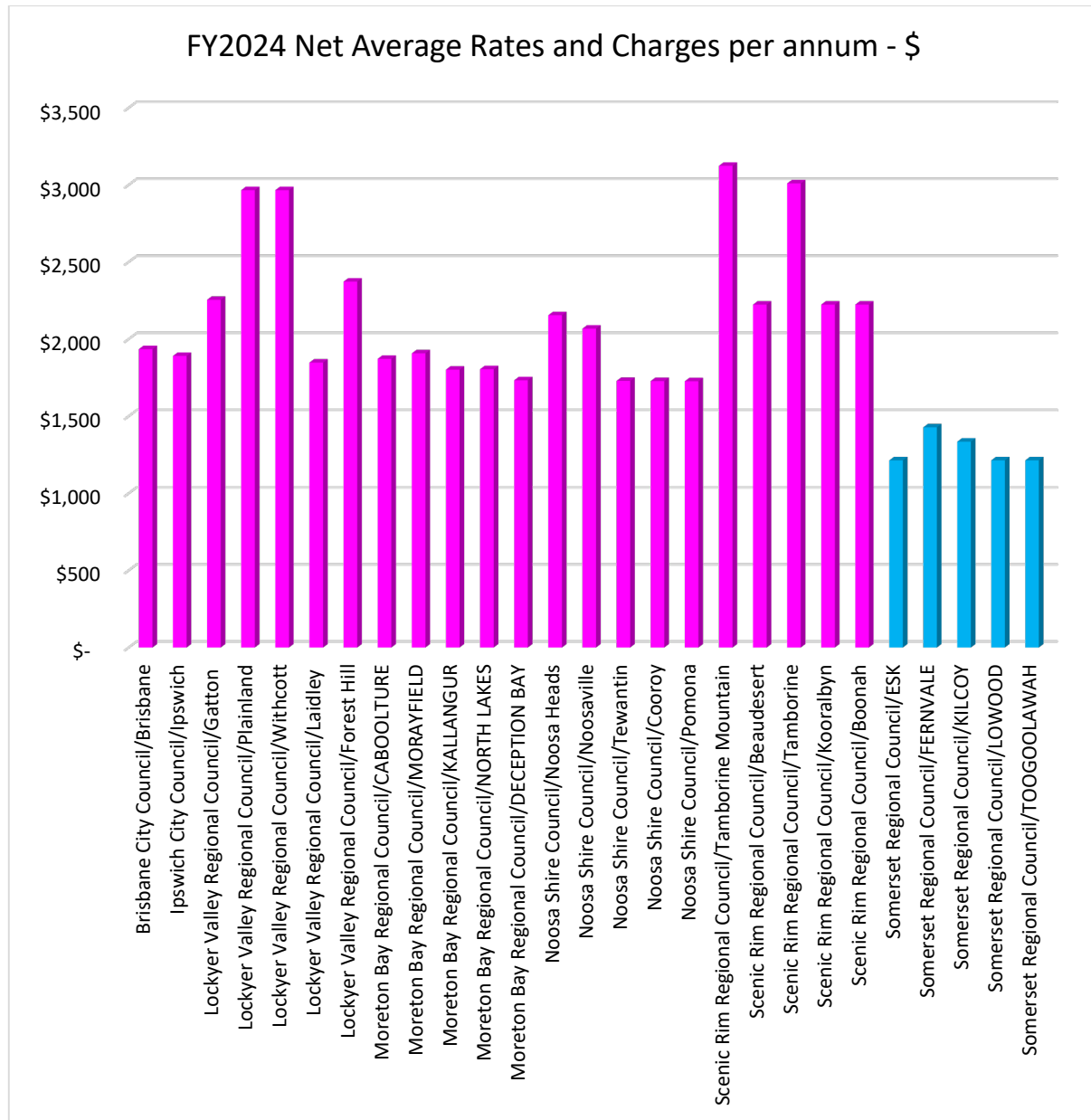
It is noted that Queensland Government Growing Future Tourism Program (GFT) round 1 only awarded grants for five projects across the whole of Queensland and none of these grants were awarded to a local government. They included grants to major privately owned tourism businesses such as Australia Zoo and Lindeman Island Resort.

	Project value	GFT funding sought
Construction 6.2km walking trails on Mt Glen Rock, Esk, carparking and interpretive and wayfaring signage	\$2,658,600	\$1,329,300

- Council was advised that an application for an extension of time to complete a Queensland Government grant funded project, Kilcoy Landfill Rehabilitation was granted through to 30 September 2024.

Comparative rates

In April 2024 the Queensland Department of Housing Local Government Planning and Public Works released the comparative rates for FY2024 including as below.



Investments

Council relies on interest revenue to keep rates at the lowest possible level. The Reserve Bank of Australia rapidly increased its target interest rate from 0.10% on 3 May 2022 to 4.35% on 6 December 2023.

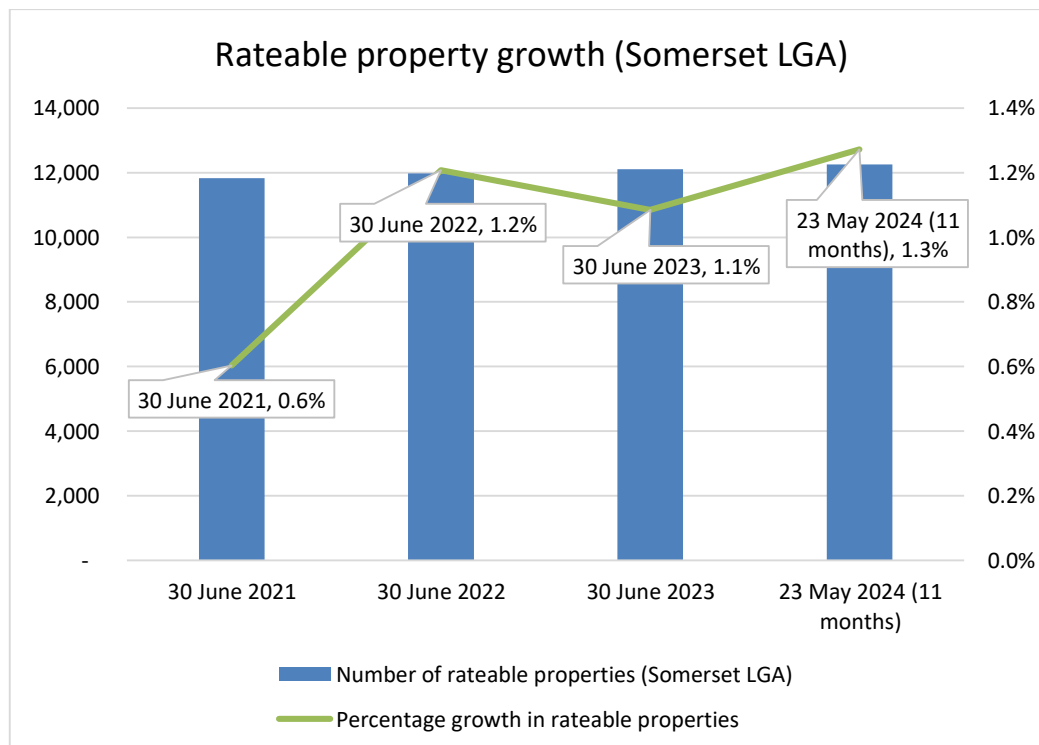
An investment summary is attached detailing interest earnings from Queensland Treasury Corporation (QTC) cash fund and other sources. Council's key long-term investment strategy has been to maintain interest-bearing credit facilities totalling \$53.8 million to Urban Utilities (UU) which helps fund vital infrastructure like Lowood wastewater treatment plant as well as providing mutual benefit to both UU and Council.

These currently carry a combined weighted average interest rate of 3.27%. Interest rates on the UU facilities are reviewed annually by QTC based on the rate resetting formula. QTC have advised that the combined weighted average rate will reset to 3.65% from 1 July 2024.

Interest revenue for FY2024 is budgeted at \$317 on average for every rateable property in Somerset. After eleven months, actual interest revenue is \$333 per rateable property compared to pro rata budget of \$287 per rateable property.

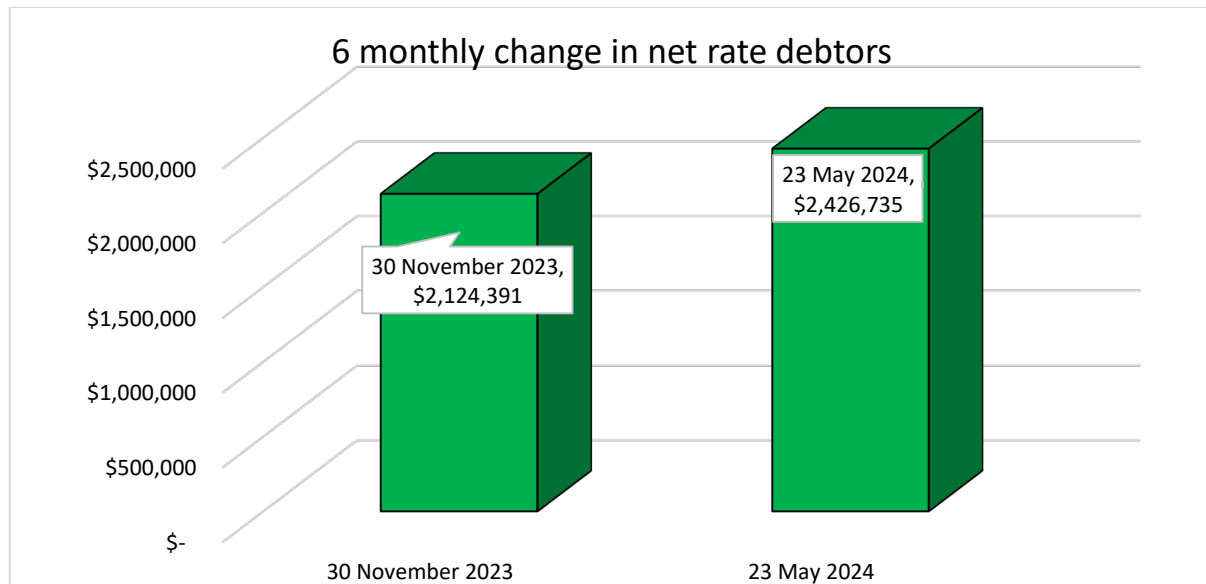
Growth

Rateable property data provides an indication of regional growth. The total number of rateable properties in Somerset has increased as follows. The percentage growth during the first eleven months of FY2024 exceeds the percentage growth of the whole of FY2023.



Rates

Council issues rate notices each six months. The following chart shows that the total rate debtors has increased in comparison to the previous six months:



Council issued 27 notices of intention to sell land for overdue rates or charges on 10 and 16 May 2024. Council officers are working with owners and their mortgagees to avoid sales where possible.

Road maintenance and flood repairs

Council's 30 most costly road segments including both ordinary maintenance and flood repairs for the year to date were as below.

Costs per linear metre where relevant has been added for context:

Road segment	Cost (\$000's)	Cost per linear metre (\$)
Scrub Creek Rd (flood repairs) 01671Ch1670-Ch1850	1,050	
Gregors Creek Rd (flood repairs) 03229Ch2350-Ch2500	171	
Braeburn Rd (flood repairs) 01374Ch170-Ch190	138	
Mt Stanley Rd (bitumen) Mtc23476m	135	
Tooloorum Rd (flood repairs) 07752Ch3000-Ch6620	131	36
Glamorgan Vale Rd (flood repairs) 06311Ch7438-Ch7470	128	
Esk Crows Nest Rd (flood repairs) 08911Ch4420-Ch4440	127	
Mount Byron Rd (flood repairs) 07927Ch10960-Ch12850	119	63
Kangaroo Creek Rd (flood repairs) 03180Ch3220-Ch6820	112	31
Mt Beppo Rd (flood repairs) 07673Ch10410-Ch10485	111	
Diaper Rd (flood repairs) 08661Ch0-Ch2200	101	46
Western Branch Rd (flood repairs) 08642Ch22640-Ch25070	96	40
Rasmussen Rd (flood repairs) 02109Ch2750-Ch2970	95	
Diaper Rd (flood repairs) 08662Ch2200-Ch4250	95	46
Hine Rd (flood repairs) 01802Ch554-Ch595	93	
Monsildale Rd (flood repairs) 08545Ch1530-Ch3750	91	41
Mt Beppo Rd (flood repairs) 07696Ch4315-Ch4395	90	
Spring Creek Rd (gravel) Mtc7156m	88	

Reinbotts RdCulvCh0.4	86	
Stirlings Rd (flood repairs) 07785Ch550-Ch3000	82	33
Western Branch Rd (flood repairs) 08639Ch19880-Ch21920	81	40
Hine Rd Ch0.57Hine RdBrNo2	78	
Highwood Lane (flood repairs) 07967Ch4490-Ch6690	78	35
Gunyah St (bitumen) Mtc390m	78	
Loughrans Rd (flood repairs) 05629Ch0-Ch2200	78	35
Westvale Rd (flood repairs) 08135Ch1350-Ch2420	76	71
Eastern Branch Rd (flood repairs) 08554Ch870-Ch2720	75	41
Maria Crescent (flood repairs) 01515Ch10520-Ch10540	74	
Banks Creek Rd (flood repairs) 05482Ch5040-Ch8210	74	23
Highwood Lane (flood repairs) 07966Ch2630-Ch4490	73	39
Subtotal (\$000's)	3,904	

Special road maintenance/ renewal

In addition to ordinary bitumen road maintenance and flood repairs, expenditure on resealing of bitumen roads is budgeted for FY2024 at \$2.3M. Resealing is a necessary part of the ongoing cost of managing the sealed road network.

Attachments

Financial reports and payment listings

Recommendation

THAT Council receive the financial reports for 1 July 2023 to 23 May 2024 and the report on payments processed from 23 Apr 2024 to 24 May 2024 totalling \$17,160,989.76 and that the contents be noted.

Resolution

Moved – Cr Freese

Seconded – Cr Jess

“THAT Council receive the financial reports for 1 July 2023 to 23 May 2024 and the report on payments processed from 23 Apr 2024 to 24 May 2024 totalling \$17,160,989.76 and that the contents be noted.”

Carried

Vote - Unanimous

Subject:	Application for Show Holiday 2025
File Ref:	Laws and Enforcement / Declarations / Holiday Act 1993
Action Officer:	DCORP

Background/Summary

Council is in receipt of correspondence from The Senior Industrial Officer, Office of Industrial Relations seeking Council's advice on a Show Holiday for 2025. Advice is to be submitted by no later than Friday, 12 July 2024.

Council has previously applied for a Show Holiday in August, with respect to the Royal Queensland Show (Brisbane Exhibition).

Attachments

Nil

Recommendation

That Council request the granting of a show holiday for 2025 with respect to the Royal Queensland Show, with such holiday to be observed in August, on the Monday immediately preceding People's Day at the Show being 11 August 2025.

Resolution

Moved – Cr Brieschke

Seconded – Cr Bishop

“That Council request the granting of a show holiday for 2025 with respect to the Royal Queensland Show, with such holiday to be observed in August, on the Monday immediately preceding People's Day at the Show being 11 August 2025.”

Carried

Vote - Unanimous

Subject:	Grant Funding Opportunities – South East Queensland Community Stimulus Program 2024 – 2027 and Thriving Suburbs
File Ref:	Grants Programs- Programs – Thriving Suburbs
Action Officer:	DCORP

Background/Summary

South East Queensland Community Stimulus Program

On 23 May 2024, the Queensland Department of State Development, Infrastructure, Local Government and Planning opened applications for the 2024-2027 South East Queensland Community Stimulus Program (SEQCSP).

The 2024-2027 SEQCSP provides \$100 million for funding to South East Queensland (SEQ) councils through a mixture of base allocation funding (\$78 million) and competitive funding (\$22 million) for a maximum of two applications.

The aim of the SEQCSP is to support SEQ councils to fast-track investment in infrastructure, planning and capability development projects which:

- Support economic investment in outer-urban areas or low socio-economic areas.
- Invest in essential infrastructure and services.
- Support the long-term sustainability of the local government.

The Lowood Swimming Pool Refurbishment project was funded under the 2021-2024 SEQCSP. This project was delivered on time and within budget.

Applications for the SEQCSP close Friday, 5 July 2024.

Thriving Suburbs Program

Somerset Regional Council is eligible for the Australian Government Thriving Suburbs Program (TSP). TSP is delivered by the Australian Department of Infrastructure, Transport, Regional Development, Communications and the Arts.

The TSP provides \$200 million over two years from 2024-2025 to drive local economic prosperity by providing access to funding for capital works for infrastructure across urban, suburban and peri-urban communities. Previously, Somerset Region has been eligible to apply for similar funding under the Building Better Regions Fund, now known as the Growing Regions Fund, which funding capital works for regional and rural communities.

The objectives of the TSP are:

- Constructing or upgrading community infrastructure, for example sporting or cultural facilities.
- Contributing to achieving productivity and liveability outcomes.
- Project that are strategic aligned with government priorities.

Under the TSP, low rate based Councils may apply for up to 70 per cent of eligible project costs. Somerset Region and Lockyer Valley Region are the only low rate based Councils eligible for the program in Queensland.

Application timelines for the TSP are expected imminently. Applications will be assessed by an expression of interest and application phases.

The TSP allows for a minimum finding amount of \$500,000 and maximum funding amount of \$15 million. Councils may apply for a maximum of two projects under the TSP.

Proposed Projects

At the 21 December 2023 Ordinary meeting, Council endorsed applications for funding under the SEQCSP for the Toogoolawah Gateway Centre, Toogoolawah Swimming Pool Upgrade, Kilcoy Indoor Sports Centre Redevelopment – Stage 1 and development of Mount Glen Rock hiking trails and associated infrastructure.

The following funding submissions have been drafted for Council's consideration with regards to the to the upcoming SEQCSP and TSP grant opportunities.

Funding Program	Project	Description	Council Contribution	Rationale
SEQCSP	Toogoolawah Swimming Pool Upgrade	Construction of a new 8-lane concrete tiled pool, including associated plant upgrades, shade sail installation and ramp access	50%	Meets funding criteria. Council has capacity and capability to complete the proposed project, including evidence of previous performance in delivering similar projects (e.g. Lowood Swimming Pool upgrade).
SEQCSP	Kilcoy Indoor Sports Centre Redevelopment – Stage 1	All proposed redevelopment items with the exception of the multi-purpose indoor courts, and including: - Car parking and access arrangements - Entry, foyer, café, reception - Administration area - Allied health area - New modern health and fitness centre – 24 hour access - Improved ventilation and temperature control - Updated amenities - Children play area - Expanded gymnastics - New change rooms - New storage.	50%	Meets funding criteria. Council has capacity and capability to complete the proposed project, including evidence of previous performance in delivering similar projects (e.g. Lowood Swimming Pool upgrade, New Toogoolawah Community Gym project and Fernvale Indoor Sports Centre upgrades).
TSP	Toogoolawah Gateway Centre	New library and community use facility in Toogoolawah, including community services consultation rooms and carparking with connectivity to the Brisbane Valley Rail Trail.	30%	Meets funding criteria.
TSP	Mount Glen Rock – Hiking Trails, and Cultural and Natural Experience Development	Stage 1 Mount Glen Rock development, including: - Lions Park upgrade including the construction of adjacent car and RV parking facility - Approximately 6kms of hiking trails (i.e. saddle, ridge and eastern loop trails) - First Nations Surveying, Story Collection and Historical Research - Interpretive Signage (Ecological, Cultural and Heritage) - Wayfinding Signage	30%	Meets funding criteria.

Attachments

Nil

Recommendation

THAT Council:

1. Endorse the submission of the Toogoolawah Swimming Pool Upgrade and Kilcoy Indoor Sports Centre Redevelopment – Stage 1 applications to the Queensland Government 2024-2027 South East Queensland Community Stimulus Program, with a 50 per cent financial contribution from Council toward the project costs.
2. Endorse the submission of the Toogoolawah Gateway Centre and Mount Glen Rock – Hiking Trails, and Cultural and Natural Experience Development applications to the Australian Government Thriving Suburbs Program, with a 30 per cent financial contribution from Council toward the project costs.

Resolution

Moved – Cr Hurley

Seconded – Cr Bishop

“THAT Council:

1. Endorse the submission of the Toogoolawah Swimming Pool Upgrade and Kilcoy Indoor Sports Centre Redevelopment – Stage 1 applications to the Queensland Government 2024-2027 South East Queensland Community Stimulus Program, with a 50 per cent financial contribution from Council toward the project costs.
2. Endorse the submission of the Toogoolawah Gateway Centre and Mount Glen Rock – Hiking Trails, and Cultural and Natural Experience Development applications to the Australian Government Thriving Suburbs Program, with a 30 per cent financial contribution from Council toward the project costs.”

Carried*Vote - Unanimous*

Subject:	2024 Somerset Garden Competition – Nomination of Judges
File Ref:	Tourism – Events – 2024 Somerset Garden Competition
Action Officer:	TO

Background/Summary

Planning for the 2023 Somerset Garden Competition is currently underway.

Key Dates:

- 1 July 2024: Entries open
- 5 September 2024: Entries close
- 9-13 September 2024: Judging
- 18 September 2024: Awards Presentation
- 28-29 September 2024: Open Garden Weekend

Sponsorship:

As per previous years, Searles Garden Products (Searles) and The Lockyer Somerset Independent (TLSI) have been confirmed as sponsors of the 2024 Somerset Garden Competition. Searles will be providing the entrant packs and prize packs for the major category winners and TLSI will be providing media sponsorship and advertising.

Categories:

As per the recommended action from the 21 December 2023 Ordinary meeting, the Major Categories for the 2024 Competition include:

- Best Urban Garden
- Best Rural Garden
- Best Business/Community Group Garden
- Best First Time Entrant (entries will be also open to first time entrants from 2022 and 2023)

Following a review of other regional garden competitions, the Bonus Categories for the 2024 Competition have been changed to include:

- Best Sustainable Garden (new)
- Best Habitat Garden (new)
- Best Floral Garden (new)
- Best Repurposed/Upcycled Garden

Judges:

The judging panel will comprise of the following:

- Two (2) x Councillors from Somerset Regional Council
- One (1) x external judge with an interest/background in horticulture and/or landscape architecture/design

The judges will need to be available the week commencing Monday 9 September 2024 to attend the gardens for judging and on Wednesday 18 September 2023 for the awards presentation at the Somerset Civic Centre.

Seven potential external judges were approached, with only one nomination being received from the Valley of the Lakes Garden Club. Carol Blacklock was endorsed by the Valley of the Lakes Garden Club for the external judge position as a regular entrant into the Somerset Garden Competition and previous runner up in the 2023 Best Rural Garden Category. Carol has a keen interest in gardening and is very knowledgeable on plants having been a member of the Garden Club for more than eight years.

Attachments

Nil.

Recommendation

THAT Council:

1. Approve the changes to the Bonus Categories, including the Best Sustainable Garden, Best Habitat Garden, Best Floral Garden and Best Repurposed / Upcycled Garden categories.
2. Appoint Cr Sally Jess and Cr Michael Bishop to participate as the primary judges in the 2024 Somerset Garden Competition.
3. Appoint Cr Kylee Isidro as a replacement judge for the 2024 Garden Competition, in the instance that one of the primary judges is not available.
4. Appoint Carol Blacklock as the external judge for the 2024 Somerset Garden Competition.

Resolution

Moved – Cr Brieschke

Seconded – Cr Freese

“THAT Council:

1. Approve the changes to the Bonus Categories, including the Best Sustainable Garden, Best Habitat Garden, Best Floral Garden and Best Repurposed / Upcycled Garden categories.
2. Appoint Cr Jess and Cr Bishop to participate as the primary judges in the 2024 Somerset Garden Competition.
3. Appoint Cr Isidro as a replacement judge for the 2024 Garden Competition, in the instance that one of the primary judges is not available.

4. Appoint Carol Blacklock as the external judge for the 2024 Somerset Garden Competition.”

Carried

Vote - Unanimous

Subject:	Tender 1368 – Management of the Kilcoy Indoor Sports Centre
File Ref:	2022 – 2023 – Tenders - Tender 1368 – Management of the
	Kilcoy Indoor Sports Centre
Action Officer:	DCORP

Background/Summary

The current management agreement for the Kilcoy Indoor Sports Centre (KISC) concludes 31 August 2024.

On 20 March 2024, a Request for Tender (RFT) was published for the Management of the KISC. The RFT closed on 8 May 2024, and was promoted through vendor panel, local newspapers, Council's corporate website and Council LED signage boards. The Tender responses were collected through vendor panel.

A Tender specification for the Management of the KISC outlined that the facility was to be operated in line with the current operating season dates, times and casual entry fees.

The Tender specifies a term of three years from 1 September 2024 to 31 August 2027, with an option for an additional two-year extension of the Management Agreement at Council's discretion.

A mandatory Tender site inspection was held on 16 April 2024 at the KISC. A total of three contractors attended the site inspection. A further contractor, that supplied written notice of their inability to attend the initial site inspection, attended a site inspection on 29 April 2024 at the KISC.

Council received a total of two conforming Tender responses and two alternative Tender responses.

A summary of scoring and prices for the Tender is provided as a confidential attachment to this report. Criteria that were considered as part of the Tender assessments included price (40 per cent), relevant experience (20 per cent), key personnel and skill (20 per cent) and demonstrated commitment to service delivery and community engagement (20 per cent).

A 10 per cent additional price weighting was allowed for tenderers local to the Somerset Region. Both conforming tender responses met Council's definition of a local supplier and received the additional price weighting.

Tender responses were also reviewed by an independent third party as part of the Tender panel evaluations. The third-party panel member was appropriately qualified and experienced.

The panel reviewed all Tender responses and found that the response from Somerset Health and Fitness represented the best value for money for Council per the selection criteria.

Attachments

1. Summary of Tender Evaluations – Tenders 1368 - CONFIDENTIAL
2. Qualitative independent summary of Tender Evaluations – Tender 1368 - CONFIDENTIAL

Recommendation

THAT Council accept the Tender response from Somerset Health and Fitness for Tender 1368 – Management of the Kilcoy Indoor Sports Centre, totalling \$82,500 including GST per annum, from 1 September 2024 to 31 August 2027, with an option for Council to extend the agreement two years.

Resolution

Moved – Cr Freese

Seconded – Cr Hurley

“THAT Council accept the Tender response from Somerset Health and Fitness for Tender 1368 – Management of the Kilcoy Indoor Sports Centre, totalling \$82,500 including GST per annum, from 1 September 2024 to 31 August 2027, with an option for Council to extend the agreement two years.”

Carried

Vote - Unanimous

Subject:	RADF applications – Stonehouse 150 Years – Round Two Application – 2023-2024
File Ref:	Recreation and Cultural Services - Program - 2024 – RADF
Action Officer:	ACM

Background/Summary

The total Regional Arts Development Fund (RADF) budget allocation for 2023-2024 financial year is \$47,300.

Available funds as of 10 May 2024, are approximately \$10,485. Given the total requested funding for Round Two is \$25,000, there is not enough remaining balance to fully fund this project, nor will there be available funds for rounds three and four from the 2023-2024 RADF funding cycle.

As part of the changes to RADF, Council will commence a new RADF financial year in July 2024. This will align the program to a financial year to support council budget and delivery cycles.

Application – Stonehouse 150 years – Officers Summary

The applicant states:

- Two-day event will celebrate 150 years of Stonehouse – a culturally significant, important and rare collection of stone buildings.
- Weekend event will not only tell the story of Stonehouse but also Somerset's story and that of neighbouring regions.

- Event will develop skills and contribute to wellbeing – enabling visitors and residents to come together and share stories.
- Anticipated attendance is over 1,000 people over the two-day event.
- Participants will be able to take part in a variety of events and activities including plough tuition, Blacksmith demonstrations, wool spinning, poetry workshops and heritage talks.

It is noted that significant work has gone into the grant submission with considerable support material provided and it is encouraging to receive an application which speaks to the history and heritage of the region. The Stonehouse Moore Historical weekend event has been held previously and has grown in attendance and reach each year with the event largely driven by considerable volunteer time and efforts.

Officer recommendation

That approval is granted and part funded to the amount of \$10,485 with funding allocated to the following budget request items:

1. Bush poets - \$1,100
2. Author - \$500
3. Blacksmith/Wheelwright - \$1,000
4. Video, filming, record keeping - \$1,500
5. Shuttle bus hire - \$2,400
6. Master ploughmen - \$3,985

Attachments

Nil.

Recommendation

THAT Council approve the Regional Arts Development Fund application from the Friends of the Stonehouse for the Stone 150 Years event and allocate \$10,485 excluding GST toward the project.

Resolution

Moved – Cr Hurley

Seconded – Cr Bishop

“THAT Council approve the Regional Arts Development Fund application from the Friends of the Stonehouse for the Stone 150 Years event and allocate \$10,485 excluding GST toward the project.”

Carried

Vote - Unanimous

Subject:	Esk Recreation Grounds Advisory Committee Meeting
File Ref:	2020 – 2024 – Esk Recreation Grounds Advisory Committee
Action Officer:	DCORP

Background/Summary

The Esk Recreation Grounds Advisory Committee meet quarterly to review the operation of the facility. The first meeting of the Committee for 2024 (due to Council being in caretaker period for the Local Government Election held 16 March 2024) was held Thursday, 16 May 2024.

Attachments

Meeting Report Esk Recreation Grounds Advisory Committee 16 May 2024.

Recommendation

THAT Council

1. receive the meeting report for the quarterly meeting of the Esk Recreation Grounds Advisory Committee held Thursday, 16 May 2024 and the contents be noted.

2. include an item for consideration in the 24/25 budget for electrical installation works estimated at a cost of \$20,000.

Resolution

Moved – Cr Isidro

Seconded – Cr Hurley

“THAT Council

1. receive the meeting report for the quarterly meeting of the Esk Recreation Grounds Advisory Committee held Thursday, 16 May 2024 and the contents be noted.

2. include an item for consideration in the 24/25 budget for electrical installation works estimated at a cost of \$20,000.”

Carried

Vote - Unanimous

Subject:	Operations Report for May 2024
File Ref:	Governance – Reporting – Officer Reports
Action Officer:	CSSA

Background/Summary

Details of the Operations report for the month of May 2024 are as follows:

Engineering Services Team

The Engineering Services Design Team has now finalised the design delivery for the 2023-2024 capital works program.

In May the team finalised the design for the following Capital Works projects:

- Graham Road, Fernvale;
- Burns Street, Fernvale - Design Modification from Consultants Design.

This team has also started concept designs for the 2024–2025 capital works program:

- Ashton Park RV Parking, Kilcoy;
- Cressbrook Street bus bay, Toogoolawah State School, STIP funding application.

The team also continued work with external consultants to progress designs for the projects below:

- Lowood Minden Road, Road widening and Footpath upgrade – Projex Partners;
- West Road / Patrick Estate Road, Patrick Estate – GHD - design ongoing;

- Fulham Street, Toogoolawah – Contour Consulting Engineers - design finalisation;
- Clive Street, Fernvale – NK Transportation - design going through TMR checking process;
- Fernvale Road, Fernvale - NK Transportation and design finalisation;
- Muckerts - McCulkins Lane upgrade – Engeny – Design ongoing;
- Lester Kropp Bridge upgrade - Hatch – design ongoing.

These external design projects will be managed throughout the remainder of Q2 2024, with design delivery of all to be Q3 2024.

The team continues to provide engineering support to the works department on several projects such as:

- Litzows Road, Lowood;
- Highland Street, Esk - footpath replacement;
- Cressbrook Street culverts replacement;
- Railway Street, Lowood;
- Esk Crow Nest Road Stage 2;
- Kilcoy Landfill.

The Engineering Services Team provided engineering development advice to the Planning Department and assessment and applicant response to Operational Work applications with five new operational works applications being properly received in May and seven Operational Work Assessments have been carried out and issued within May.

This team again noted the current major developments currently “On Maintenance” and due to come “Off Maintenance” within the next 12 months include:

- Parklands at Clarendon Stages 2D & 2E– On Maintenance;
- Pine Tree Hill, Kilcoy Stages 3 to 6 – On Maintenance;
- Windsor Drive, Mount Hallen Stage 5C – On Maintenance;
- Hedley Park Stage 8 – On Maintenance.

The Engineering Services Parks and Gardens Team continues to oversee mowing operations within the Region.

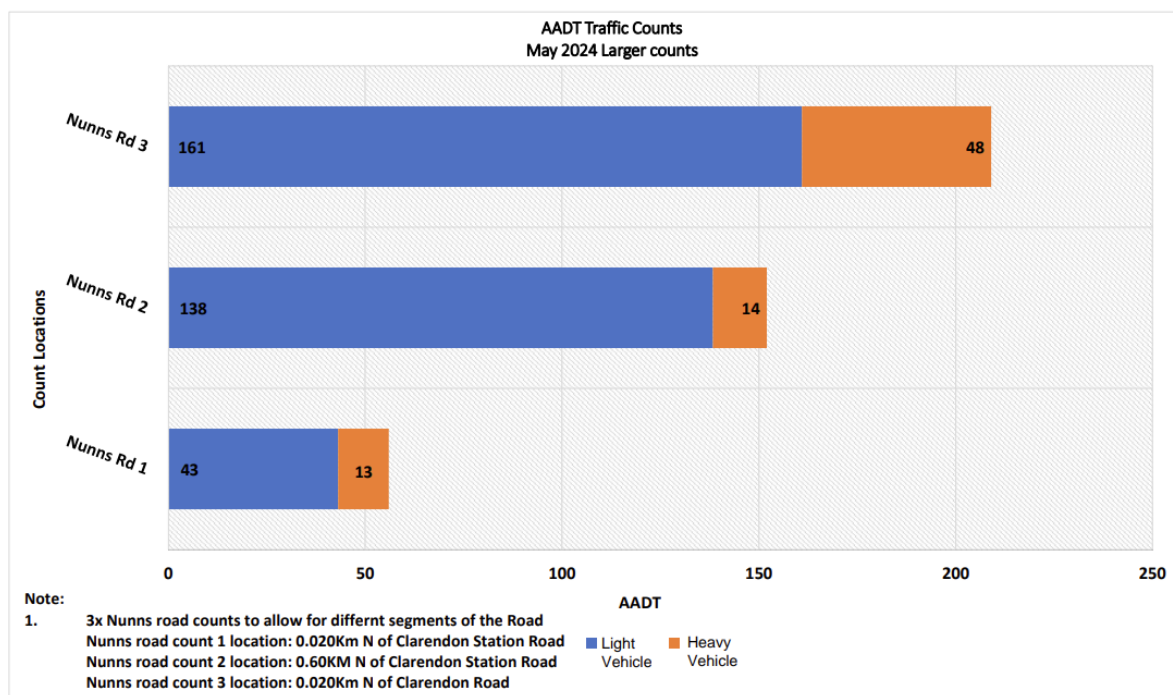
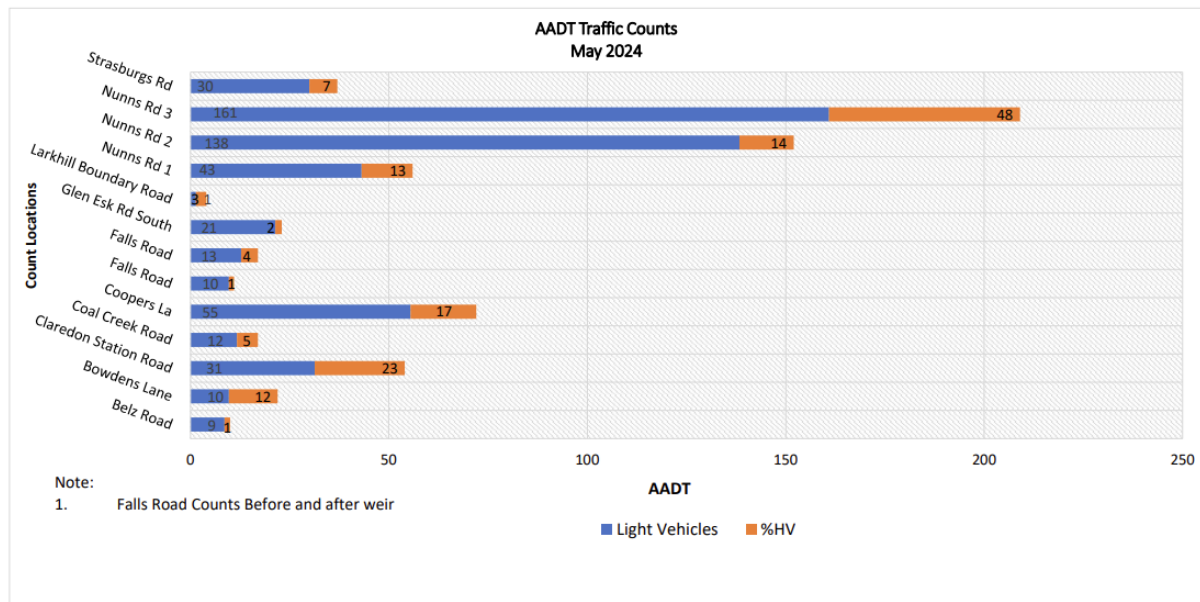
The Engineering Services Facilities Team continue to provide a quick and efficient turnaround for all service request received from contractors, the public and internally.

The Engineering Services Team continue to set out traffic counters within the region and provide continual assessment of Council infrastructure to ensure our information remains current within our asset and GIS systems, with all signage requirements being reviewed within our main town areas as well as overseeing works within road reserve applications, property access applications and heavy vehicle permits.

Permit	May-24	May-23
Land Access Permit	39	47
Property Access Applications	16	12
National Heavy Vehicle Regulator Permits Processed	15	4

The Engineering Services Team have continued inspections of Council road assets and updated asset system to ensure council records are current for the end of 2023-2024 financial year.

May traffic counts are shown below. All traffic counters have continued to be placed within the region and are being collected routinely following the standard three-week rotation.



Works Team Projects Commenced in May:

- Litzows Road, Lowood - seal 150m and turnaround area;
- Highland Street, Esk - replace K&C and footpath outside Wivenhoe Motel, Lars Anderson to Ipswich Street.

Completed Projects in May:

- REPA Rasmussen Road - flood restoration works on drainage structures (*A&M Civil*);
- REPA Maria Creek - flood restoration works on drainage structures (*A&M Civil*);
- Lowood Minden Road, Minden - Milleski Road to Oscar Road, Zabels Road North intersection upgrade (*Browns Contractors*);
- Clarendon Road, Lowood - rehabilitate and widen to 9m road from O'Reillys Weir Road to Patrick Estate Road (*SRC and A&M Civil*);
- Waverley and Sheppards Road, Lake Manchester - Stage 2, road-widening and fire exclusion zone (*Sam's Tree Services, A&M Civil, RPQ*).

Projects underway:

- Kilcoy Transfer Station, Kilcoy - capping of landfill and reconstruction of transfer station;
- Murrumba Road culverts, Murrumba - replace existing corrugated structures with concrete culverts and guardrail;
- Esk Crows Nest Road, Eskdale - Stage 2, sealing Strategic Regional Connector to Toowoomba Boundary section;
- Railway Street, Lowood - pathway from Station Street to Prospect Street - includes removal of Leopard trees and replace K&C sections;
- England Creek Road, England Creek - drainage works (*A&M Civil*);
- Savages Crossing, Fernvale - reinstate carpark surfaces, replace bollards, signage and install flood boom gates on approach roads – all works completed except boom gate installation and re-vegetation (*A&M Civil*);
- Twin Bridges, Fernvale - reinstate carpark surfaces, replace bollards and signage, re-align site access gate/arrangements and install flood boom gates on approach roads – all works completed except boom gate installation and re-vegetation (*A&M Civil*);
- Burtons Bridge, Borallon - reinstate carpark surfaces, replace bollards including re-alignment of exclusion measures to better manage launch access point/s to the river, install flood boom gates on approach roads – all works completed except boom gate installation and re-vegetation (*A&M Civil*);
- Kilcoy Depot, Esk Depot, Lowood Depot - Safety, security and legislative improvements (*various contractors*);
- REPA Toogoolawah Region - flood restoration works on unsealed roads (*SRC*);
- REPA CN1312 Esk Region - flood restoration works on drainage structures and unsealed roads (*A&M Civil*);
- REPA CN1313 Jimna / Monsildale Region - flood restoration works on unsealed roads (*CPM*);
- REPA CN1315 Kilcoy Region - flood restoration works on drainage structures and unsealed roads (*CPM*);
- REPA CN1325 Fernvale / Glamorgan Vale Region - flood restoration works on drainage structures (*A&M Civil*);

- REPA CN1326 Coominya / Esk Region - flood restoration works on drainage structures (*A&M Civil*);
- REPA CN1330 Scrub Creek - bridge project, Brisbane River crossing (*Silverstrand Developments*);
- REPA CN1333 Mt Stanley Region - flood restoration works on drainage structures (*Browns Contractors*);
- REPA CN1335 Toogoolawah Region - flood restoration works on drainage structures (*Browns Contractors*);
- REPA CN1336 Fernvale / Marburg Region - flood restoration works on sealed roads (*A&M Civil*);
- REPA CN1322 Gregors Creek Road - landslips (*Durack Civil*);
- REPA CN1354 Toogoolawah Region - sealed Pavements (*Browns Contractors*);
- REPA CN1361 Coominya Region - sealed Pavements (*A&M Civil*);
- REPA CN1357 Braeburn Road Crossing (*Silverstrand Developments*).

Ongoing projects:

- Mowing and slashing works on Council roads;
- Crews continue to respond and complete CSR's;
- General maintenance of Council's civil infrastructure.

Department of Transport and Main Roads (TMR) Works

Council is presently working on the following projects on behalf of TMR:

- Repairing potholes throughout the TMR network;
- Slashing grass on road shoulders and manage vegetation;
- Repairing signs, guideposts and upgrade guide signs;
- Chemical herbicide spot spraying;
- Guardrail repairs;
- After hours callouts.

Council continues to advocate for increased maintenance funds to service the state-controlled road under the Road Maintenance Performance Contract.

REPA Works

A total of 69 submissions have been lodged with QRA for Reconstruction of Essential Public Assets. The categories for the submissions are Unsealed Roads, Sealed Roads, Drainage, and Individual Sites (e.g., bridges and landslips). All submissions have been assessed and approved. The submissions have been bulked up into 46 packages. The assistance by the Queensland Reconstruction Authority (QRA) is acknowledged.

Drainage packages are progressively being documented to enable calling of quotations. This will be followed by Sealed Roads packages and Individual Sites.

All works are required to be completed by the end of June 2024 and while Council is working towards this end, we are keeping the Queensland Reconstruction Authority informed of our progress, especially the more complex individual sites e.g. Scrub Creek Road bridge betterment project.

Summary	No.	Percentage
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Total SRC Package (works done by SRC)	7	15%
Total External Package (Contract works by contractors)	39	85%
Total No. of Package	46	
Procurement Progress		
Contract Awarded (incl SRC)	43	93%
Tender in Review	1	2%
RFQ In Tender	1	2%
RFQ Outstanding	1	2%
Construction Status		
Not Started	6	14%
0-50% Completed	5	12%
50 - <100% Completion	14	32%
Completed	18	42%
Forecast / Actual Completion		
Before 30/06/24	32	70%
After 30/06/24	14	30%
Acquittal Status (Submissions not Contracts)		
At Acquittal	14	20%
Outstanding	55	80%

Flood Restoration Expenditure

	FY22	FY23	FY24	Total
TOTAL	\$4,312,179	\$7,141,230	\$27,874,402	\$39,327,811

Workshop – Mechanical

- Completed repairs, services, and scheduled maintenance of Council fleet;
- One new replacement lease vehicle arrived for workshop and is awaiting fit out;
- Two new Ford Rangers for SES have arrived and are also awaiting fit out;
- One new Walker mower has arrived for the new Parks and Gardens Cemetery crew;
- The second new Isuzu crew cab truck has just arrived for Kilcoy C&M crew 1 is currently being fitted out for the crew;
- One small repair job for IWS trucks;
- One new Komatsu WA250PZ – 6 wheel loader has arrived for Kilcoy C&M Crew 1 and will be handed over to the crew soon;
- The second of three new UD trucks with chassis mounted Felco water tank has been delivered and is awaiting fit out, this truck is for C & M Crew Central.

Workshop – Fabrication

- Welding bay has been carrying out various repairs to Council fleet as well as repairs to other various council assets around the region, such as handrail, park furniture, etc.;
- Assisting with the fit out of the new trucks, plant and light vehicles.

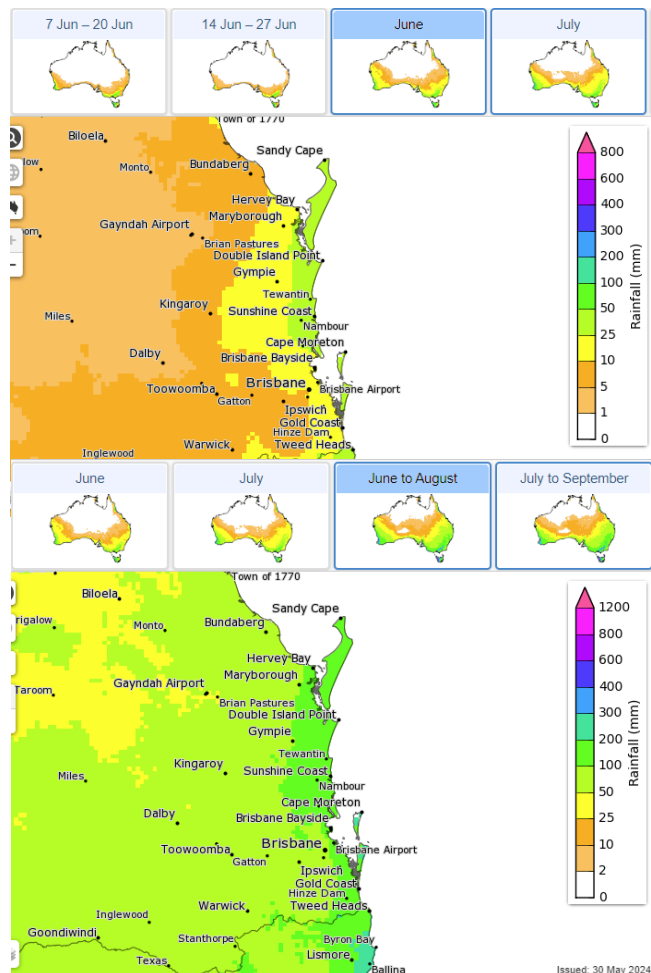
Weather Outlook

Large parts of Australia are likely to see rainfall that is typical for the June to August period.

For much of Australia, there is no strong signal towards above average or below average rainfall for the month, however below average June rainfall is likely (60 to 70% chance) for parts of eastern Australia.

For much of Australia, including areas that are highly populated, there is no strong signal towards above or below average rainfall for June to August, which means the typical range of winter rainfall is the best guide. This includes a typical seasonal chance of unusually high or low rainfall.

Outlook for June (these are the most likely totals – i.e. 75% chance)



Outlook for June to August (these are the most likely totals – i.e. 75% chance)

Disaster Management

The following activities were conducted in May 2024:

- Meeting held with Lockyer Valley Regional Council regarding the sharing of model data to assist in flood forecasting in our WaterRide system.
- Recovery Training held in Esk for Councillors and Executives – facilitated by our regions Emergency Management Coordinators (QPS).
- Memorandum of Understanding signed between Council and Red Cross in respect of assistance with Evacuation Centre management

- Council assisted Urban Utilities with the provision of flood modelled data to be used to improve their asset resilience in the Somerset region.
- Met with West Moreton Older Persons Collaborative to discuss their project to assist the elderly completing their Emergency Medical Info Booklets (EMIB)
- Met with Phoenix Resilience to discuss Business Recovery and Resilience project
- Local Disaster Management Group (LDMG) meeting held on 15 May.
- Attended District Disaster Management Group (DDMG) exercise, followed by DDMG meeting.
- Council DMO and staff attended a multi-district Evacuation Centre exercise in Toowoomba. The exercise tested cross-border communications and Council-to-Council assistance.
- Council sought clarification from TMR on the use of Winya Road as a B-Double route during severe weather/flooding. TMR have denied the request, and as such Council have relayed this information to Kilcoy Global Foods.
- LDMG Terms of Reference was updated and endorsed by the LDMG.
- NBN visited the Somerset Civic Centre (Esk) and successfully completed repairs to the NBN Satellite service.

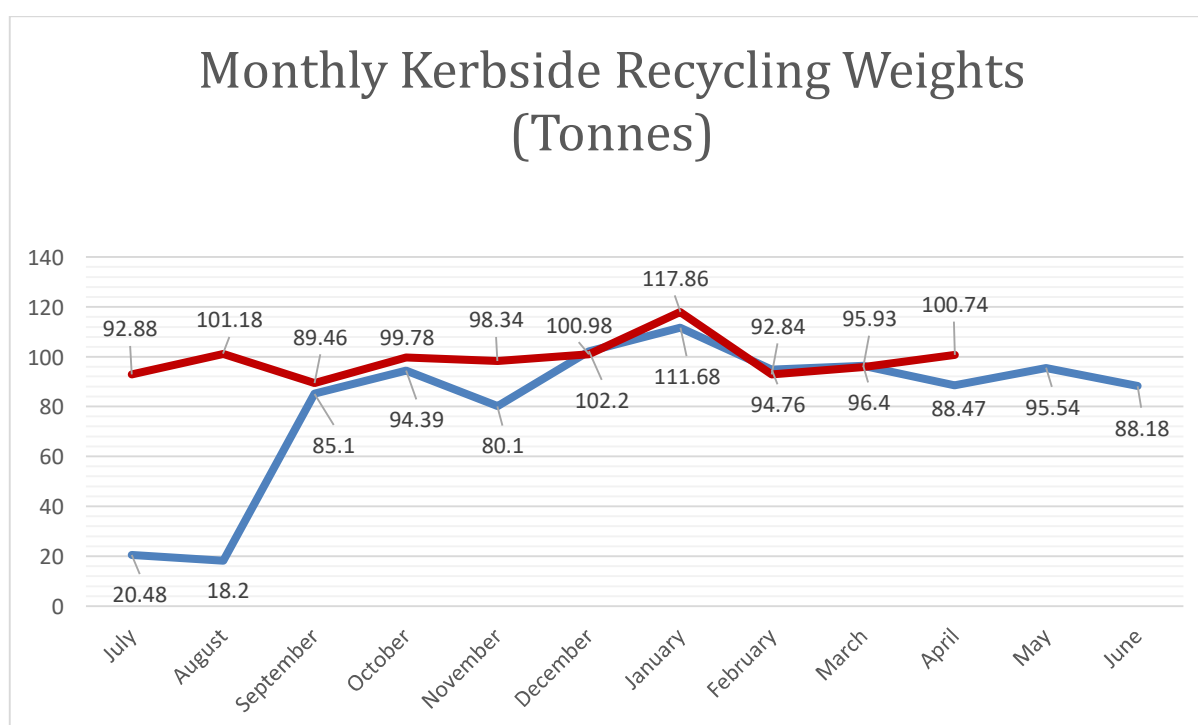
Activations/Operations: N/A

Waste Management

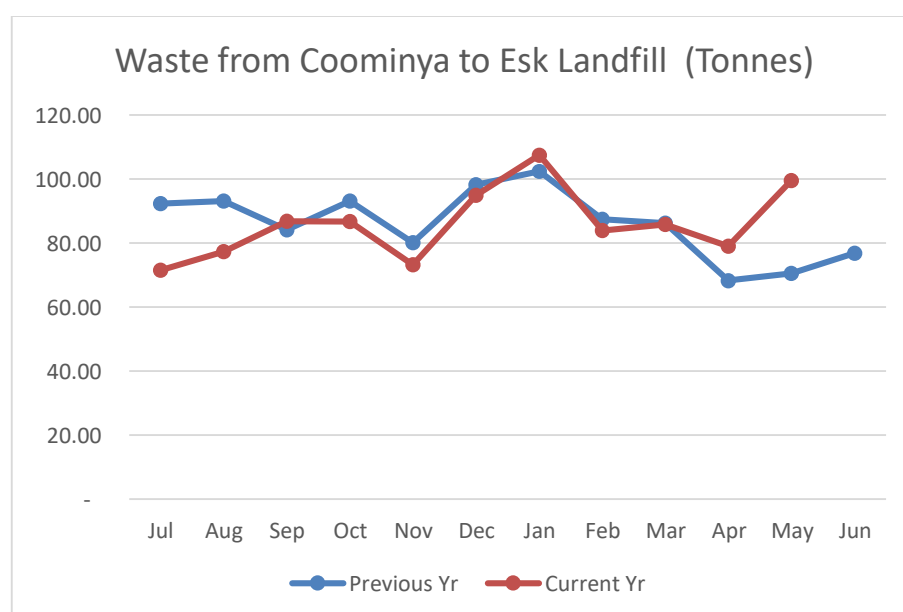
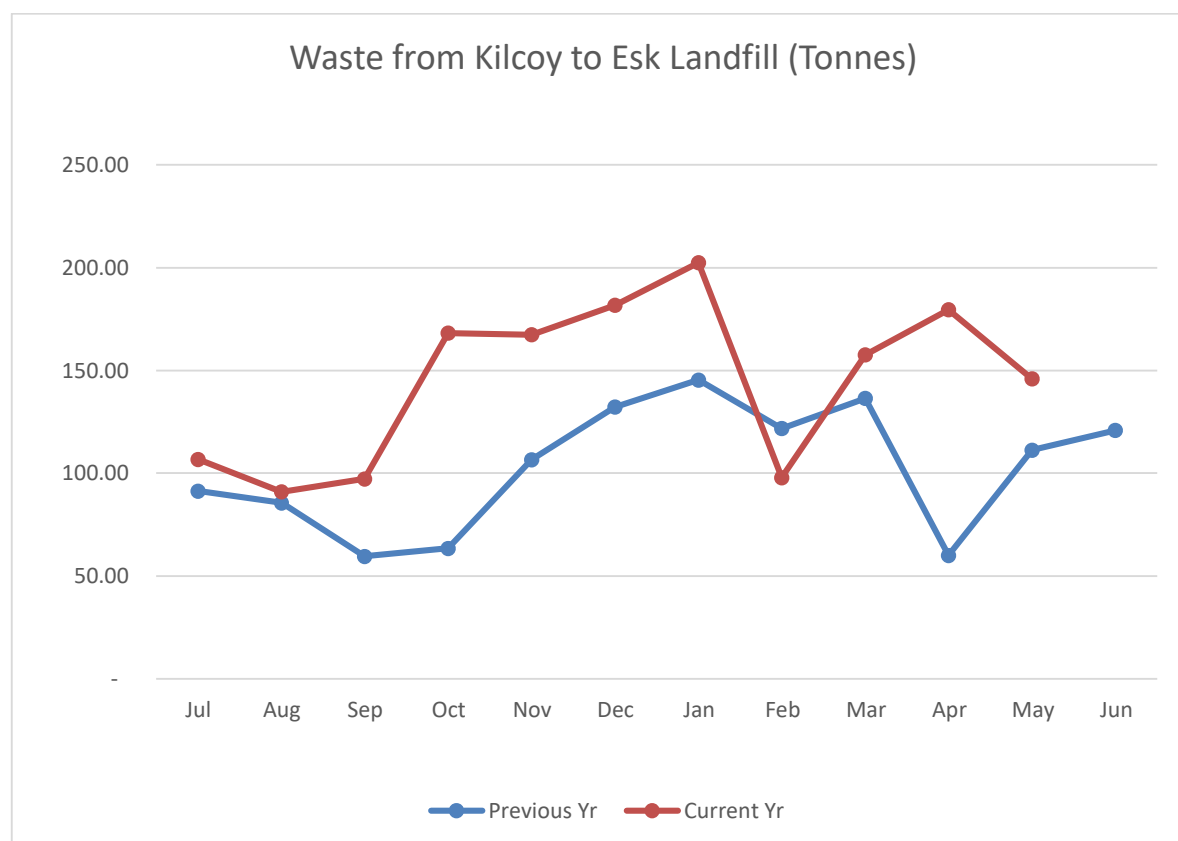
Kerbside Collection Contract – Ipswich Waste

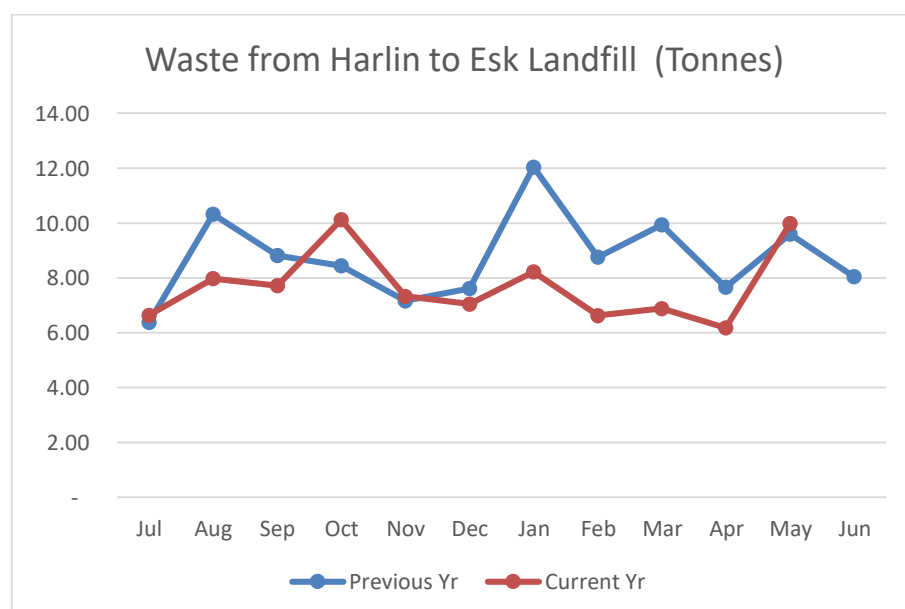
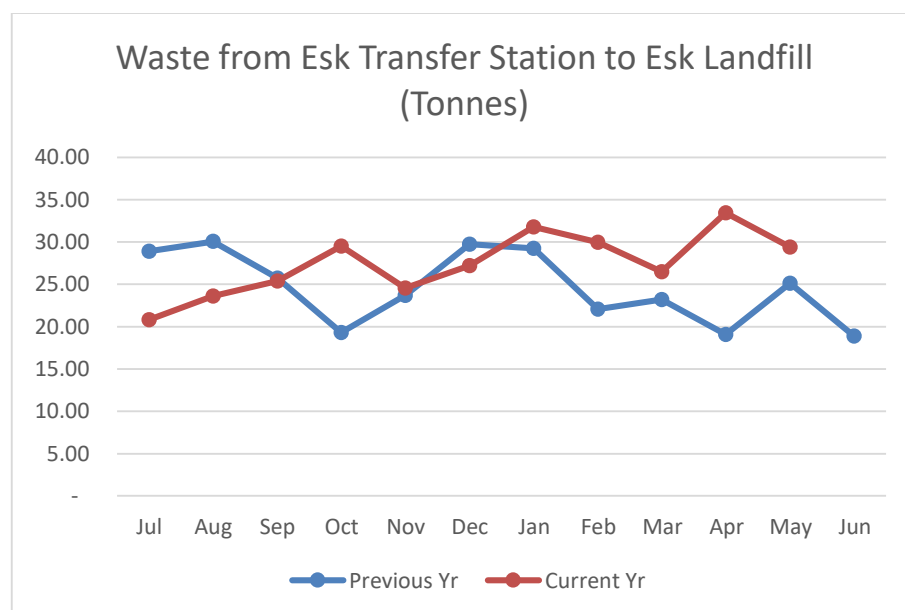
During the month of April 2024, there were 59,589 kerbside services performed –

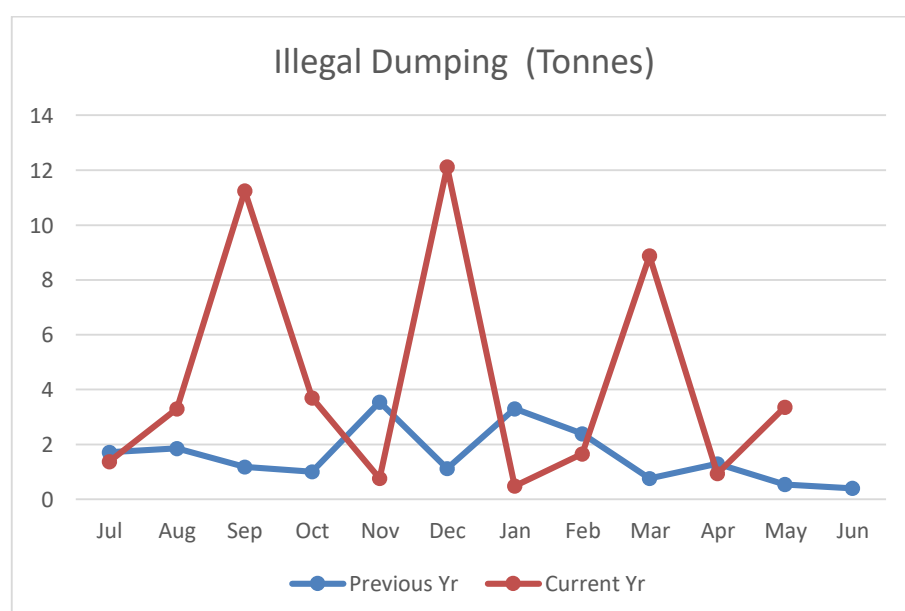
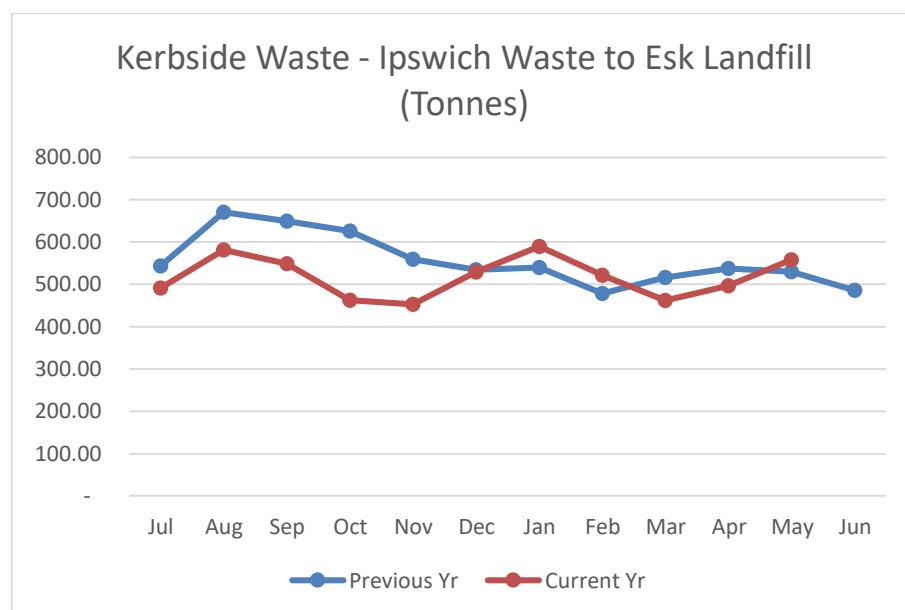
- General waste services – 44,633 with 86% presentation rate
- Recycling services – 14,956 with 57% presentation rate

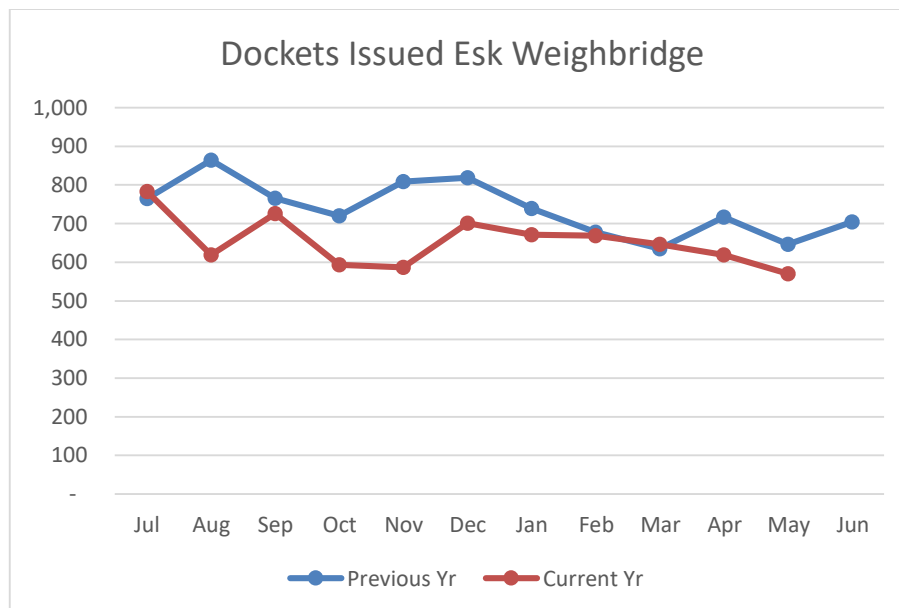


Note – the statistics for May from Ipswich Waste had not been received at the time of the compilation of the Operations Report.







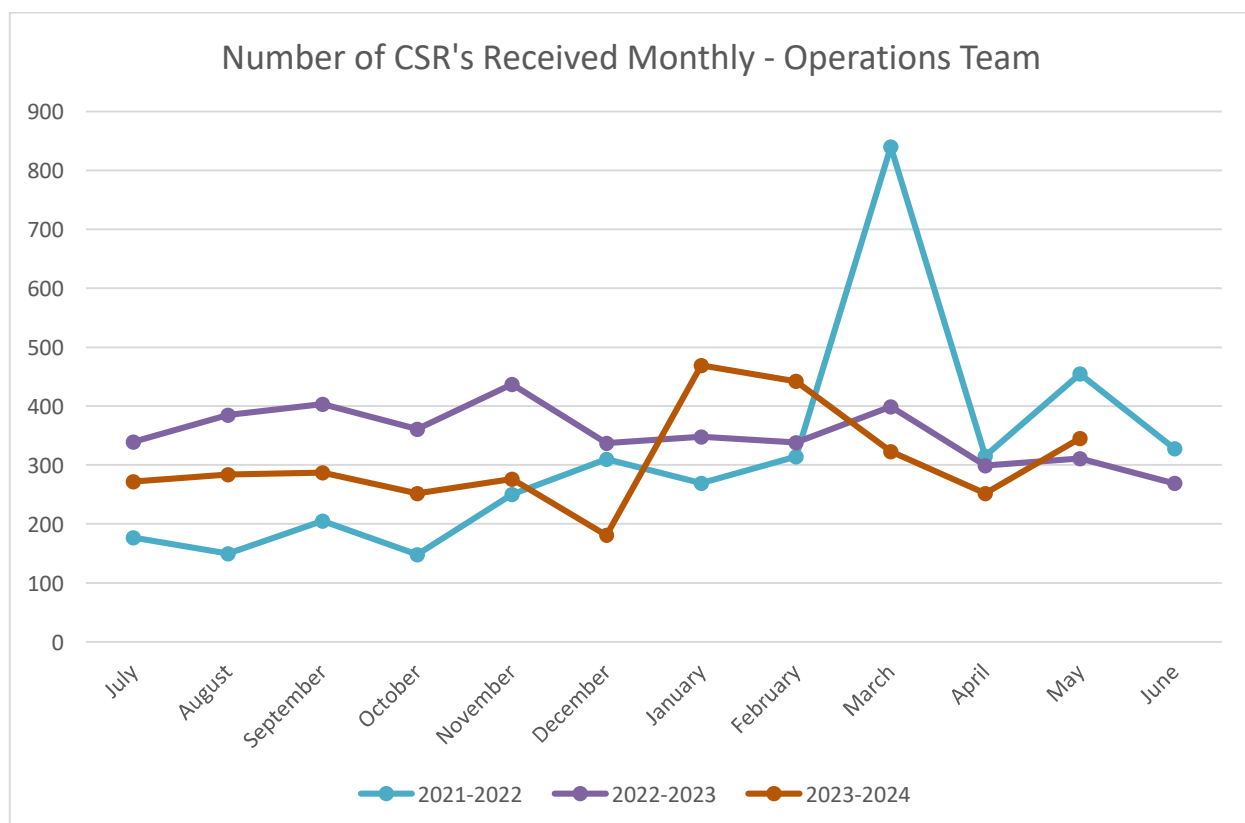


Approved Park/Community Events

17 April 2024 – Somerset Regional Council Event – Kilcoy Multicultural Carnival - Yowie

Customer Service Requests

Council received 519 customer service requests and 25 requests received from Councillors for the month of May 2024 on Council's corporate customer service system. The Operations Department received a total of 345 of these. A copy of the report is attached for your information.



	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24
Cemeteries	1	1	1	3	0	1	7	3	2	1	10
Disaster Management	0	0	1	1	0	0	0	0	1	0	0
Departmental reviews	0	0	2	0	0	0	2	1	1	0	2
Fences on roadways	0	1	0	0	0	0	0	0	0	0	1
Illegal dumping clean ups	20	14	11	8	11	7	6	10	9	11	17
Overgrown Council land	2	1	2	3	1	0	5	2	3	2	1
Parks including mowing, cleaning/maintenance park equipment including public toilets, tables and chairs, shade shelters etc.	3	9	7	11	7	3	11	7	13	3	7
Roads - bitumen	25	20	13	21	16	10	41	56	42	37	62
Roads - gravel	18	13	8	14	17	9	23	33	19	17	24
Roads - drainage	8	5	7	10	15	8	42	46	18	10	21
Roads - culverts	3	1	2	0	1	2	6	8	4	3	4
Roads - vegetation	19	14	25	15	38	21	83	70	32	39	31
Roads - footpaths	3	5	8	12	4	4	11	7	6	7	8
Roads - linemarking	1	1	2	0	0	0	0	0	0	0	1
Roads - bridgework	0	0	1	0	1	0	0	1	0	0	1
Roads - traffic furniture	16	17	15	25	20	7	23	19	12	10	13
Rural Property Number	1	4	2	5	5	3	3	2	4	2	6
Stormwater issues within private properties	1	0	0	1	0	3	3	2	1	2	1
Waste management		0	1	1	0	0	0	0	0	1	0
Wheelie bins	0	0	0	0	0	0	0	0	0	0	0
Cancellation of extra services	0	19	9	2	2	2	11	6	3	2	2
Damaged lids and wheels	11	15	9	15	11	8	14	28	22	6	23
Replacement Split Bins	29	24	32	18	32	18	55	26	41	32	29
New Services	21	28	24	24	21	28	14	16	14	16	15
Extra services	4	6	10	3	12	10	22	11	5	5	5
Stolen/Non Delivery of New Bins	5	16	9	13	8	7	14	10	8	11	12
Missed services	8	3	6	1	1	0	11	5	2	1	2

	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24
Contractor requests/complaints	3	2	4	2	1	2	2	0	3	2	1
Facilities	0	0	0	0	0	0	0	0	0	0	0
Air conditioning	2	1	0	3	1	0	0	0	0	0	1
Carpentry, painting, tiling & flooring	11	12	10	5	2	2	9	10	12	5	3
Electrical	5	7	6	4	7	1	3	10	10	0	10
Equipment, furniture & fixtures	10	10	8	6	7	3	8	7	2	10	4
Grounds maintenance	1	5	4	4	2	1	4	4	4	1	1
Pest Control	2	1	1	0	2	0	0	1	2	1	1
Plumbing	23	19	29	13	24	11	25	26	22	9	17
Roofing and guttering	2	0	0	3	2	0	3	3	0	1	0
Security, locks & CCTV	2	2	6	0	3	4	2	2	2	1	6
Signage	0	4	6	5	1	0	1	0	0	0	2
Vandalism	7	2	2	0	1	3	2	8	0	1	1
Cleaning	5	2	4	1	0	3	3	2	4	3	0
	272	284	287	252	276	181	469	442	323	252	345

Attachments

Attachment 1 - Customer service report for May 2024

Recommendation

THAT Council receive the Operations monthly report for May 2024 and the contents be noted.

Resolution

Moved – Cr Brieschke

Seconded – Cr Bishop

“THAT Council receive the Operations department monthly report for May 2024 and the contents be noted.”

Carried

Vote - Unanimous

Subject: Community Assistance Grants 2023-2024 – Kilcoy Pastoral Agriculture and Industrial Society Inc. Out of Rounds Funding Request

File Ref: Community Relations – Sponsorships – Donations - Doc Id 1620310

Action Officer: EA

Background/Summary

To assist with the costs associated with hosting the 2024 annual Kilcoy Country Show.
This application was received outside of normal funding rounds.

Amount requested	\$1,500.00
Total cost of project:	\$63,000.00
Amount recommended to be granted:	\$1,500.00

Assessor's Summary

The applicant states:

- Due to a new committee, this Community Assistance Grant was submitted and received outside of normal funding rounds.
- The Kilcoy Country show, now in its 113th year, hosting the 101st show.
- The Kilcoy Country show provides a wide range of entertainment, adventure, education and competitions across a large number of sections showcasing skills, produce, performance and cultural experience.

Assessor's Notes

The group have requested consideration outside of regular funding rounds via a covering letter.

The following criteria may be used to assess grant applications:

Maximum of one (1) application per funding round (total of two (2) per financial year) with maximum funding of \$5,000 per application unless exceptional circumstances can be demonstrated.

Funding for events held within the Somerset region will be considered at the following levels:

- Small scale event up to \$ 500
- Large scale event up to \$ 1,000
- Annual Agricultural Shows up to \$ 1,500
- Large scale regional event up to \$ 2,500

Attachments

Nil

Recommendation

THAT the application as summarised in this report be recommended for funding and \$1,500.00 be granted through the Community Assistance Grants budget allocation; plus GST if applicable, to assist with costs associated with hosting the 2024 Kilcoy Show.

Resolution

Moved – Cr Brieschke

Seconded – Cr Freese

“THAT the application as summarised in this report be recommended for funding and \$1,500.00 be granted through the Community Assistance Grants budget allocation; plus GST if applicable, to assist with costs associated with hosting the 2024 Kilcoy Show.”

Vote - Unanimous

Carried

Subject: Community Assistance Grants 2023-2024 – Esk QCWA - Out of

File Ref:	Round Funding Request
	Community Relations – Sponsorships – Donations - Doc Id
	1617729
Action Officer:	EA

Background/Summary

To assist with the costs associated to create a time capsule in front of the Esk QCWA hall with a closure date of mid October 2024. This grant was submitted out of rounds- due to the time frame of needing to install the pipe and decorate with a mosaic artwork.

Amount requested:	In-kind support in way of a donation of a concrete pipe
Total cost of project:	In-kind support
Amount recommended to be granted:	Concrete pipe as in-kind support

Assessor's Summary

The applicant states:

- Esk QCWA was 100 years in October and would like to celebrate by preserving 100 years of history for future generations within a decorated concrete pipe at the front of the Esk QCWA hall
- The pipe will need to be installed in the garden bed and the outside exposed section will be decorated with a mosaic tile artwork prior to the closure during celebrations mid October.
- The request is for a one metre pipe with a diameter no less than 250mm with a cap on the end
- The Esk Men's Shed have been arranged to install the time capsule.

Assessor's Notes

A letter has been received requesting the application being received out of rounds. The request was originally a letter of request to Council, they were advised to apply as an out of round Community Assistance Grant.

Attachments

Nil

Recommendation

THAT the application as summarised in this report be recommended for funding and a cement pipe is delivered to the Esk Mens Shed, as sponsorship, and be granted through the Community Assistance Grants budget as in-kind support to assist the Esk QCWA's time capsule project.

Resolution

Moved – Cr Freese

Seconded – Cr Bishop

“THAT the application as summarised in this report be recommended for funding and a cement pipe is delivered to the Esk Mens Shed, as sponsorship, and be granted through the Community Assistance Grants budget as in-kind support to assist the Esk QCWA's time capsule project.”

Carried

Vote - Unanimous

Subject:	Draft Somerset State Government Election Advocacy Plan
File Ref:	State Government Advocacy
Action Officer:	CEO

Background/Summary

The 2024 Queensland State Government election is scheduled to be held on 26 October 2024.

In the lead up to the election, it is anticipated that sectoral and regionally significant matters will form part of the advocacy plans of Council's respective State and regional peak bodies (i.e. Local Government Association of Queensland and the Council of Mayors (SEQ)).

Notwithstanding, Council is well-positioned to advocate to various parties, Ministers and shadow Ministers on specific local issues and opportunities for the Somerset region that will not likely feature in other advocacy plans.

Key advocacy themes (not in any particular priority order) proposed for the draft Somerset State Government Election Advocacy Plan include:

1. Brisbane Valley Highway investment to improve road safety
2. Seqwater investment in recreation and sporting assets
3. Resources to help fight Fire Ants in Somerset
4. Improved public safety in the Mid-Brisbane River
5. Commitment to the Lockyer Valley and Somerset Water Collaborative (subject to further engagement via the collaborative)
6. Waste infrastructure investment for Somerset.

The advocacy plan will be supported by a targeted media campaign that will assist in communicating the core issues and to maximise coverage.

Council officers are aware that other South-East Queensland Councils are also currently preparing their own State election advocacy plans.

Attachments

Nil

Recommendation

THAT Council endorse the development of a Somerset State Government Election Advocacy Plan and the key advocacy themes proposed in the officer's report.

Resolution	Moved – Cr Hurley	Seconded – Cr Bishop
<p>“THAT Council endorse the development of a Somerset State Government Election Advocacy Plan and the key advocacy themes proposed in the officer's report.”</p> <p style="text-align: right;"><u>Carried</u></p> <p><i>Vote - Unanimous</i></p>		

Subject:	Formation of Lowood Futures Advisory Committee and Kilcoy Streetscape Advisory Committee
File Ref:	2024 – 2028 – Meetings - Services
Action Officer:	EA

Background/Summary

Council has adopted the Lowood Futures Strategy and Kilcoy Streetscape Revitalisation Project.

To progress matters for these projects, Council will now need to form advisory committees for both projects.

Section 265 of the *Local Government Regulation 2012* states:

265 Advisory committees

- (1) *An advisory committee—*
 - (a) *must not be appointed as a standing committee; and*
 - (b) *may include in its members persons who are not councillors.*
- (2) *A member of an advisory committee (whether or not they are a councillor) may vote on business before the committee.*

Commentary provided by King and Company Solicitors via LGAQ's legislative commentary service states:

... there is no power under s 257 to delegate executive powers to an advisory committee, so its role is limited to providing advice and recommendations. All members (whether councillors or not) have the same entitlement to participate in the business of the committee and vote on its recommendations.

Chapter 8, Part 2, Division 3 of the *Local Government Regulation 2012* relates to meetings of a local government, including meetings of its committees. Section 272 states:

- (1) *The chief executive officer must ensure minutes of each meeting of a local government are taken under the supervision of the person presiding at the meeting.*

However, section 272 further states:

- (6) *This section does not apply to a committee which a local government has, by resolution, exempted from the requirement to take minutes of its proceedings.*
- (7) *A local government may only exempt a committee under subsection (6) if the committee's only function is to advise, or otherwise make a recommendation to, the local government.*
- (8) *Also, a committee which has been exempted under subsection (6) must give the local government a written report of its deliberations and its advice*

or recommendations.

Due to this exemption someone who attended the committee meeting would prepare a 'Meeting Report' outlining the deliberations, advice or recommendations of the Committee. This Meeting Report would be submitted to the Ordinary Council meeting for Council's perusal. Council could then decide whether it wished to resolve in favour, or otherwise, of the 'recommendations' put forward by the Committee.

Attachments

Attachment A – Terms of Reference for Lowood Futures Advisory Committee

Attachment B – Terms of Reference for Kilcoy Streetscape Advisory Committee

Recommendation

THAT

1. Council endorse the formation of Lowood Futures Advisory Committee and Kilcoy Streetscape Advisory Committee in accordance with Section 265 of the *Local Government Regulation 2012*.
2. Mayor Wendt and Councillors..... and be appointed to the Lowood Futures Advisory Committee and Mayor Wendt, Councillors..... and be appointed to the Kilcoy Streetscape Advisory Committee.
3. Mayor Wendt be appointed as Chairperson of the Lowood Futures Advisory Committee and Kilcoy Streetscape Advisory Committee in accordance with s267 of the Local Government Regulation 2012.
4. the following Terms of Reference including the exemption from keeping minutes be adopted for the Lowood Futures Advisory Committee and Kilcoy Streetscape Advisory Committee.

Resolution

Moved – Cr Freese

Seconded – Cr Isidro

"THAT

1. Council endorse the formation of Lowood Futures Advisory Committee and Kilcoy Streetscape Advisory Committee in accordance with Section 265 of the *Local Government Regulation 2012*.
2. Mayor Wendt and Councillors Bishop and Brieschke be appointed to the Lowood Futures Advisory Committee and Mayor Wendt, Councillors Hurley and Isidro. be appointed to the Kilcoy Streetscape Advisory Committee.
3. Mayor Wendt be appointed as Chairperson of the Lowood Futures Advisory Committee and Kilcoy Streetscape Advisory Committee in accordance with s267 of the Local Government Regulation 2012.
4. the following Terms of Reference including the exemption from keeping minutes be adopted for the Lowood Futures Advisory Committee(Appendix A) and Kilcoy Streetscape Advisory Committee(Appendix B)

Carried

Vote - Unanimous

Subject:	Greening Lowood Advisory Committee
File Ref:	Greening Lowood Advisory Committee
Action Officer:	EA

Background

Greening Lowood Advisory Committee met on Thursday, 16 May 2024, to discuss miscellaneous items of business. The meeting report from the meeting is attached.

Attachments

Meeting Report for Greening Lowood Advisory Committee

Recommendation

THAT Council receive the meeting report for Greening Lowood Advisory Committee meeting held on Thursday, 16 May 2024.

Resolution

Moved – Cr Bishop

Seconded – Cr Hurley

“THAT Council receive the meeting report for Greening Lowood Advisory Committee meeting held on Thursday, 16 May 2024.”

Carried

Vote - Unanimous

Declarable Conflict of Interest – Cr Freese – Agenda Item 25a - Board Appointment – Urban Utilities

I inform this meeting that I have a declarable conflict of interest in this matter as defined by section 150EN of the Local Government Act 2009.

This declarable conflict of interest arises because I am an employee of SEQWater and Urban Utilities is a customer of SEQWater.

I propose to leave and stay away from the place where the meeting is being held while this matter is discussed and voted on.

Cr Freese left the meeting at 9.42am.

Subject:	Board Appointment – Urban Utilities
File Ref:	2023 – 2024 Urban Utilities
Action Officer:	CEO

Background/Summary

Council is in receipt of a request from Bronwyn Morris AM, the Chair of Urban Utilities seeking Council's endorsement for the appointments as follows:

- Paul Vincent, as Board chair from 1 July 2024, for a period of 3 years (to 30 June 2027);
- Peter Hyland as a new Board member from 1 July 2024, for a period of 3 years (to 30 June 2027); and

- Andrea Kenafake as a new Board member from 1 July 2024, for a period of 3 years (to 30 June 2027).

On 30 June, Ms Bronwyn Morris AM, the current chair of Urban Utilities, will complete her tenure on the board. Bronwyn Morris AM is a professional Non-Executive Director. She was appointed Chairperson on 1 July 2019, having previously served as a board member from 1 July 2017. Given Ms Morris's outstanding service and commitment to Urban Utilities, Council may wish to consider sending a letter of gratitude.

Attachments

Confidential Letter from Urban Utilities and attached confidential CV.

Recommendation

THAT Council

1. supports the appointments on the Urban Utilities Board as follows:
 - Paul Vincent, as Board chair from 1 July 2024, for a period of 3 years (to 30 June 2027);
 - Peter Hyland as a new Board member from 1 July 2024, for a period of 3 years (to 30 June 2027); and
 - Andrea Kenafake as a new Board member from 1 July 2024, for a period of 3 years (to 30 June 2027).
2. writes a letter to Ms Bronwyn Morris AM, the current chair of Urban Utilities, expressing gratitude for her outstanding service and commitment to Urban Utilities in delivering essential water services.

Resolution

Moved – Cr Bishop

Seconded – Cr Brieschke

“THAT Council

1. supports the appointments on the Urban Utilities Board as follows:
 - Paul Vincent, as Board chair from 1 July 2024, for a period of 3 years (to 30 June 2027);
 - Peter Hyland as a new Board member from 1 July 2024, for a period of 3 years (to 30 June 2027); and
 - Andrea Kenafake as a new Board member from 1 July 2024, for a period of 3 years (to 30 June 2027).
2. writes a letter to Ms Bronwyn Morris AM, the current chair of Urban Utilities, expressing gratitude for her outstanding service and commitment to Urban Utilities in delivering essential water services.

Carried

Vote - Unanimous

Cr Freese returned to the meeting at 9.48am

Meetings authorised by Council

Resolution

Moved – Cr Isidro

Seconded – Cr Brieschke

"THAT Council authorise Councillors Bishop and Jess to attend the LGAQ Heritage festival to be held in Rockhampton on 29 and 30 August 2024.

Carried

Vote - Unanimous

Mayor and Councillor Reports

Cr Brieschke – Councillor Report

May

- 29 Enverest Information presentation
Ordinary Council Meeting
Workshop Meeting
Somerset Business Chamber Launch, Grand Hotel, Esk
- 30 Somerset Cup, Toogoolawah High School
Kilcoy Recreation Grounds Advisory Committee meeting, Kilcoy
- 31 Biggest Morning Tea at the Picnic Society, Toogoolawah by the retired Lions Ladies

June

- 01 Toogoolawah Show Ball
- 04 Fernvale Recreation Grounds Advisory Committee meeting, Fernvale
- 05 Councillor Catch Up
Media Training
- 06 Judging at Toogoolawah Show
- 07 Toogoolawah Show
- 11 Meeting with the Mayor, CEO and resident

Congratulations to the Toogoolawah Show Society on the staging of their 2024 Annual Show. The weather was perfect, plenty of events and displays to visit and many ex-locals returned for the day.

It has been a great achievement for the Somerset Region towns of Kilcoy and Toogoolawah to be shortlisted in the Queensland Tourism Industry Council's Top Tourism Towns Awards, with Toogoolawah recognized with a Bronze in the Top Tiny Tourism Town line up behind Winton – who can beat dinosaurs!

Thanks to our Tourism Team for your hard work and dedication in presenting the Somerset entries and thank you to our local communities of Kilcoy and Toogoolawah for your investment in our towns – looking forward to more entries next year.

Cr Freese – Councillor Report

Congratulations to the Toogoolawah Show for an outstanding event and congratulations to Toogoolawah town for the Bronze Award for the Top Tiny Town Tourism Award.

Cr Hurley – Councillor Report

12 June 2024

May

- 30 Kilcoy Recreation Grounds meeting (observer)
- 31 Cancer Council Biggest Morning Tea hosted by the Picnic Society

June

- 1 Toogoolawah Show Ball
- 2 Somerset Dam and District Progress Association Meeting
- 7 Toogoolawah Show Pony events and prime cattle sale

- 8 Toogoolawah Show P & C Canteen
Toogoolawah Show Official morning tea, afternoon and evening events

Cr Jess – Councillor Report

May

- 30 Small Business Friendly Conference

June

- 01 Toogoolawah Show Ball

- 06 Lockyer Valley and Somerset Water Security Scheme information session

- 08 Toogoolawah Show

Cr Wendt – Councillor Report

Congratulations to our Tourism Team for attaining a bronze award for Toogoolawah at the Top Tiny Town Tourism Award, such a proud moment for our very small team well done!

Resolution

Moved – Cr Hurley Seconded – Cr Bishop

“THAT the verbal and written reports of Mayor Wendt and Councillors Brieschke, Bishop, Freese, Hurley, Isidro and Jess be received.”

Carried

Vote - unanimous

Receipt of Petition

Resolution

Moved – Cr Freese

Seconded – Cr Isidro

“THAT Council receive and note the petition Petition – Proposal for Lowood Swimming Pool to Remain Open During Winter.”

Carried

Vote - unanimous

Consideration of notified motions

Nil

Reception of notices of motion for next meeting

Nil

Items for reports for future meetings

Nil

Closure of Meeting

Summary

There being no further business, the Mayor, Cr Jason Wendt closed the meeting at 9.55 am.

Appendix F1

For information			For information			For information			For information			
Item	Charges for 2023/2024			GST amount		Charges for 2024/2025			GST amount	LGA 2009 s97 (2) citation	Citation	Type of charge
Natural disaster and economic development matters The Chief Executive Officer is empowered to waive relevant commercial or regulatory fees relating to the any public health or economic stimulus matter noting that Somerset LGA is in a recovery phase from severe flooding in 2022.												
Abandoned Vehicles and other impounded items excluding animals												
Fee for releasing impounded abandoned vehicle						Cost-recovery fee						
>> Abandoned Vehicle: Removal fee and administration plus actual direct costs incurred	\$	205.00	per vehicle		5.9%	\$	217.00	per vehicle		d	Transport Operations (Road Use Management) Act 1995 s51I	Cost-recovery fee
>> Impounded structure, good or thing	\$	93.00	per structure, good or thing		6.5%	\$	99.00	per structure, good or thing		d	Local Law 1 Section 37	Cost-recovery fee
Animal - Impounding and other matters												
1. Fee for releasing impounded animals excluding dogs and cats						Cost-recovery fee						
>> Attendance fee for the capture and transport of animals to the pound (charged at the time of release of the animal from the pound)	\$	204.00	per event		5.9%	\$	216.00	per event		d	Local Law No 2 (Animal Management) 2011	Cost-recovery fee
>> Impounding fee (this fee is additional to the attendance fee where animals are transported to the pound)	\$	45.00	per animal		6.7%	\$	48.00	per animal		d	Local Law No 2 (Animal Management) 2011	Cost-recovery fee
>>Or at Cost for private contractor (this fee is additional to the attendance fee where animals are transported to the pound by a contractor)	At cost					At cost						
>> Sustenance fee (this fee is additional to the attendance fee and impounding fee)	\$	49.00	per day PLUS:		6.1%	\$	52.00	per day PLUS:		d	Local Law No 2 (Animal Management) 2011	Cost-recovery fee
>> Sustenance fee (this fee is additional to the attendance fee and impounding fee)	\$	17.00	per animal per day.		5.9%	\$	18.00	per animal per day.		d	Local Law No 2 (Animal Management) 2011	Cost-recovery fee
2. Fee for releasing impounded animals - Medium Stock (goats, sheep, pig or animal of a similar size)												
>> Attendance fee for the capture and transport of animals to the pound (charged at the time of release of the animal from the pound)	\$	63.00	per day Plus:		6.3%	\$	67.00	per day Plus:		d	Local Law No 2 (Animal Management) 2011	Cost-recovery fee
>> Impounding fee (this fee is additional to the attendance fee where animals are transported to the pound)	\$	14.00	per animal		7.1%	\$	15.00	per animal		d	Local Law No 2 (Animal Management) 2011	Cost-recovery fee
>> Sustenance fee (this fee is additional to the attendance fee and impounding fee)	\$	17.00	per animal per day.		5.9%	\$	18.00	per animal per day.		d	Local Law No 2 (Animal Management) 2011	Cost-recovery fee
3. Fee for releasing impounded dogs and cats and other fees						Cost-recovery fee						
Base impounding fee per animal before sustenance costs and pound opening charges	\$	832.00			6.0%	\$	882.00			d	Local Law No 2 (Animal Management) 2011	Cost-recovery fee
Less discount to base impounding fee per animal if this is the first impounding of an identified animal in the twelve months prior to the most recent impounding.	\$	682.00	(\$832 less \$682 = \$150)		6.0%	\$	723.00	(\$882 less \$723 = \$159)		d	Local Law No 2 (Animal Management) 2011	Cost-recovery fee
Less discount to base impounding fee per animal if this is the second impounding of an identified animal in the twelve months prior to the most recent impounding.	\$	342.00	(\$832 less \$342 = \$490)		6.1%	\$	363.00	(\$882 less \$363 = \$519)		d	Local Law No 2 (Animal Management) 2011	Cost-recovery fee
>> Sustenance fee - dogs (this fee is additional to the impounding fee)	\$	17.00	per impounded dog per day		5.9%	\$	18.00	per impounded dog per day		d	Local Law No 2 (Animal Management) 2011	Cost-recovery fee
4. Destruction and disposal of an animal	Removed					Removed						Other fees and charges
4. Purchase of impounded dog by party unrelated to owner	\$	150.00		\$	13.64	6.0%	\$	159.00	\$	14.45		Other fees and charges
5A. Hire of wild dog or dingo trap (refundable deposit - maximum 10 days). Interest will not be paid by Council on refundable bonds.	\$	59.00		\$	5.36		\$	59.00	\$	5.36		Other fees and charges
5B. Hire of wild dog or dingo trap - non-refundable training fee	\$	48.00		\$	4.36	6.3%	\$	51.00	\$	4.64		Other fees and charges
5C. Hire of rabbit trap (refundable deposit - maximum 10 days). Interest will not be paid by Council on refundable bonds.	\$	25.00		\$	2.27		\$	25.00	\$	2.27		Other fees and charges
5D. Hire of land for wildlife unmanned camera (refundable deposit - maximum 1 month). Interest will not be paid by Council on refundable bonds.	\$	54.00		\$	4.91		\$	54.00	\$	4.91		Other fees and charges
Purchase of replacement regulated dog collar	\$	30.00		\$	2.73	6.7%	\$	32.00	\$	2.91		Other fees and charges
Purchase of replacement regulated dog sign	\$	30.00		\$	2.73	6.7%	\$	32.00	\$	2.91		Other fees and charges
NLIS tagging fee (50% discount applies to extra animals)	\$	55.00		\$	5.00	5.5%	\$	58.00	\$	5.27		Other fees and charges

Item	Charges for 2023/2024	GST amount		Charges for 2024/2025	GST amount	LGA 2009 s97 (2) citation	Citation	Type of charge
Branding fee (50% discount applies to extra animals)	\$ 55.00	\$ 5.00	5.5%	\$ 58.00	\$ 5.27			Other fees and charges
6. Pound opening fee (additional fee for retrieving animals outside of 8 am to 5 pm Monday to Friday excluding public holidays)	\$ 243.00		6.2%	\$ 258.00		d	Local Law No 2 (Animal Management) 2011	Cost-recovery fee
Annual Report								
>> Purchase of copy (free on web)	\$ 44.00		6.8%	\$ 47.00		c	Local Government Regulation 2012 section 199	Cost-recovery fee
Building Permits – Development Applications								
☐ Lodgement fee - applicable to all development applications for building works either to Council or from Private Certifiers.	\$ 319.00		6.0%	\$ 338.00		a	Planning Act 2016	Cost-recovery fee
Dwellings:				Cost-recovery fee				
☐ (A) New <200 square metres (Fees for assessment and approval of development application including four (4) associated inspections) - Excludes GST free lodgement fee or	\$ 1,266.00	\$ 115.09	6.0%	\$ 1,342.00	\$ 122.00	a	Planning Act 2016	Cost-recovery fee
☐ (B) New >= 200 square metres (Fees for assessment and approval of development application including four (4) associated inspections) - Excludes GST free lodgement fee	\$ 1,906.50	\$ 173.32	6.0%	\$ 2,021.00	\$ 183.73	a	Planning Act 2016	Cost-recovery fee
☐ · Enclosed alterations/additions to Dwelling (including restumping) (Fees for assessment and approval of development application including two (2) associated inspections) - Excludes GST free lodgement fee	\$ 846.00	\$ 76.91	6.0%	\$ 897.00	\$ 81.55	a	Planning Act 2016	Cost-recovery fee
☐ Minor Alterations/additions (including new toilet additions, structural beam placement and similar minor building work) (Fees for assessment and approval of development application including 1 inspection) - Excludes GST free lodgement fee	\$ 498.00	\$ 45.27	6.0%	\$ 528.00	\$ 48.00	a	Planning Act 2016	Cost-recovery fee
☐ Multiple Dwellings (Fees for assessment and approval of development application including associated inspections) - per unit Excludes GST free lodgement fee	\$ 1,263.00	\$ 114.82	6.0%	\$ 1,339.00	\$ 121.73	a	Planning Act 2016	Cost-recovery fee
Prefabricated Transportable dwelling units:				Cost-recovery fee				
☐ Lodgement fee - applicable to all development applications for building works either to Council or from Private Certifiers.	As above			As above		a	Planning Act 2016	Cost-recovery fee
☐ New prefabricated transportable dwellings assessment / approval (per design)	\$ 621.00	\$ 56.45	6.0%	\$ 658.00	\$ 59.82	a	Planning Act 2016	Cost-recovery fee
☐ Building inspections (per inspection, per unit)	\$ 267.00	\$ 24.27	6.0%	\$ 283.00	\$ 25.73	a	Planning Act 2016	Cost-recovery fee
☐ Sewer assessment / approval (per design)	\$ 328.00		6.1%	\$ 348.00		a	Planning Act 2016	Cost-recovery fee
☐ Drainage inspection (per unit)	\$ 191.00		5.8%	\$ 202.00		a	Planning Act 2016	Cost-recovery fee
☐ Household water approval (no assessment fee) but a single inspection per unit	\$ 191.00		5.8%	\$ 202.00		a	Planning Act 2016	Cost-recovery fee
Removal dwellings etc:				Cost-recovery fee				
Pre-Inspection Fee -				Cost-recovery fee				
☐ Inside Somerset Region	\$ 774.00		5.9%	\$ 820.00		a	Planning Act 2016	Cost-recovery fee
☐ Outside Somerset Region area	\$ 1,409.00		6.0%	\$ 1,494.00		a	Planning Act 2016	Cost-recovery fee
☐ Re-erected (Fees for assessment and approval of development application including four (4) associated inspections) – Removal Dwelling Permit - Excludes GST free lodgement fee	\$ 1,572.00	\$ 142.91	6.0%	\$ 1,666.00	\$ 151.45	a	Planning Act 2016	Cost-recovery fee
>> Bonds for permit to travel on road (GST only applies on default)	NA			NA		a	Planning Act 2016	Cost-recovery fee
Bonds as guarantees that a house will be re-erected in accordance with permit, as determined by Council's Building Surveyor based on the cost of restoring the house. Interest will not be paid by Council on refundable bonds.	Nil			Nil				Cost-recovery fee
>> Single shift buildings or multiple shift buildings (GST only applies on default)	NA			NA		a	Planning Act 2016	Cost-recovery fee
Bonds are required for each removal house and are not transferable. Interest will not be paid by Council on refundable bonds.	Nil			Nil				Cost-recovery fee
Garages, sheds etc				Cost-recovery fee				

Item	Charges for 2023/2024	GST amount		Charges for 2024/2025	GST amount	LGA 2009 s97 (2) citation	Citation	Type of charge
<input type="checkbox"/> Garages, carports, shed (other than garden type sheds), stables, bush houses and similar buildings (Fees for assessment and approval of development application including 2 associated inspections) - Excludes GST free lodgement fee	\$ 738.00	\$ 67.09	6.0%	\$ 782.00	\$ 71.09	a	Planning Act 2016	Cost-recovery fee
>> Garden type sheds 10 m2 or less (exempt)	Free			Free				Cost-recovery fee
Swimming pools								
<input type="checkbox"/> SWIMMING POOLS (FEES FOR ASSESSMENT AND APPROVAL OF DEVELOPMENT APPLICATION EXCLUDING ANY ASSOCIATED INSPECTIONS)- EXCLUDES GST FREE LODGEMENT FEES - LISTED BELOW								Cost-recovery fee
Building application fee for any pool (excluding temporary or final fencing, steel reinforcement inspection and lodgement/ archive fees)	\$ 295.50	\$ 26.86	5.9%	\$ 313.00	\$ 28.45	a	Planning Act 2016/ Building Act 1975	Cost-recovery fee
Temporary swimming pool fencing during construction inspection fee (per inspection)	\$ 267.00	\$ 24.27	6.0%	\$ 283.00	\$ 25.73	a	Planning Act 2016/ Building Act 1975	Cost-recovery fee
Swimming pool steel reinforcement inspection fee (per inspection)	\$ 267.00	\$ 24.27	6.0%	\$ 283.00	\$ 25.73	a	Planning Act 2016/ Building Act 1975	Cost-recovery fee
Reinspection fee (per inspection in connection with a swimming pool)	\$ 267.00	\$ 24.27	6.0%	\$ 283.00	\$ 25.73	a	Planning Act 2016/ Building Act 1975	Cost-recovery fee
Swimming pool approval finalisation fee including final inspection of pool and fencing and associated State registration excluding the purchase of a pool safety certificate number from the State government	\$ 423.00	\$ 38.45	5.9%	\$ 448.00	\$ 40.73	a	Planning Act 2016/ Building Act 1975	Cost-recovery fee
Swimming pool fence compliance inspection fee and associated State registration including the purchase of a pool safety certificate number from the State government	\$ 498.00	\$ 45.27	6.0%	\$ 528.00	\$ 48.00	a	Planning Act 2016/ Building Act 1975	Cost-recovery fee
Purchase of pool safety certificate number from State	Included in single fee above			Included in single fee above		a	Planning Act 2016/ Building Act 1975	Cost-recovery fee
Commercial/Industrial Buildings								
Internal alteration of existing commercial building with no change to floor area	\$ 916.50	\$ 83.32	6.0%	\$ 971.50	\$ 88.32	a	Planning Act 2016	Cost-recovery fee
Other new, alterations or additions -								Cost-recovery fee
<input type="checkbox"/> up to and including 200m2 (Fees for assessment and approval of development application including associated inspections) - Excludes GST free lodgement fee	\$ 1,734.00	\$ 157.64	6.0%	\$ 1,838.00	\$ 167.09	a	Planning Act 2016	Cost-recovery fee
<input type="checkbox"/> over 200m2 (Fees for assessment and approval of development application including associated inspections) - base charge - Excludes GST free lodgement fee	\$ 1,734.00	\$ 157.64	6.0%	\$ 1,838.00	\$ 167.09	a	Planning Act 2016	Cost-recovery fee
<input type="checkbox"/> over 200m2 - per 10 sq m in excess	\$ 82.50	\$ 7.50	6.1%	\$ 87.50	\$ 7.95	a	Planning Act 2016	Cost-recovery fee
Change of class of building								
<input type="checkbox"/> Change of class of building (Fees for assessment and approval of development application including 1inspection) - Excludes GST free lodgement fee	As per new building of the classification sought (as if it were new works)	1/11th		As per new building of the classification sought (as if it were new works)	1/11th	a	Planning Act 2016	Cost-recovery fee
Demolition								
>> Demolition permit fee	\$ 329.00		6.1%	\$ 349.00		a	Planning Act 2016	Cost-recovery fee
>> Bond for cleaning up of site and rubbish removal where a building is planned to be demolished or removed (GST only applies on default)	Removed			Removed		a	Planning Act 2016	Cost-recovery fee
Hostel Fire Safety Assessment								
Hostel fire safety assessment - single inspection plus report	\$ 502.00		6.0%	\$ 532.00		a	Planning Act 2016/ Building Act 1975	Cost-recovery fee
Hostel fire safety - reinspection plus revised report	\$ 183.00		6.0%	\$ 194.00		a	Planning Act 2016/ Building Act 1975	Cost-recovery fee
Residential Services (Accreditation) Act								
Residential Services (Accreditation) Act - Building Compliance Notice - single inspection plus report	\$ 502.00		6.0%	\$ 532.00		a	Residential Services Act	Cost-recovery fee
Residential Services (Accreditation) Act - Building Compliance Notice - reinspection plus revised report	\$ 183.00		6.0%	\$ 194.00		a	Residential Services Act	Cost-recovery fee

Item	Charges for 2023/2024	GST amount		Charges for 2024/2025	GST amount	LGA 2009 s97 (2) citation	Citation	Type of charge
Lodgement fee for a building assessment report and/or fire safety certificate for a residential care building where these reports are not prepared by Council	\$ 164.00		6.1%	\$ 174.00		a	Residential Services Act	Cost-recovery fee
Request for an extension of time under Residential Services (Accreditation) Act	\$ 318.00		6.0%	\$ 337.00		a	Residential Services Act	Cost-recovery fee
Application to use land as a temporary dwelling								Cost-recovery fee
Application fee for a permit to use land as a temporary home - initial application (6 months)	\$ 377.00		6.1%	\$ 400.00		a	Subordinate Local Law No 1.3 (Establishment or Occupation of a Temporary Home) 2011/ Local Law No 1 (Administration) 2011	Cost-recovery fee
Application fee for a permit to use land as a temporary home - renewal (first 6 months)	\$ 466.00		6.0%	\$ 494.00		a	Subordinate Local Law No 1.3 (Establishment or Occupation of a Temporary Home) 2011/ Local Law No 1 (Administration) 2011	Cost-recovery fee
Application fee for a permit to use land as a temporary home - renewal (second 6 months or beyond)	\$ 552.00		6.0%	\$ 585.00		a	Subordinate Local Law No 1.3 (Establishment or Occupation of a Temporary Home) 2011/ Local Law No 1 (Administration) 2011	Cost-recovery fee
Perusal of plans								Cost-recovery fee
>> Perusal of plans – at counter by owner or with written consent of owner	\$ 37.00	\$ 3.36	5.4%	\$ 39.00	\$ 3.55	c	Planning Act 2016	Cost-recovery fee
Copies of plans								Cost-recovery fee
>> Provision of copies of plans including postage, facsimile, copying or other associated costs	\$ 53.00	\$ 4.82	5.7%	\$ 56.00	\$ 5.09	c	Planning Act 2016	Cost-recovery fee
Consultations for supply of information								Cost-recovery fee
Consultations for supply of information	\$ 105.00	\$ 9.55	5.7%	\$ 111.00	\$ 10.09	c	Planning Act 2016	Cost-recovery fee
Re-inspection fee								Cost-recovery fee
>> Reinspection Fee	\$ 191.00	\$ 17.36	5.8%	\$ 202.00	\$ 18.36	a	Planning Act 2016	Cost-recovery fee
Written report on inspection								Cost-recovery fee
>> Written report on inspection	\$ 187.50	\$ 17.05	6.1%	\$ 199.00	\$ 18.09	c	Planning Act 2016	Cost-recovery fee
Building compliance inspection								Cost-recovery fee
>> Building compliance inspections. Available only on buildings less than 10 years old. Additional to property search.	\$ 346.00			Not offered		a	Planning Act 2016	Cost-recovery fee
Form 19 Responses								Cost-recovery fee
>> State Government Form 19 response (includes faxing if required) [Fee per parcel]	\$ 398.00		6.0%	\$ 422.00		c	Planning Act 2016/ Local Government Regulation 2012 Section 155	Cost-recovery fee
Pool fence exemption/ structure height applications								Cost-recovery fee
Building- Application for exemption of swimming pool fencing/ Building - Approval for an allotment of the height of fences screens ornamental structures or similar things higher than permitted under relevant law	\$ 318.00		6.0%	\$ 337.00		a	Planning Act 2016	Cost-recovery fee
Building siting applications								Cost-recovery fee
Queensland Development Code (QDC) performance based concurrence referral to local government regarding siting of a proposed building.	\$ 438.00		6.4%	\$ 466.00		a	Planning Act 2016 / Plumbing and Drainage Act 2018	Cost-recovery fee
This fee also applies to siting building close to or over a sewer main for any application not through Urban Utilities (UU)						a	Planning Act 2016 / Plumbing and Drainage Act 2018	Cost-recovery fee
Extension of a building permit						a	Planning Act 2016	Cost-recovery fee
Extension of a building approval prior to lapsing of the currency period for less than 12 months	\$ 184.50	\$ 16.77	6.2%	\$ 196.00	\$ 17.82	a	Planning Act 2016	Cost-recovery fee

For information		For information		For information		For information			
Item	Charges for 2023/2024	GST amount		Charges for 2024/2025	GST amount	LGA 2009 s97 (2) citation	Citation	Type of charge	
Reactivation of an expired or lapsed building approval	\$ 498.00	\$ 45.27	6.0%	\$ 528.00	\$ 48.00	a	Planning Act 2016	Cost-recovery fee	
Amendments to existing approved plans								Cost-recovery fee	
>> Amendments to existing approved plans (percentage of the applicable original charge)	20%	1/ 11th		20%	1/ 11th	a	Planning Act 2016	Cost-recovery fee	
Other								Cost-recovery fee	
>> Building inspection report not specifically listed herein. At actual cost of preparation	At Cost plus GST	1/ 11th		At Cost plus GST	1/ 11th	a	Planning Act 2016	Cost-recovery fee	
Refunds								Cost-recovery fee	
The following applies to building fees other than the lodgement fee/ archive fee						a	Planning Act 2016	Cost-recovery fee	
For applications involving assessment/ inspection where the application is cancelled prior to any assessment/ inspection being undertaken	90%	1/ 11th as applicable		90%	1/ 11th as applicable	a	Planning Act 2016	Cost-recovery fee	
For applications involving assessment/ inspection where the application is cancelled after any assessment/ inspection is undertaken	Nil			Nil		a	Planning Act 2016	Cost-recovery fee	
Cemeteries - private burial sites									
Burial on private land	\$ 334.00		6.0%	\$ 354.00		a	Subordinate Local Law No 1.13 (Undertaking Regulated Activities regarding Human Remains) 2011/ Local Law No 1 (Administration) 2011	Cost-recovery fee	
Cemeteries									
Information from cemetery records in connection with a prospective burial or reservation	NA	NA		NA	NA			Other fees and charges	
Information from cemetery records for any other purpose (cemetery register is available through www.somerset.qld.gov.au at no charge)	\$ 151.00	As per GST determination	6.0%	\$ 160.00	As per GST determination	a	Subordinate Local Law No 1.9 (Operation of Cemeteries) 2011/ Local Law No 1 (Administration) 2011	Cost-recovery fee	
Monumental Section - Burial Rights								Other fees and charges	
Purchase of plot burial right following passing of person who will be interred - "established resident" as defined in Council policy	\$ 794.00	As per GST determination	6.0%	\$ 842.00	As per GST determination	a	Subordinate Local Law No 1.9 (Operation of Cemeteries) 2011/ Local Law No 1 (Administration) 2011	Cost-recovery fee	
Purchase of plot burial right following passing of person who will be interred - person who is not an "established resident" as defined in Council policy	\$ 1,776.00	As per GST determination	6.0%	\$ 1,883.00	As per GST determination	a	Subordinate Local Law No 1.9 (Operation of Cemeteries) 2011/ Local Law No 1 (Administration) 2011	Cost-recovery fee	
Reservation of plots - Monumental Cemeteries								Other fees and charges	
Non-refundable and non-transferable purchase of a burial right for a person who is not deceased which expires 40 years from the date of acceptance by Council - "established resident" as defined in Council policy	\$ 2,557.00	As per GST determination	6.0%	\$ 2,710.00	As per GST determination	a	Subordinate Local Law No 1.9 (Operation of Cemeteries) 2011/ Local Law No 1 (Administration) 2011	Cost-recovery fee	
Non-refundable and non-transferable purchase of a burial right for a person who is not deceased and which expires 40 years from the date of acceptance by Council - person who is not an "established resident" as defined in Council policy	\$ 5,222.00	As per GST determination	6.0%	\$ 5,535.00	As per GST determination	a	Subordinate Local Law No 1.9 (Operation of Cemeteries) 2011/ Local Law No 1 (Administration) 2011	Cost-recovery fee	
How, where, when and what burial rights will be granted are detailed in Council's policy on cemeteries.								Other fees and charges	
Grave Digging Fees - Monumental Section								Other fees and charges	
Adult graves during working hours	\$ 1,900.00	\$ 172.73	6.0%	\$ 2,014.00	\$ 183.09			Other fees and charges	
Adult graves outside working hours (incl. Overtime)	\$ 2,073.00	\$ 188.45	6.0%	\$ 2,197.00	\$ 199.73			Other fees and charges	
Child (up to and including 12 years) graves during working hours	\$ 1,728.00	\$ 157.09	6.0%	\$ 1,832.00	\$ 166.55			Other fees and charges	
Child (up to and including 12 years) graves outside working hours (incl. Overtime)	\$ 1,900.00	\$ 172.73	6.0%	\$ 2,014.00	\$ 183.09			Other fees and charges	
Reopening Existing Grave - Additional	\$ 258.00	\$ 23.45	5.8%	\$ 273.00	\$ 24.82			Other fees and charges	
Placement of ashes in grave or plot (existing plaque)	\$ 329.00	\$ 29.91	6.1%	\$ 349.00	\$ 31.73			Other fees and charges	
Application fee for approval to erect a cemetery monument	\$ 191.00	\$ 17.36	5.8%	\$ 202.00	\$ 18.36			Other fees and charges	

For information		For information		For information		For information			
Item	Charges for 2023/2024	GST amount		Charges for 2024/2025	GST amount	LGA 2009 s97 (2) citation	Citation	Type of charge	
Lawn Section including beam cemeteries - Burial Rights								Other fees and charges	
Purchase of plot burial right following passing of person who will be interred - "established resident" as defined in Council policy	\$ 519.00	As per GST determination	6.0%	\$ 550.00	As per GST determination	a	Subordinate Local Law No 1.9 (Operation of Cemeteries) 2011/ Local Law No 1 (Administration) 2011	Cost-recovery fee	
Purchase of plot burial right following passing of person who will be interred - person who is not an "established resident" as defined in Council policy	\$ 1,261.00	As per GST determination	6.0%	\$ 1,337.00	As per GST determination	a	Subordinate Local Law No 1.9 (Operation of Cemeteries) 2011/ Local Law No 1 (Administration) 2011	Cost-recovery fee	
Reservation of plots - Beam Cemeteries								Other fees and charges	
Non-refundable and non-transferable purchase of a burial right for a person who is not deceased and which expires 40 years from the date of acceptance by Council - "established resident" as defined in Council policy	\$ 1,704.00	As per GST determination	6.0%	\$ 1,806.00	As per GST determination	a	Subordinate Local Law No 1.9 (Operation of Cemeteries) 2011/ Local Law No 1 (Administration) 2011	Cost-recovery fee	
Non-refundable and non-transferable purchase of a burial right for a person who is not deceased and which expires 40 years from the date of acceptance by Council - person who is not an "established resident" as defined in Council policy	\$ 3,483.00	As per GST determination	6.0%	\$ 3,692.00	As per GST determination	a	Subordinate Local Law No 1.9 (Operation of Cemeteries) 2011/ Local Law No 1 (Administration) 2011	Cost-recovery fee	
How, where, when and what burial rights will be granted are detailed in Council's policy on cemeteries.								Other fees and charges	
Grave Digging Fees - Lawn Section								Other fees and charges	
Adult graves during working hours	\$ 1,640.00	\$ 149.09	6.0%	\$ 1,738.00	\$ 158.00			Other fees and charges	
Adult graves outside working hours (incl. Overtime)	\$ 1,987.00	\$ 180.64	6.0%	\$ 2,106.00	\$ 191.45			Other fees and charges	
Child (up to and including 12 years) graves during working hours	\$ 1,468.00	\$ 133.45	6.0%	\$ 1,556.00	\$ 141.45			Other fees and charges	
Child (up to and including 12 years) graves outside working hours (incl. Overtime)	\$ 1,728.00	\$ 157.09	6.0%	\$ 1,832.00	\$ 166.55			Other fees and charges	
Reopening Existing Grave - Additional	\$ 125.00	\$ 11.36	6.4%	\$ 133.00	\$ 12.09			Other fees and charges	
Placement of ashes in grave or plot (existing plaque)	\$ 295.00	\$ 26.82	6.1%	\$ 313.00	\$ 28.45			Other fees and charges	
Plaques								Other fees and charges	
Raised Lettering Plaque for Detachable Plates (max 7 lines)	\$ 1,035.00	\$ 94.09	6.0%	\$ 1,097.00	\$ 99.73			Other fees and charges	
Raised Lettering Single Plaque	\$ 1,035.00	\$ 94.09	6.0%	\$ 1,097.00	\$ 99.73			Other fees and charges	
Detachable Plates	\$ 191.00	\$ 17.36	5.8%	\$ 202.00	\$ 18.36			Other fees and charges	
Picture / Symbols and / or Extra Lettering	At cost plus 10% handling	1/11th		At cost plus 10% handling	1/11th			Other fees and charges	
Second inscription	Not Applicable			Not Applicable				Other fees and charges	
Columbarium Section								Other fees and charges	
Future reservation right to inter cremated human remains at a columbarium	\$ 105.00	As per GST determination	5.7%	\$ 111.00	As per GST determination	a	Subordinate Local Law No 1.9 (Operation of Cemeteries) 2011/ Local Law No 1 (Administration) 2011	Cost-recovery fee	
Purchase of Single Niche for right to inter cremated remains	\$ 405.00	As per GST determination	5.9%	\$ 429.00	As per GST determination	a	Subordinate Local Law No 1.9 (Operation of Cemeteries) 2011/ Local Law No 1 (Administration) 2011	Cost-recovery fee	
Purchase of Double Niche for right to inter cremated remains or of Two Single Niches side by side for right to inter cremated remains	\$ 445.00	As per GST determination	6.1%	\$ 472.00	As per GST determination	a	Subordinate Local Law No 1.9 (Operation of Cemeteries) 2011/ Local Law No 1 (Administration) 2011	Cost-recovery fee	
Single niche plaque – raised lettering. This includes one plaque for one of two side by side columbarium niches as well as a single niche	\$ 160.00	\$ 14.55	6.3%	\$ 170.00	\$ 15.45			Other fees and charges	
Double niche plaque – raised lettering	\$ 200.00	\$ 18.18	6.0%	\$ 212.00	\$ 19.27			Other fees and charges	
Picture / Symbols and / or Extra Lettering	At cost plus 10% handling	1/11th		At cost plus 10% handling	1/11th			Other fees and charges	
Detachable plate for second inscription	\$ 192.00	\$ 17.45	6.3%	\$ 204.00	\$ 18.55			Other fees and charges	
Placing of ashes in wall (excludes plaque)	\$ 206.00	\$ 18.73	5.8%	\$ 218.00	\$ 19.82			Other fees and charges	
Removal of ashes from wall	\$ 155.00	\$ 14.09	5.8%	\$ 164.00	\$ 14.91			Other fees and charges	

For information		For information		For information		For information								
Item	Charges for 2023/2024		GST amount		Charges for 2024/2025		GST amount	LGA 2009 s97 (2) citation	Citation	Type of charge				
Purchase and install a columbarium wall vase in the columbarium wall	\$	69.00	\$	6.27	5.8%	\$	73.00	\$	6.64	Other fees and charges				
Memorial Gardens (Kilcoy only)						Other fees and charges								
Right to inter cremated human remains at Kilcoy Memorial Gardens	\$	774.00	As per GST determination		5.9%	\$	820.00	As per GST determination		a Subordinate Local Law No 1.9 (Operation of Cemeteries) 2011/ Local Law No 1 (Administration) 2011 Cost-recovery fee				
Placing of ashes	\$	345.00	\$	31.36	6.1%	\$	366.00	\$	33.27	Other fees and charges				
Single Plaque	\$	606.00	\$	55.09	5.9%	\$	642.00	\$	58.36	Other fees and charges				
Double Plaque	\$	774.00	\$	70.36	5.9%	\$	820.00	\$	74.55	Other fees and charges				
Detachable Plate for second inscription on double plaque	\$	192.00	\$	17.45	6.3%	\$	204.00	\$	18.55					
Picture / Symbols	At cost plus 10% handling		1/11th			At cost plus 10% handling		1/11th		Other fees and charges				
Change of Ownership Fee														
>> Fee for recording change of ownership of land or tenancy of land (where the leaseholder is responsible for payment of rates) in Council's land record (payable by the person who is shown as owner/lessee after the change is recorded)	\$	101.00			5.9%	\$	107.00	b	Local Government Act 2009 Section 97	Cost-recovery fee				
The following dealings dated 11 March 2009 or later are automatically exempt from payment of the fee: 1. Transmission to surviving joint tenants on death of other joint tenant; 2. Transfer where no money is exchanged or where the total consideration in respect of the transfer is \$100 or less; 3. Transfer as a result of a gift or through natural love and affection; 4. Transfer by consent / direction; 5. Public Trustee transactions; 6. "Pursuant to a Will" or intestacy; 7. Transmission to surviving tenants in common on death of a tenant in common;														
Commercial use of roads / local government controlled areas														
Itinerant Vending (Annual)	\$	1,220.00			6.0%	\$	1,293.00	a	Subordinate Local Law No 1.2 (Commercial Use of Local Government Controlled Areas and Roads) 2011/ Local Law No 1 (Administration) 2011	Cost-recovery fee				
Standing Stall (Annual)	\$	913.00			6.0%	\$	968.00	a	Subordinate Local Law No 1.2 (Commercial Use of Local Government Controlled Areas and Roads) 2011/ Local Law No 1 (Administration) 2011	Cost-recovery fee				
Kerbside Refuelling (Annual)	\$	303.00			5.9%	\$	321.00	a	Subordinate Local Law No 1.2 (Commercial Use of Local Government Controlled Areas and Roads) 2011/ Local Law No 1 (Administration) 2011	Cost-recovery fee				
Footpath Dining (Annual)	\$	151.00			6.0%	\$	160.00	a	Subordinate Local Law No 1.2 (Commercial Use of Local Government Controlled Areas and Roads) 2011/ Local Law No 1 (Administration) 2011	Cost-recovery fee				
Other	\$	151.00			6.0%	\$	160.00	a	Subordinate Local Law No 1.2 (Commercial Use of Local Government Controlled Areas and Roads) 2011/ Local Law No 1 (Administration) 2011	Cost-recovery fee				
Less fee reduction for Commercial Use of Local Government Controlled Areas and Roads applications relating to produce grown by the applicant in the Somerset Region	75%					75%		a	Subordinate Local Law No 1.2 (Commercial Use of Local Government Controlled Areas and Roads) 2011/ Local Law No 1 (Administration) 2011	Cost-recovery fee				
Control of Declared Pest Plants - subject to exemptions contains in the Somerset pest management plan														
>> Administration charge pursuant to the Biosecurity Act 2014 section 380 – Failure to comply with first and final notice (plus contractor fees).	\$	205.00	Admin charge only per action taken to comply	\$	18.64	5.9%	\$	217.00	Admin charge only per action taken to comply	\$	19.73	a	Biosecurity Act 2014 section 380	Cost-recovery fee

For information		For information		For information		For information			
Item	Charges for 2023/2024	GST amount		Charges for 2024/2025	GST amount	LGA 2009 s97 (2) citation	Citation	Type of charge	
Wick wiper - Hire for 7 Days (note: a day is calculated from the time you collect the unit plus 24 hours or part there-of. Council may stand down the hire of the unit due to circumstances such as bad weather on the written request of the hirer).	\$ 35.00	\$ 3.18	5.7%	\$ 37.00	\$ 3.36			Other fees and charges	
>> Refundable Bond - Interest will not be paid by Council on refundable bonds.	\$ 75.00	\$ 6.82	0.0%	\$ 75.00	\$ 6.82			Other fees and charges	
Special conditions for landholders who have entered into a property pest management agreement with Council								Other fees and charges	
>> Quick-spray unit								Other fees and charges	
Quick Spray Unit Hire plus (note: a day is calculated from the time you collect the unit plus 24 hours or part there-of. Council may stand down the hire of the unit due to circumstances such as bad weather on the written request of the hirer).	\$ 62.00 per day	\$ 5.64	6.5%	\$ 66.00 per day	\$ 6.00			Other fees and charges	
>> Refundable Bond - Interest will not be paid by Council on refundable bonds.	\$ 310.00	\$ 28.18	0.0%	\$ 310.00	\$ 28.18			Other fees and charges	
Coronation Hall, Somerset Dam (non-exclusive use of hall only (excluding public toilets))									
Hire by entities other than identified users								Other fees and charges	
Hire charge for the whole or any part of a weekend block which is defined as any consecutive three of Friday, Saturday, Sunday and/or Monday	\$ 1,665.00	\$ 151.36	6.0%	\$ 1,765.00	\$ 160.45			Other fees and charges	
Hire charge for Tuesday night, Wednesday night or Thursday night use	\$ 184.00	\$ 16.73	6.0%	\$ 195.00	\$ 17.73			Other fees and charges	
Hire charge for Tuesday day, Wednesday day or Thursday day use	\$ 184.00	\$ 16.73	6.0%	\$ 195.00	\$ 17.73			Other fees and charges	
Refundable bond (GST only applies on default)	\$ 537.00	\$ 48.82	0.0%	\$ 537.00	\$ 48.82			Other fees and charges	
Hire by identified users								Other fees and charges	
Annual hire charge for Somerset Dam and District Rural Watch Committee or Somerset Dam Progress Association. This is a charge for Tuesday, Wednesday or Thursday use.	\$ 37.00	\$ 3.36	5.4%	\$ 39.00	\$ 3.55			Other fees and charges	
Hire charge per weekday night (Tuesday to Thursday) – other not for profit community groups	\$ 15.00	\$ 1.36	6.7%	\$ 16.00	\$ 1.45			Other fees and charges	
Hire charge per weekday day (Tuesday to Thursday) – other not for profit community groups	\$ 15.00	\$ 1.36	6.7%	\$ 16.00	\$ 1.45			Other fees and charges	
Day and night hire on a weekend by Somerset Region based not for profit community groups per day limited to three days per year with days allocated on the basis of the first community group to pay this amount as a deposit	\$ 485.00	\$ 44.09	6.0%	\$ 514.00	\$ 46.73			Other fees and charges	
Other conditions of hire – all hirers								Other fees and charges	
Hire charges do not apply for Coronation Hall where the hire is for a meeting on a Tuesday, Wednesday or Thursday by a community group which includes a Council-appointed representative.								Other fees and charges	
It is confirmed that \$500 of the total weekend hire charge (or the amount of the hire charge amount if less than \$500) for this facility represents a non-refundable booking deposit.								Other fees and charges	
It is confirmed that \$50 of the total weekday or other hire charge for this facility (or the amount of the hire charge where less than \$50) represents a non-refundable booking deposit (per day of use).								Other fees and charges	
All weekend hire charges must be prepaid in advance in full at least two months prior to the event to confirm bookings.								Other fees and charges	
Hire charges quoted apply at the time of final payment regardless of when the event is to be held.								Other fees and charges	
Development Application-Fee Schedule								Cost-recovery fee	
CONTENTS								Cost-recovery fee	
A. Miscellaneous matters that may apply to Development Applications								Cost-recovery fee	
B. Material Change of Use								Cost-recovery fee	
C. Reconfiguring a Lot								Cost-recovery fee	
D. Operational Work								Cost-recovery fee	
E. Planning Miscellaneous								Cost-recovery fee	

Item	Charges for 2023/2024	GST amount		Charges for 2024/2025	GST amount	LGA 2009 s97 (2) citation	Citation	Type of charge
A. Miscellaneous matters that may apply to Development Applications								
A.1. Combined Applications (involving more than one type of development and/or multiple land use): Fees for a combined application are to be the sum of those fees that would have been required in the event of a separate application being lodged for each type (eg. Material Change of Use, Reconfiguring a Lot, Building Work etc). Where an application involves more than one type of land use, then the fee is to be based on the highest land use fee plus 75% of the fee for each additional land use proposed as part of the application.								Cost-recovery fee Cost-recovery fee Cost-recovery fee Cost-recovery fee Cost-recovery fee Cost-recovery fee Cost-recovery fee Cost-recovery fee
A.2. Additional fees for expert advice and/or assessment of technical reports by Council engaged external consultants/specialists: The cost of external Consultant's fees in respect to any further assessment or advice required by Council in consideration of any application/submission and/or technical report will be charged to the applicant, including re-submissions. The cost must be paid prior to the Council's final determination of the application.								Cost-recovery fee Cost-recovery fee Cost-recovery fee Cost-recovery fee Cost-recovery fee
A.3. Refund of Fees-Withdrawn Applications: If an application where the applicable fee is less than \$6,000 is withdrawn, a refund of application fees is applicable as below Any refund of development application fees for a withdrawn application where the fee was \$6,000 or greater will only be considered and calculated consistent with legal requirements for cost recovery fees generally and with Council's revenue statement R4 which requires consideration of the full costs								Cost-recovery fee Cost-recovery fee Cost-recovery fee Cost-recovery fee
Development Assessment Rules								
(a) Part 1: Application - Confirmation Notice	75%			75%		a	Planning Act 2016 (regardless of planning scheme under which application was made)	Cost-recovery fee
(b) Part 2: Referral	50%			50%		a	Planning Act 2016 (regardless of planning scheme under which application was made)	Cost-recovery fee
(c) Part 3: Information request	50%			50%		a	Planning Act 2016 (regardless of planning scheme under which application was made)	Cost-recovery fee
(c) Part 4: Public notification	25%			25%		a	Planning Act 2016 (regardless of planning scheme under which application was made)	Cost-recovery fee
(d) Part 5: Decision	Nil			Nil		a	Planning Act 2016 (regardless of planning scheme under which application was made)	Cost-recovery fee
Note: If an application lapses during the development assessment process no refund of fees is applicable.								Cost-recovery fee Cost-recovery fee
A.4. Request to apply a superseded Planning Scheme (section 29 of Planning Act 2016): Note: This fee is for Council to determine if the development will or will not be considered under the superseded planning scheme. This fee applies in addition to the applicable development application fee.	\$ 3,745.00		6.0%	\$ 3,970.00		a	Planning Act 2016	Cost-recovery fee Cost-recovery fee Cost-recovery fee
A.5. In the case of an unusual circumstance pertaining to a site or the combination of proposed uses or where an application involves a use or uses not specifically listed in the Fee Schedule. One of the following fees may apply:								Cost-recovery fee Cost-recovery fee Cost-recovery fee Cost-recovery fee
Major Application (matters to be taken into consideration - large site areas eg 1000+ hectares; multiple proposed land uses; multiple technical reports required; complex and significant impacts expected)	\$ 225,500.00		6.0%	\$ 239,030.00		a	Planning Act 2016 (regardless of planning scheme under which application was made)	Cost-recovery fee Cost-recovery fee Cost-recovery fee Cost-recovery fee
Medium Application	\$ 62,800.00		6.0%	\$ 66,568.00		a	Planning Act 2016 (regardless of planning scheme under which application was made)	Cost-recovery fee

For information		For information		For information		For information			
Item	Charges for 2023/2024	GST amount		Charges for 2024/2025	GST amount	LGA 2009 s97 (2) citation	Citation	Type of charge	
(matters to be taken into consideration - site area 500+ hectares; one or two proposed land uses; some technical reports required; complex; impacts expected)								Cost-recovery fee	
								Cost-recovery fee	
								Cost-recovery fee	
Minor Application	\$ 11,900.00		6.0%	\$ 12,614.00		a	Planning Act 2016 (regardless of planning scheme under which application was made)	Cost-recovery fee	
(where the set Fees and Charges would have resulted in a charge that seems to be disproportionately excessive for a small or minor proposal; few technical reports; limited impacts expected)								Cost-recovery fee	
								Cost-recovery fee	
								Cost-recovery fee	
Incidental Application	\$ 5,900.00		6.0%	\$ 6,254.00		a	Planning Act 2016 (regardless of planning scheme under which application was made)	Cost-recovery fee	
(where an application is using an existing building, use of land only, or minor extensions for some uses up to a 100 sqm or where an application involves existing lawful land uses and the application is seeking to rationalise approvals or uses; impacts are known and minimal)								Cost-recovery fee	
								Cost-recovery fee	
								Cost-recovery fee	
The Chief Executive Officer shall determine the category of the application on the advice from the Director of Planning and Development, taking into consideration, the following:								Cost-recovery fee	
a. The scale of the project								Cost-recovery fee	
b. The potential impacts to be assessed as part of the project								Cost-recovery fee	
c. If the level of work anticipated by the nominated fee does not represent the level of assessment required								Cost-recovery fee	
d. The fee is not covered in this schedule of fees and charges								Cost-recovery fee	
e. Any other relevant consideration								Cost-recovery fee	
A.6 Application fees within this schedule apply where Council is the assessment manager, referral agency, responsible entity, or another similar role responsible for administering, assessing, or deciding an application or matter.								Cost-recovery fee	
								Cost-recovery fee	
								Cost-recovery fee	
Resubmission of an Expired Approval:								Cost-recovery fee	
Where the currency period of an approval has expired and a development application is:								Cost-recovery fee	
(c) resubmitted within 6 months of the approval expiring; and								Cost-recovery fee	
(d) the proposal is generally in accordance with the former plans; and								Cost-recovery fee	
(e) there have been no changes to the Planning Scheme provisions;								Cost-recovery fee	
the applicable fee will be 75% of the application fee.								Cost-recovery fee	
Note: Council will not accept the re-submission of an expired approval more than once.								Cost-recovery fee	
								Cost-recovery fee	
Resubmission of a Lapsed Application:								Cost-recovery fee	
Where a development application has lapsed and a new development application is:								Cost-recovery fee	
(f) resubmitted within 6 months of the application lapsing; and								Cost-recovery fee	
(g) the proposal is generally in accordance with the former proposal; and								Cost-recovery fee	
(h) there have been no changes to the Planning Scheme provisions;								Cost-recovery fee	
the applicable fee will be 75% of the application fee.								Cost-recovery fee	
Note: Council will not accept the re-submission of a lapsed application more than once.								Cost-recovery fee	
								Cost-recovery fee	
Waiver of Development Application Fees:								Cost-recovery fee	
Bona –fide not for profit organisations, charity organisations and community groups may receive a total or partial waiver of application fees upon application to Council. (By way of Community Assistance Grant)								Cost-recovery fee	
								Cost-recovery fee	
								Cost-recovery fee	
GST: The listed fees are exclusive of GST due to the Regulatory nature of the activities.								Cost-recovery fee	
Standard Miscellaneous Development Contribution Amounts									
• Rural property numbers - The amount of the monetary contribution to be paid in respect of the assignment and provision of rural property number signage in accordance with Council and Australian standards	\$ 69.00		5.8%	\$ 73.00		NA	NA	Other amount	

For information		For information		For information		For information		
Item	Charges for 2023/2024	GST amount		Charges for 2024/2025	GST amount	LGA 2009 s97 (2) citation	Citation	Type of charge
• State valuations - The amount of the monetary contribution to be paid in respect of the issue of new state valuations (per allotment created)	\$ 44.00		6.8%	\$ 47.00		NA	NA	Other amount
• Street lighting - The amount of the monetary contribution to be paid in lieu of the provision of street ighting per street light where an existing pole is in place	\$ 1,781.00		6.0%	\$ 1,888.00		NA	NA	Other amount
B. Material Change of Use (MCU) Application fees - Somerset Region Planning Scheme - for new applications made after new Planning Scheme adopted.								Cost-recovery fee
Variation Approval - preliminary approval including a variation request (section 50 of Planning Act) - All MCU types below as applicable	125% of applicable fee			125% of applicable fee		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Preliminary Approval (Section 49 of Planning Act) - All MCU types below as applicable	100% of applicable fee			100% of applicable fee		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Development Permit following Preliminary Approval - All MCU types below as applicable	80% of applicable fee			80% of applicable fee		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
SOMERSET REGION PLANNING SCHEME								
Residential Uses								
Caretaker's accommodation (Code)	\$ 1,310.00		6.0%	\$ 1,389.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Caretaker's accommodation (Impact)	\$ 1,876.00		6.0%	\$ 1,989.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Community Residence (Code)	\$ 1,310.00		6.0%	\$ 1,389.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Community Residence (Impact)	\$ 1,876.00		6.0%	\$ 1,989.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Dual occupancy (Code)	\$ 2,731.00		6.0%	\$ 2,895.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Dual occupancy (Impact)	\$ 3,141.00		6.0%	\$ 3,329.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Dwelling House (Code)	\$ 1,187.00		6.0%	\$ 1,258.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Dwelling House (Impact)	\$ 1,876.00		6.0%	\$ 1,989.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Dwelling House Where for a secondary dwelling (Code)	\$ 1,310.00		6.0%	\$ 1,389.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Dwelling House Where for a secondary dwelling (Impact)	\$ 1,876.00		6.0%	\$ 1,989.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Dwelling House Where for a siting variation only (Code)	\$ 440.00		5.9%	\$ 466.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Dwelling House Where for a siting variation only (Impact)	N/A			N/A		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Multiple dwelling 0 to 6 units (Code)	\$ 4,505.00		6.0%	\$ 4,775.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Multiple dwelling 0 to 6 units (Impact)	\$ 5,169.00		6.0%	\$ 5,479.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Multiple dwelling 7 to 9 units (Code)	\$ 7,512.00		6.0%	\$ 7,963.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Multiple dwelling 7 to 9 units (Impact)	\$ 8,713.00		6.0%	\$ 9,236.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Multiple dwelling > 9 units (Code) - base fee	\$ 7,512.00 base fee plus		6.0%	\$ 7,963.00 base fee plus		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Multiple dwelling > 9 units (Code) - fee per unit over 9 units	\$ 577.00 plus per unit over 9 units		6.1%	\$ 612.00 plus per unit over 9 units		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Multiple dwelling > 9 units (Impact) - base fee	\$ 8,713.00 base fee plus		6.0%	\$ 9,236.00 base fee plus		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Multiple dwelling > 9 units (Impact) - fee per unit over 9 units	\$ 577.00 plus per unit over 9 units		6.1%	\$ 612.00 plus per unit over 9 units		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Nature Based Tourism Up to 2 sites (Code)	\$ 2,731.00		6.0%	\$ 2,895.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Nature Based Tourism Up to 2 sites (Impact)	\$ 3,141.00		6.0%	\$ 3,329.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Nature Based Tourism 3 to 6 sites (Code)	\$ 4,505.00		6.0%	\$ 4,775.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Nature Based Tourism 3 to 6 sites (Impact)	\$ 5,169.00		6.0%	\$ 5,479.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee

Item	Charges for 2023/2024	GST amount		Charges for 2024/2025	GST amount	LGA 2009 s97 (2) citation	Citation	Type of charge
Nature Based Tourism 7 to 9 sites (Code)	\$ 7,512.00		6.0%	\$ 7,963.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Nature Based Tourism 7 to 9 sites (Impact)	\$ 8,713.00		6.0%	\$ 9,236.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Nature Based Tourism > 9 sites (Code) - base fee	\$ 7,512.00 base fee plus		6.0%	\$ 7,963.00 base fee plus		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Nature Based Tourism > 9 sites (Code) - fee per site over 9 sites	\$ 169.00 plus per site over 9 sites		5.9%	\$ 179.00 plus per site over 9 sites		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Nature Based Tourism > 9 sites (Impact) - base fee	\$ 8,713.00 base fee plus		6.0%	\$ 9,236.00 base fee plus		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Nature Based Tourism > 9 sites (Impact) - fee per site over 9 sites	\$ 169.00 plus per site over 9 sites		5.9%	\$ 179.00 plus per site over 9 sites		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Workforce accommodation (Code)	See A.5			See A.5		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Workforce accommodation (Impact)	See A.5			See A.5		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Relocatable home park Up to 10 sites (Code)	\$ 7,512.00		6.0%	\$ 7,963.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Relocatable home park Up to 10 sites (Impact)	\$ 8,713.00		6.0%	\$ 9,236.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Relocatable home park 10 or more sites (Code) - base fee	\$ 7,512.00 base fee plus		6.0%	\$ 7,963.00 base fee plus		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Relocatable home park 10 or more sites (Code) - fee per site over 10 sites	\$ 577.00 plus per site over 10 sites		6.1%	\$ 612.00 plus per site over 10 sites		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Relocatable home park 10 or more sites (Impact) - base fee	\$ 8,713.00 base fee plus		6.0%	\$ 9,236.00 base fee plus		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Relocatable home park 10 or more sites (Impact) - fee per site over 10 sites	\$ 577.00 plus per site over 10 sites		6.1%	\$ 612.00 plus per site over 10 sites		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Residential care facility Up to 10 beds (Code)	\$ 7,512.00		6.0%	\$ 7,963.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Residential care facility Up to 10 beds (Impact)	\$ 8,713.00		6.0%	\$ 9,236.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Residential care facility 10 or more beds (Code) - base fee	\$ 7,512.00 base fee plus		6.0%	\$ 7,963.00 base fee plus		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Residential care facility 10 or more beds (Code) - fee per bed over 10 beds	\$ 169.00 plus per bed over 10 beds		5.9%	\$ 179.00 plus per bed over 10 beds		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Residential care facility 10 or more beds (Impact) - base fee	\$ 8,713.00 base fee plus		6.0%	\$ 9,236.00 base fee plus		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Residential care facility 10 or more beds (Impact) - fee per bed over 10 beds	\$ 169.00 plus per bed over 10 beds		5.9%	\$ 179.00 plus per bed over 10 beds		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Retirement facility 0 to 6 units (Code)	\$ 4,505.00		6.0%	\$ 4,775.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Retirement facility 0 to 6 units (Impact)	\$ 5,169.00		6.0%	\$ 5,479.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Retirement facility 7 to 9 units (Code)	\$ 7,512.00		6.0%	\$ 7,963.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Retirement facility 7 to 9 units (Impact)	\$ 8,713.00		6.0%	\$ 9,236.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Retirement facility > 9 units (Code) - base fee	\$ 7,512.00 base fee plus		6.0%	\$ 7,963.00 base fee plus		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Retirement facility > 9 units (Code) - fee per unit over 9 units	\$ 577.00 plus per unit over 9 units		6.1%	\$ 612.00 plus per unit over 9 units		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Retirement facility > 9 units (Impact) - base fee	\$ 8,713.00 base fee plus		6.0%	\$ 9,236.00 base fee plus		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Retirement facility > 9 units (Impact) - fee per unit over 9 units	\$ 577.00 plus per unit over 9 units		6.1%	\$ 612.00 plus per unit over 9 units		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Rooming accommodation Up to 2 rooms (Code)	\$ 2,731.00		6.0%	\$ 2,895.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Rooming accommodation Up to 2 rooms (Impact)	\$ 3,141.00		6.0%	\$ 3,329.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Rooming accommodation 3 to 6 rooms (Code)	\$ 4,505.00		6.0%	\$ 4,775.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Rooming accommodation 3 to 6 rooms (Impact)	\$ 5,169.00		6.0%	\$ 5,479.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Rooming accommodation 7 to 9 rooms (Code)	\$ 7,512.00		6.0%	\$ 7,963.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Rooming accommodation 7 to 9 rooms (Impact)	\$ 8,713.00		6.0%	\$ 9,236.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee

		For information	For information	For information	For information			
Item	Charges for 2023/2024	GST amount		Charges for 2024/2025	GST amount	LGA 2009 s97 (2) citation	Citation	Type of charge
Rooming accommodation > 9 rooms (Code) - base fee	\$ 7,512.00 base fee plus		6.0%	\$ 7,963.00 base fee plus		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Rooming accommodation > 9 rooms (Code) - fee per room over 9 rooms	\$ 316.00 plus per room over 9 rooms		6.0%	\$ 335.00 plus per room over 9 rooms		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Rooming accommodation > 9 rooms (Impact) - base fee	\$ 8,713.00 base fee plus		6.0%	\$ 9,236.00 base fee plus		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Rooming accommodation > 9 rooms (Impact) - fee per room over 9 rooms	\$ 316.00 plus per room over 9 rooms		6.0%	\$ 335.00 plus per room over 9 rooms		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Rural workers accommodation (Code)	\$ 1,310.00		6.0%	\$ 1,389.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Rural workers accommodation (Impact)	\$ 1,876.00		6.0%	\$ 1,989.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Short-term accommodation Up to 2 sites (Code)	\$ 2,731.00		6.0%	\$ 2,895.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Short-term accommodation Up to 2 sites (Impact)	\$ 3,141.00		6.0%	\$ 3,329.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Short-term accommodation 3 to 6 sites (Code)	\$ 4,505.00		6.0%	\$ 4,775.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Short-term accommodation 3 to 6 sites (Impact)	\$ 5,169.00		6.0%	\$ 5,479.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Short-term accommodation 7 to 9 sites (Code)	\$ 6,825.00		6.0%	\$ 7,235.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Short-term accommodation 7 to 9 sites (Impact)	\$ 8,713.00		6.0%	\$ 9,236.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Short-term accommodation > 9 sites (Code) - base fee	\$ 6,825.00 base fee plus		6.0%	\$ 7,235.00 base fee plus		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Short-term accommodation > 9 sites (Code) - fee per site over 9 sites	\$ 169.00 plus per site over 9 sites		5.9%	\$ 179.00 plus per site over 9 sites		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Short-term accommodation > 9 sites (Impact) - base fee	\$ 8,713.00 base fee plus		6.0%	\$ 9,236.00 base fee plus		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Short-term accommodation > 9 sites (Impact) - fee per site over 9 sites	\$ 169.00 plus per site over 9 sites		5.9%	\$ 179.00 plus per site over 9 sites		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Tourist park Up to 10 sites (Code)	\$ 2,967.00		6.0%	\$ 3,145.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Tourist park Up to 10 sites (Impact)	\$ 3,798.00		6.0%	\$ 4,026.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Tourist park 10 to 29 sites (Code)	\$ 7,512.00		6.0%	\$ 7,963.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Tourist park 10 to 29 sites (Impact)	\$ 8,713.00		6.0%	\$ 9,236.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Tourist park 30 or more sites (Code) - base fee	\$ 7,512.00 base fee plus		6.0%	\$ 7,963.00 base fee plus		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Tourist park 30 or more sites (Code) - fee per site over 30 sites	\$ 169.00 plus per site over 30 sites		5.9%	\$ 179.00 plus per site over 30 sites		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Tourist park 30 or more sites (Impact) - base fee	\$ 8,713.00 base fee plus		6.0%	\$ 9,236.00 base fee plus		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Tourist park 30 or more sites (Impact) - fee per site over 30 sites	\$ 169.00 plus per site over 30 sites		5.9%	\$ 179.00 plus per site over 30 sites		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Note 1 - Fees based on GFA and areas used for external use, storage or display" do not include areas used for ancillary parking, driveways and vehicle manoeuvring areas associated with the use.						a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Note 2 - The fee for a subsequent application for a development permit only applies if the proposal is substantially the same as a preliminary approval and is only changed as a result of conditions of approval.						a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Business and Commercial Uses						a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Adult store (Code)	\$ 5,461.00		6.0%	\$ 5,789.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Adult store (Impact)	\$ 6,827.00		6.0%	\$ 7,237.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Agricultural supplies store (Code) - base fee	\$ 5,461.00 base fee, plus		6.0%	\$ 5,789.00 base fee, plus		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee

For information		For information	For information	For information						
Item	Charges for 2023/2024	GST amount		Charges for 2024/2025	GST amount	LGA 2009 s97 (2) citation	Citation	Type of charge		
Agricultural supplies store plus per m2 above 500 square metres GFA (Code)	\$ 7.80 per square metre above 500 square metres GFA		6.4%	\$ 8.30 per square metre above 500 square metres GFA		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee		
Agricultural supplies store (Impact) - base fee	\$ 6,827.00 base fee, plus		6.0%	\$ 7,237.00 base fee, plus		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee		
Agricultural supplies store plus per m2 above 500 square metres GFA (Impact)	\$ 7.80 per square metre above 500 square metres GFA		6.4%	\$ 8.30 per square metre above 500 square metres GFA		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee		
Bar (Code) - base fee (up to 200 square metres)	\$ 3,798.00 base fee, plus		6.0%	\$ 4,026.00 base fee, plus		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee		
Bar plus per m2 above 200 square metres GFA (Code)	\$ 3.90 per square metre above 200 square metres GFA		5.1%	\$ 4.10 per square metre above 200 square metres GFA		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee		
Bar (Impact) - base fee (up to 200 square metres)	\$ 4,510.00 base fee, plus		6.0%	\$ 4,781.00 base fee, plus		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee		
Bar plus per m2 above 200 square metres GFA (Impact)	\$ 3.90 per square metre above 200 square metres GFA		5.1%	\$ 4.10 per square metre above 200 square metres GFA		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee		
Bulk landscape supplies (Code) - base fee (up to 200 square metres)	\$ 5,198.00 base fee, plus		6.0%	\$ 5,510.00 base fee, plus		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee		
Bulk landscape supplies plus per m2 above 200 square metres GFA (Code)	\$ 7.40 per square metre above 200 square metres GFA		5.4%	\$ 7.80 per square metre above 200 square metres GFA		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee		
Bulk landscape supplies (Impact) - base fee (up to 200 square metres)	\$ 6,871.00 base fee, plus		6.0%	\$ 7,283.00 base fee, plus		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee		
Bulk landscape supplies plus per m2 above 200 square metres GFA (Impact)	\$ 7.40 per square metre above 200 square metres GFA		5.4%	\$ 7.80 per square metre above 200 square metres GFA		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee		
Car wash (Code)	\$ 6,512.00		6.0%	\$ 6,903.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee		
Car wash (Impact)	\$ 10,418.00		6.0%	\$ 11,043.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee		
Detention facility (Code)	See A.5			See A.5		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee		
Detention facility (Impact)	See A.5			See A.5		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee		
Environment facility (Code)	See A.5			See A.5		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee		
Environment facility (Impact)	See A.5			See A.5		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee		
Food and drink outlet (Code) - base fee	\$ 2,670.00 base fee, plus		6.0%	\$ 2,830.00 base fee, plus		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee		
Food and drink outlet plus per m2 above 250 square metres GFA (Code)	\$ 4.10 per square metre above 250 square metres GFA		4.9%	\$ 4.30 per square metre above 250 square metres GFA		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee		
Food and drink outlet (Impact) - base fee	\$ 3,672.00 base fee, plus		6.0%	\$ 3,892.00 base fee, plus		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee		
Food and drink outlet plus per m2 above 250 square metres GFA (Impact)	\$ 4.10 per square metre above 250 square metres GFA		4.9%	\$ 4.30 per square metre above 250 square metres GFA		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee		
Function facility (Code) - base fee	\$ 5,461.00 base fee, plus		6.0%	\$ 5,789.00 base fee, plus		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee		

For information		For information	For information	For information						
Item	Charges for 2023/2024	GST amount		Charges for 2024/2025	GST amount	LGA 2009 s97 (2) citation	Citation	Type of charge		
Function facility plus per m2 above 200 square metres GFA (Code)	\$ 7.80 per square metre above 200 square metres GFA		6.4%	\$ 8.30 per square metre above 200 square metres GFA		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee		
Function facility (Impact) - base fee	\$ 7,218.00 base fee, plus		6.0%	\$ 7,651.00 base fee, plus		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee		
Function facility plus per m2 above 200 square metres GFA (Impact)	\$ 7.80 per square metre above 200 square metres GFA		6.4%	\$ 8.30 per square metre above 200 square metres GFA		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee		
Funeral parlour (Code)	\$ 5,461.00		6.0%	\$ 5,789.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee		
Funeral parlour (Impact)	\$ 7,218.00		6.0%	\$ 7,651.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee		
Garden centre (Code) - base fee	\$ 5,461.00 base fee, plus		6.0%	\$ 5,789.00 base fee, plus		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee		
Garden centre plus per m2 above 500 square metres GFA (Code)	\$ 7.80 per square metre above 500 square metres GFA		6.4%	\$ 8.30 per square metre above 500 square metres GFA		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee		
Garden centre (Impact) - base fee	\$ 7,218.00 base fee, plus		6.0%	\$ 7,651.00 base fee, plus		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee		
Garden centre plus per m2 above 500 square metres GFA (Impact)	\$ 7.80 per square metre above 500 square metres GFA		6.4%	\$ 8.30 per square metre above 500 square metres GFA		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee		
Hardware and trade supplies (Code) - base fee	\$ 5,461.00 base fee, plus		6.0%	\$ 5,789.00 base fee, plus		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee		
Hardware and trade supplies plus per m2 above 500 square metres GFA (Code)	\$ 7.80 per square metre above 500 square metres GFA		6.4%	\$ 8.30 per square metre above 500 square metres GFA		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee		
Hardware and trade supplies (Impact) - base fee	\$ 7,218.00 base fee, plus		6.0%	\$ 7,651.00 base fee, plus		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee		
Hardware and trade supplies plus per m2 above 500 square metres GFA (Impact)	\$ 7.80 per square metre above 500 square metres GFA		6.4%	\$ 8.30 per square metre above 500 square metres GFA		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee		
Health care services (Code) - base fee	\$ 2,670.00 base fee, plus		6.0%	\$ 2,830.00 base fee, plus		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee		
Health care services plus per m2 above 200 square metres GFA (Code)	\$ 7.80 per square metre above 200 square metres GFA		6.4%	\$ 8.30 per square metre above 200 square metres GFA		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee		
Health care services (Impact) - base fee	\$ 3,672.00 base fee, plus		6.0%	\$ 3,892.00 base fee, plus		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee		
Health care services plus per m2 above 200 square metres GFA (Impact)	\$ 7.80 per square metre above 200 square metres GFA		6.4%	\$ 8.30 per square metre above 200 square metres GFA		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee		
Home based business - Bed and breakfast (Code)	\$ 1,224.00		6.0%	\$ 1,297.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee		
Home based business - Bed and breakfast (Impact)	\$ 1,876.00		6.0%	\$ 1,989.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee		
Home based business - Industrial home enterprise (Code)	\$ 911.00		6.0%	\$ 966.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee		
Home based business - Industrial home enterprise (Impact)	\$ 1,876.00		6.0%	\$ 1,989.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee		
Home based business - Home based child care (Code)	\$ 911.00		6.0%	\$ 966.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee		
Home based business - Home based child care (Impact)	N/A			N/A		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee		

Item	Charges for 2023/2024	GST amount		Charges for 2024/2025	GST amount	LGA 2009 s97 (2) citation	Citation	Type of charge
Home based business - Any other home based business - (Code)	\$ 911.00		6.0%	\$ 966.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Home based business - Any other home based business - (Impact)	\$ 1,876.00		6.0%	\$ 1,989.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Hotel (Code) - base fee	\$ 5,461.00 base fee, plus		6.0%	\$ 5,789.00 base fee, plus		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Hotel plus per m2 above 200 square metres GFA (Code)	\$ 7.80 per square metre above 200 square metres GFA		6.4%	\$ 8.30 per square metre above 200 square metres GFA		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Hotel (Impact) - base fee	\$ 7,218.00 base fee, plus		6.0%	\$ 7,651.00 base fee, plus		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Hotel plus per m2 above 200 square metres GFA (Impact)	\$ 7.80 per square metre above 200 square metres GFA		6.4%	\$ 8.30 per square metre above 200 square metres GFA		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Landing (Code)	See A.5			See A.5		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Landing (Impact)	See A.5			See A.5		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Market (Code)	See A.5			See A.5		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Market (Impact)	See A.5			See A.5		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Nightclub entertainment facility (Code) - base fee	\$ 5,461.00 base fee, plus		6.0%	\$ 5,789.00 base fee, plus		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Nightclub entertainment facility plus per m2 above 200 square metres GFA (Code)	\$ 7.80 per square metre above 200 square metres GFA		6.4%	\$ 8.30 per square metre above 200 square metres GFA		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Nightclub entertainment facility (Impact) - base fee	\$ 7,218.00 base fee, plus		6.0%	\$ 7,651.00 base fee, plus		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Nightclub entertainment facility plus per m2 above 200 square metres GFA (Impact)	\$ 7.80 per square metre above 200 square metres GFA		6.4%	\$ 8.30 per square metre above 200 square metres GFA		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Office (Code) - base fee	\$ 2,670.00 base fee, plus		6.0%	\$ 2,830.00 base fee, plus		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Office plus per m2 above 250 square metres GFA (Code)	\$ 4.10 per square metre above 250 square metres GFA		4.9%	\$ 4.30 per square metre above 250 square metres GFA		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Office (Impact) - base fee	\$ 3,672.00 base fee, plus		6.0%	\$ 3,892.00 base fee, plus		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Office plus per m2 above 250 square metres GFA (Impact)	\$ 4.10 per square metre above 250 square metres GFA		4.9%	\$ 4.30 per square metre above 250 square metres GFA		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Outdoor sales (Code) - base fee	\$ 5,461.00 base fee, plus		6.0%	\$ 5,789.00 base fee, plus		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Outdoor sales plus per m2 above 500 square metres GFA (Code)	\$ 7.80 per square metre above 500 square metres GFA		6.4%	\$ 8.30 per square metre above 500 square metres GFA		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Outdoor sales (Impact) - base fee	\$ 7,218.00 base fee, plus		6.0%	\$ 7,651.00 base fee, plus		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Outdoor sales plus per m2 above 500 square metres GFA (Impact)	\$ 7.80 per square metre above 500 square metres GFA		6.4%	\$ 8.30 per square metre above 500 square metres GFA		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Outstation Up to 2 sites (Code)	\$ 2,664.00		6.0%	\$ 2,824.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee

Item	Charges for 2023/2024	GST amount		Charges for 2024/2025	GST amount	LGA 2009 s97 (2) citation	Citation	Type of charge
Outstation Up to 2 sites (Impact)	\$ 3,065.00		6.0%	\$ 3,249.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Outstation 3 to 6 sites (Code)	\$ 4,397.00		6.0%	\$ 4,661.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Outstation 3 to 6 sites (Impact)	\$ 5,044.00		6.0%	\$ 5,347.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Outstation 7 to 9 sites (Code)	\$ 7,329.00		6.0%	\$ 7,769.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Outstation 7 to 9 sites (Impact)	\$ 8,501.00		6.0%	\$ 9,011.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Outstation > 9 sites (Code) - base fee	\$ 7,329.00 base fee plus		6.0%	\$ 7,769.00 base fee plus		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Outstation > 9 sites (Code) - fee per site over 9 sites	\$ 564.00 plus per site over 9 sites		6.0%	\$ 598.00 plus per site over 9 sites		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Outstation > 9 sites (Impact) - base fee	\$ 8,501.00 base fee plus		6.0%	\$ 9,011.00 base fee plus		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Outstation > 9 sites (Impact) - fee per site over 9 sites	\$ 566.00 plus per site over 9 sites		6.0%	\$ 600.00 plus per site over 9 sites		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Parking station (Code)	\$ 7,592.00		6.0%	\$ 8,048.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Parking station (Impact)	\$ 9,324.00		6.0%	\$ 9,883.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Party house (Code) - base fee	\$ 5,328.00 base fee, plus		6.0%	\$ 5,648.00 base fee, plus		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Party house plus per m2 above 200 square metres GFA (Code)	\$ 4.00 per square metre above 200 square metres GFA		5.0%	\$ 4.20 per square metre above 200 square metres GFA		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Party house (Impact) - base fee	\$ 7,042.00 base fee, plus		6.0%	\$ 7,465.00 base fee, plus		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Party house plus per m2 above 200 square metres GFA (Impact)	\$ 4.00 per square metre above 200 square metres GFA		5.0%	\$ 4.20 per square metre above 200 square metres GFA		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Research and technology industry (Code)	See A.5			See A.5		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Research and technology industry (Impact)	See A.5			See A.5		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Resort complex (Code)	See A.5			See A.5		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Resort complex (Impact)	See A.5			See A.5		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Sales office (Code)	\$ 2,670.00		6.0%	\$ 2,830.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Sales office (Impact)	\$ 3,672.00		6.0%	\$ 3,892.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Service station (Code)	\$ 10,418.00		6.0%	\$ 11,043.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Service station (Impact)	\$ 13,022.00		6.0%	\$ 13,803.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Shop (Code) - base fee	\$ 2,670.00 base fee, plus		6.0%	\$ 2,830.00 base fee, plus		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Shop plus per m2 above 250 square metres GFA (Code)	\$ 4.10 per square metre above 250 square metres GFA		4.9%	\$ 4.30 per square metre above 250 square metres GFA		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Shop (Impact) - base fee	\$ 3,412.00 base fee, plus		6.0%	\$ 3,617.00 base fee, plus		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Shop plus per m2 above 250 square metres GFA (Impact)	\$ 4.10 per square metre above 250 square metres GFA		4.9%	\$ 4.30 per square metre above 250 square metres GFA		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Shopping centre (Code) - base fee	\$ 5,461.00 base fee, plus		6.0%	\$ 5,789.00 base fee, plus		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee

For information		For information	For information	For information						
Item	Charges for 2023/2024	GST amount		Charges for 2024/2025	GST amount	LGA 2009 s97 (2) citation	Citation	Type of charge		
Shopping centre plus per m2 above 200 square metres GFA (Code)	\$ 7.80 per square metre above 200 square metres GFA		6.4%	\$ 8.30 per square metre above 200 square metres GFA		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee		
Shopping centre (Impact) - base fee	\$ 6,827.00 base fee, plus		6.0%	\$ 7,237.00 base fee, plus		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee		
Shopping centre plus per m2 above 200 square metres GFA (Impact)	\$ 7.80 per square metre above 200 square metres GFA		6.4%	\$ 8.30 per square metre above 200 square metres GFA		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee		
Showroom (Code) - base fee	\$ 5,461.00 base fee, plus		6.0%	\$ 5,789.00 base fee, plus		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee		
Showroom plus per m2 above 500 square metres GFA (Code)	\$ 7.80 per square metre above 500 square metres GFA		6.4%	\$ 8.30 per square metre above 500 square metres GFA		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee		
Showroom (Impact) - base fee	\$ 6,827.00 base fee, plus		6.0%	\$ 7,237.00 base fee, plus		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee		
Showroom plus per m2 above 500 square metres GFA (Impact)	\$ 7.80		6.4%	\$ 8.30		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee		
Special industry up to 1000 square metres GFA (Code)	POA			POA		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee		
Special industry up to 1000 square metres GFA (Impact)	POA			POA		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee		
Special industry greater than 1000 up to 2000 square metres GFA (Code)	POA			POA		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee		
Special industry greater than 1000 up to 2000 square metres GFA (Impact)	POA			POA		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee		
Special industry greater than 2000 square metres GFA (Code)	POA			POA		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee		
Special industry greater than 2000 square metres GFA (Impact)	POA			POA		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee		
Theatre (Code) - base fee	\$ 2,604.00 base fee, plus		6.0%	\$ 2,760.00 base fee, plus		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee		
Theatre plus per m2 above 200 square metres GFA (Code)	\$ 7.60 per square metre above 200 square metres GFA		6.6%	\$ 8.10 per square metre above 200 square metres GFA		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee		
Theatre (Impact) - base fee	\$ 3,583.00 base fee, plus		6.0%	\$ 3,798.00 base fee, plus		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee		
Theatre plus per m2 above 200 square metres GFA (Impact)	\$ 7.60 per square metre above 200 square metres GFA		6.6%	\$ 8.10 per square metre above 200 square metres GFA		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee		
Tourist attraction (Code)	See A.5			See A.5		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee		
Tourist attraction (Impact)	See A.5			See A.5		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee		
Veterinary services (Code) - base fee	\$ 2,670.00 base fee, plus		6.0%	\$ 2,830.00 base fee, plus		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee		
Veterinary services plus per m2 above 250 square metres GFA (Code)	\$ 4.10 per square metre above 250 square metres GFA		4.9%	\$ 4.30 per square metre above 250 square metres GFA		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee		
Veterinary services (Impact) - base fee	\$ 3,412.00 base fee, plus		6.0%	\$ 3,617.00 base fee, plus		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee		
Veterinary services plus per m2 above 250 square metres GFA (Impact)	\$ 4.10 per square metre above 250 square metres GFA		4.9%	\$ 4.30 per square metre above 250 square metres GFA		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee		
Note 1 - Fees based on GFA and areas used for external use, storage or display" do not include areas used for ancillary parking, driveways and vehicle manoeuvring areas associated with the use.						a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee		

Item	Charges for 2023/2024			GST amount		Charges for 2024/2025		GST amount	LGA 2009 s97 (2) citation	Citation	Type of charge	
Note 2 - The fee for a subsequent application for a development permit only applies if the proposal is substantially the same as a preliminary approval and is only changed as a result of conditions of approval.									a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee	
Industrial Uses									a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee	
Extractive industry (Code) - base fee	\$	24,625.00	base fee, plus		6.0%	\$	26,103.00	base fee, plus		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Extractive industry plus per hectare or part thereof (Code)	\$	5,209.00	per hectare or part thereof		6.0%	\$	5,522.00	per hectare or part thereof		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Extractive industry (Impact) - base fee	\$	35,042.00	base fee, plus		6.0%	\$	37,145.00	base fee, plus		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Extractive industry plus per hectare or part thereof (Impact)	\$	5,209.00	per hectare or part thereof		6.0%	\$	5,522.00	per hectare or part thereof		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
High impact industry Up to1000m2 (GFA) (Code)	\$	8,603.00			6.0%	\$	9,119.00			a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
High impact industry Up to 1000m2 (GFA) (Impact)	\$	13,658.00			6.0%	\$	14,477.00			a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
High impact industry 1000m2 to 2000m2 (GFA) (Code)	\$	9,558.00			6.0%	\$	10,131.00			a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
High impact industry 1000m2 to 2000m2 (GFA) (Impact)	\$	17,071.00			6.0%	\$	18,095.00			a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
High impact industry >2000m2 (GFA) (Code)	\$	13,381.00			6.0%	\$	14,184.00			a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
High impact industry >2000m2 (GFA) (Impact)	\$	19,118.00			6.0%	\$	20,265.00			a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Medium impact industry Up to1000m2 (GFA) (Code)	\$	6,827.00			6.0%	\$	7,237.00			a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Medium impact industry Up to 1000m2 (GFA) (Impact)	\$	8,603.00			6.0%	\$	9,119.00			a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Medium impact industry 1000m2 to 2000m2 (GFA) (Code)	\$	7,782.00			6.0%	\$	8,249.00			a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Medium impact industry 1000m2 to 2000m2 (GFA) (Impact)	\$	9,558.00			6.0%	\$	10,131.00			a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Medium impact industry >2000m2 (GFA) (Code)	\$	11,608.00			6.0%	\$	12,304.00			a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Medium impact industry >2000m2 (GFA) (Impact)	\$	13,381.00			6.0%	\$	14,184.00			a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Low impact industry/ Service Industry Up to1000m2 (GFA) (Code)	\$	5,461.00			6.0%	\$	5,789.00			a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Low impact industry/ Service Industry Up to 1000m2 (GFA) (Impact)	\$	6,827.00			6.0%	\$	7,237.00			a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Low impact industry/ Service Industry 1000m2 to 2000m2 (GFA) (Code)	\$	6,827.00			6.0%	\$	7,237.00			a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Low impact industry/ Service Industry 1000m2 to 2000m2 (GFA) (Impact)	\$	7,782.00			6.0%	\$	8,249.00			a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Low impact industry/ Service Industry >2000m2 (GFA) (Code)	\$	7,782.00			6.0%	\$	8,249.00			a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Low impact industry/ Service Industry >2000m2 (GFA) (Impact)	\$	11,608.00			6.0%	\$	12,304.00			a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Transport Depot (Code)	\$	7,782.00			6.0%	\$	8,249.00			a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Transport Depot (Impact)	\$	9,558.00			6.0%	\$	10,131.00			a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Warehouse (Code)	\$	6,827.00			6.0%	\$	7,237.00			a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Warehouse (Impact)	\$	8,876.00			6.0%	\$	9,409.00			a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Note 1 - Fees based on GFA and areas used for external use, storage or display" do not include areas used for ancillary parking, driveways and vehicle manoeuvring areas associated with the use.									a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee	
Note 2 - The fee for a subsequent application for a development permit only applies if the proposal is substantially the same as a preliminary approval and is only changed as a result of conditions of approval.									a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee	

Item	Charges for 2023/2024		GST amount		Charges for 2024/2025		GST amount	LGA 2009 s97 (2) citation	Citation	Type of charge
Community Uses								a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Cemetery (Code) - base fee	\$	5,787.00	base fee, plus	6.0%	\$	6,134.00	base fee, plus	a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Cemetery plus per hectare or part thereof (Code)	\$	78.00	per hectare or part thereof	6.4%	\$	83.00	per hectare or part thereof	a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Cemetery (Impact) - base fee	\$	8,676.00	base fee, plus	6.0%	\$	9,197.00	base fee, plus	a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Cemetery plus per hectare or part thereof (Impact)	\$	78.00	per hectare or part thereof	6.4%	\$	83.00	per hectare or part thereof	a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Child care centre (Code)	\$	5,461.00		6.0%	\$	5,789.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Child care centre (Impact)	\$	7,218.00		6.0%	\$	7,651.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Community care centre (Code) - base fee	\$	2,670.00	base fee, plus	6.0%	\$	2,830.00	base fee, plus	a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Community care centre plus per m2 above 200 square metres GFA (Code)	\$	7.80	per square metre above 200 square metres GFA	6.4%	\$	8.30	per square metre above 200 square metres GFA	a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Community care centre (Impact) - base fee	\$	3,672.00	base fee, plus	6.0%	\$	3,892.00	base fee, plus	a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Community care centre plus per m2 above 200 square metres GFA (Impact)	\$	7.80	per square metre above 200 square metres GFA	6.4%	\$	8.30	per square metre above 200 square metres GFA	a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Community use (Code) - base fee	\$	2,670.00	base fee, plus	6.0%	\$	2,830.00	base fee, plus	a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Community use plus per m2 above 200 square metres GFA (Code)	\$	7.80	per square metre above 200 square metres GFA	6.4%	\$	8.30	per square metre above 200 square metres GFA	a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Community use (Impact) - base fee	\$	3,672.00	base fee, plus	6.0%	\$	3,892.00	base fee, plus	a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Community use plus per m2 above 200 square metres GFA (Impact)	\$	7.80	per square metre above 200 square metres GFA	6.4%	\$	8.30	per square metre above 200 square metres GFA	a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Crematorium (Code)	\$	5,461.00		6.0%	\$	5,789.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Crematorium (Impact)	\$	7,218.00		6.0%	\$	7,651.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Educational establishment (Code)	See A.5				See A.5			a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Educational establishment (Impact)	See A.5				See A.5			a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Emergency services (Code)	See A.5				See A.5			a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Emergency services (Impact)	See A.5				See A.5			a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Hospital (Code)	\$	11,673.00		6.0%	\$	12,373.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Hospital (Impact)	\$	13,820.00		6.0%	\$	14,649.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Place of worship (Code)	\$	5,461.00		6.0%	\$	5,789.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Place of worship (Impact)	\$	7,218.00		6.0%	\$	7,651.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Club (Code) - base fee	\$	2,670.00	base fee, plus	6.0%	\$	2,830.00	base fee, plus	a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Club plus per m2 above 200 square metres GFA (Code)	\$	7.80	per square metre above 200 square metres GFA	6.4%	\$	8.30	per square metre above 200 square metres GFA	a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee

Item	Charges for 2023/2024	GST amount		Charges for 2024/2025	GST amount	LGA 2009 s97 (2) citation	Citation	Type of charge
Club (Impact) - base fee	\$ 3,672.00 base fee, plus		6.0%	\$ 3,892.00 base fee, plus		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Club plus per m2 above 200 square metres GFA (Impact)	\$ 7.80 per square metre above 200 square metres GFA		6.4%	\$ 8.30 per square metre above 200 square metres GFA		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Indoor sport and recreation Up to 1000m2 (GFA) (Code)	\$ 4,154.00		6.0%	\$ 4,403.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Indoor sport and recreation Up to 1000m2 (GFA) (Impact)	\$ 7,782.00		6.0%	\$ 8,249.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Indoor sport and recreation Greater than 1000m2 (GFA) (Code)	\$ 6,827.00		6.0%	\$ 7,237.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Indoor sport and recreation Greater than 1000m2 (GFA) (Impact)	\$ 8,603.00		6.0%	\$ 9,119.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Major sport, recreation and entertainment facility (Code)	See A.5			See A.5		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Major sport, recreation and entertainment facility (Impact)	See A.5			See A.5		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Motor sport facility (Code)	See A.5			See A.5		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Motor sport facility (Impact)	See A.5			See A.5		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Outdoor sport and recreation (Code)	\$ 6,827.00		6.0%	\$ 7,237.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Outdoor sport and recreation (Impact)	\$ 9,085.00		6.0%	\$ 9,630.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Park (Code)	See A.5			See A.5		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Park (Impact)	See A.5			See A.5		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Note 1 - Fees based on GFA and areas used for external use, storage or display" do not include areas used for ancillary parking, driveways and vehicle manoeuvring areas associated with the use.						a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Note 2 - The fee for a subsequent application for a development permit only applies if the proposal is substantially the same as a preliminary approval and is only changed as a result of conditions of approval.						a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Rural Uses						a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Animal husbandry (Code)	\$ 2,048.00		6.0%	\$ 2,171.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Animal husbandry (Impact)	\$ 4,096.00		6.0%	\$ 4,342.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Animal keeping - Kennel (Code)	\$ 10,418.00		6.0%	\$ 11,043.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Animal keeping - Kennel (Impact)	\$ 13,022.00		6.0%	\$ 13,803.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Animal keeping - Cattery (Code)	\$ 2,868.00		6.0%	\$ 3,040.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Animal keeping - Cattery (Impact)	\$ 5,051.00		6.0%	\$ 5,354.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Animal keeping - Horse Keeping (Code)	\$ 2,048.00		6.0%	\$ 2,171.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Animal keeping - Horse Keeping (Impact)	\$ 4,096.00		6.0%	\$ 4,342.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Animal keeping - Aviary (Code)	\$ 2,048.00		6.0%	\$ 2,171.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Animal keeping - Aviary (Impact)	\$ 4,096.00		6.0%	\$ 4,342.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Animal keeping - Apiary (Code)	\$ 2,048.00		6.0%	\$ 2,171.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Animal keeping - Apiary (Impact)	\$ 4,096.00		6.0%	\$ 4,342.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Animal keeping - Any other animal keeping (Code)	\$ 2,048.00		6.0%	\$ 2,171.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Animal keeping - Any other animal keeping (Impact)	\$ 4,096.00		6.0%	\$ 4,342.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee

		For information	For information	For information	For information			
Item	Charges for 2023/2024	GST amount		Charges for 2024/2025	GST amount	LGA 2009 s97 (2) citation	Citation	Type of charge
Animal keeping - Any other animal keeping on allotments of less than 10,000 sqm for up to 4 animals	\$ 342.00		6.1%	\$ 363.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Aquaculture (Code)	\$ 5,051.00		6.0%	\$ 5,354.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Aquaculture (Impact)	\$ 7,921.00		6.0%	\$ 8,396.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Cropping (Code)	\$ 2,048.00		6.0%	\$ 2,171.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Cropping (Impact)	\$ 4,096.00		6.0%	\$ 4,342.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Intensive animal industry (Code)	\$ 19,118.00		6.0%	\$ 20,265.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Intensive animal industry (Impact)	\$ 22,414.00		6.0%	\$ 23,759.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Intensive horticulture (Code)	\$ 2,048.00		6.0%	\$ 2,171.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Intensive horticulture (Impact)	\$ 4,096.00		6.0%	\$ 4,342.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Permanent plantation (Code)	\$ 2,048.00		6.0%	\$ 2,171.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Permanent plantation (Impact)	\$ 4,096.00		6.0%	\$ 4,342.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Roadside stall (Code)	\$ 2,048.00		6.0%	\$ 2,171.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Roadside stall (Impact)	\$ 4,096.00		6.0%	\$ 4,342.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Rural industry (Code) - base fee	\$ 4,096.00 base fee, plus		6.0%	\$ 4,342.00 base fee, plus		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Rural industry plus per m2 above 500 square metres GFA (Code)	\$ 7.80 per square metre above 500 square metres GFA		6.4%	\$ 8.30 per square metre above 500 square metres GFA		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Rural industry (Impact) - base fee	\$ 6,827.00 base fee, plus		6.0%	\$ 7,237.00 base fee, plus		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Rural industry plus per m2 above 500 square metres GFA (Impact)	\$ 7.80 per square metre above 500 square metres GFA		6.4%	\$ 8.30 per square metre above 500 square metres GFA		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Wholesale nursery (Code)	\$ 4,096.00		6.0%	\$ 4,342.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Wholesale nursery (Impact)	\$ 6,827.00		6.0%	\$ 7,237.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Winery (Code) - base fee	\$ 4,096.00 base fee, plus		6.0%	\$ 4,342.00 base fee, plus		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Winery plus per m2 above 500 square metres GFA (Code)	\$ 7.80 per square metre above 500 square metres GFA		6.4%	\$ 8.30 per square metre above 500 square metres GFA		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Winery (Impact) - base fee	\$ 6,827.00 base fee, plus		6.0%	\$ 7,237.00 base fee, plus		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Winery plus per m2 above 500 square metres GFA (Impact)	\$ 7.80 per square metre above 500 square metres GFA		6.4%	\$ 8.30 per square metre above 500 square metres GFA		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Note 1 - Fees based on GFA and areas used for external use, storage or display" do not include areas used for ancillary parking, driveways and vehicle manoeuvring areas associated with the use.						a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Note 2 - The fee for a subsequent application for a development permit only applies if the proposal is substantially the same as a preliminary approval and is only changed as a result of conditions of approval.						a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Other Uses						a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Air services (Code)	See A.5			See A.5		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Air services (Impact)	See A.5			See A.5		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Battery storage facility (Code)	See A.5			See A.5			Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee

For information		For information		For information		For information	
Item	Charges for 2023/2024	GST amount		Charges for 2024/2025	GST amount	LGA 2009 s97 (2) citation	Type of charge
Battery storage facility (Impact)	See A.5			See A.5		Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Major electricity infrastructure (Code)	\$ 3,414.00		6.0%	\$ 3,619.00		a Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Major electricity infrastructure (Impact)	\$ 8,191.00		6.0%	\$ 8,682.00		a Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Renewable energy facility (Code)	See A.5			See A.5		a Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Renewable energy facility (Impact)	See A.5			See A.5		a Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Substation (Code)	\$ 3,414.00		6.0%	\$ 3,619.00		a Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Substation (Impact)	\$ 8,191.00		6.0%	\$ 8,682.00		a Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Telecommunications facility (Code)	\$ 6,144.00		6.0%	\$ 6,513.00		a Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Telecommunications facility (Impact)	\$ 7,782.00		6.0%	\$ 8,249.00		a Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Utility installation (Code)	\$ 3,343.00		6.0%	\$ 3,544.00		a Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Utility installation (Impact)	\$ 8,026.00		6.0%	\$ 8,508.00		a Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Note 1 - Fees based on GFA and areas used for external use, storage or display" do not include areas used for ancillary parking, driveways and vehicle manoeuvring areas associated with the use.						a Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Note 2 - The fee for a subsequent application for a development permit only applies if the proposal is substantially the same as a preliminary approval and is only changed as a result of conditions of approval.						a Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
C. Reconfiguring a Lot						a Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Rearranging the boundaries of a lot (Boundary adjustment - no new lots) (Code)	\$ 2,397.00		6.0%	\$ 2,541.00		a Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Rearranging the boundaries of a lot (Boundary adjustment - no new lots) (Impact)	N/A			N/A		a Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Reconfiguring a lot (subdivision) (Code) - base fee	\$ 2,671.00 base fee, plus		6.0%	\$ 2,831.00 base fee, plus		a Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Reconfiguring a lot (subdivision) plus per additional lot (Code)	\$ 521.00 per additional lot		6.0%	\$ 552.00 per additional lot		a Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Reconfiguring a lot (subdivision) (Impact) - base fee	\$ 3,860.00 base fee, plus		6.0%	\$ 4,092.00 base fee, plus		a Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Reconfiguring a lot (subdivision) plus per additional lot (Impact)	\$ 521.00 per additional lot		6.0%	\$ 552.00 per additional lot		a Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Dividing land into parts by agreement (subdivision by lease including any renewal options for a period exceeding 10 years) (Code)	\$ 2,671.00		6.0%	\$ 2,831.00		a Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Dividing land into parts by agreement (subdivision by lease including any renewal options for a period exceeding 10 years) (Impact)	\$ 3,860.00		6.0%	\$ 4,092.00		a Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Access Easement (Code)	\$ 1,602.00		6.0%	\$ 1,698.00		a Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Access Easement (Impact)	\$ 2,394.00		6.0%	\$ 2,538.00		a Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Development Permit - approving plans of subdivision - Schedule 18 Planning Regulation 2017						a Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Approving Plans of Subdivision - Development Permit - plan endorsement/operational work - Base fee	\$ 669.00 base fee, plus		6.0%	\$ 709.00 base fee, plus		a Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Approving Plans of Subdivision - Development Permit - plan endorsement/operational work - Plus per lot	\$ 176.00 per lot		6.3%	\$ 187.00 per lot		a Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Development Permit - work associated with material change of use (MCU) approval	\$ 562.00		6.0%	\$ 596.00		a Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Community Management Statements (per document)	\$ 493.00 per document		6.1%	\$ 523.00 per document		a Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Easement Documents (per document)	\$ 493.00 per document		6.1%	\$ 523.00 per document		a Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Lease Documents (per document)	\$ 493.00 per document		6.1%	\$ 523.00 per document		a Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee

Item	Charges for 2023/2024		GST amount		Charges for 2024/2025		GST amount	LGA 2009 s97 (2) citation	Citation	Type of charge	
Other Miscellaneous Documents associated with the sealing of plans of survey (per document)	\$	493.00	per document	6.1%	\$	523.00	per document	a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee	
Re-endorsement Fee (per document)	\$	292.00	per document	6.2%	\$	310.00	per document	a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee	
Operational Works									a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Advertising device (Code)	\$	2,731.00		6.0%	\$	2,895.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee	
Advertising device (Impact)	\$	4,780.00		6.0%	\$	5,067.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee	
Filling and excavation including retaining (Code)	\$	800.00		6.0%	\$	848.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee	
Landscaping (Code)	\$	800.00		6.0%	\$	848.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee	
Clearing vegetation (Code)	\$	800.00		6.0%	\$	848.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee	
Clearing vegetation (Impact)	\$	1,500.00			\$	1,590.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee	
Electrical (Code)	\$	800.00			\$	848.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee	
Other (Code)	\$	800.00		6.0%	\$	848.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee	
Other (Impact)	\$	1,500.00			\$	1,590.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee	
Operational Work associated with a Material change of Use (Value of Work)									a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
(i) Up to \$10,000 (Code)	\$	800.00		6.0%	\$	848.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee	
(ii) \$10,000 to \$100,000 of Operational Works (inclusive) (Code)	\$	1,300.00		6.0%	\$	1,378.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee	
(iii) > \$100,000 of Operational Works (variable component) (Code) fee plus 0.5% of estimated value of work	\$	1,500.00		6.0%	\$	1,590.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee	
Note: These works include road works, car parks, stormwater, sewerage, water reticulation and other associated works. This can include diversion, modification, alteration or replacement of existing services.									a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Operational Work associated with Reconfiguring a Lot									a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Operational works to be handed over to Council - Application fee - Roads/Drainage (plus fee per additional lot)	\$	800.00	per lot (subject to minimum fee)	6.0%	\$	848.00	per lot (subject to minimum fee)	a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee	
Operational works to be handed over to Council - Application fee - Roads/Drainage (minimum charge)	\$	1,500.00	minimum fee	6.0%	\$	1,590.00	minimum fee	a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee	
Note: The scheduled fees include:									a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
*Initial Assessment and examination of resulting amendments *1 pre-start meeting *inspections at agreed holdpoints *reinspections/retests will be charged separately									a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
If the application is not lodged as an integrated application, the above fees shall be paid for each separate application, with the exception of the following:									a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
>> Plus Landscaping Works per application	\$	800.00			\$	848.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee	
>> Plus Electricity reticulation (per application)	\$	800.00			\$	848.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee	
Prestart meeting and initial inspections (all infrastructure)	\$	250.00		6.0%	\$	265.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee	
Roads/Drainage Re-Inspection test fee - per incident	\$	400.00	per incident	6.0%	\$	424.00	per incident	a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee	
Checking of resubmitted/amended plans	25% of initial assess. fee				25% of initial assess. fee			a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee	
Operational Works as a consequence of reconfiguration requiring Compliance Assessment - as per those specified for Operational works associated with Reconfiguring a Lot	See levee banks				See levee banks			a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee	
Levee Bank (construction of new levee bank or the modification of an existing levee bank) (Code)	See levee banks				See levee banks			a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee	
Levee Bank (construction of new levee bank or the modification of an existing levee bank) (Impact)	See levee banks				See levee banks			a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee	

Item	Charges for 2023/2024	GST amount		Charges for 2024/2025	GST amount	LGA 2009 s97 (2) citation	Citation	Type of charge
Building work assessable against the planning scheme								
Building work assessable against the planning scheme (code)	\$ 1,187.00		6.0%	\$ 1,258.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Building work assessable against the planning scheme (impact)	\$ 1,876.00		6.0%	\$ 1,989.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Building work assessable against the planning scheme - for a siting variation only (code)	\$ 440.00		5.9%	\$ 466.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
PLANNING MISCELLANEOUS								
Processing fees								
If the applicant does not comply with an 'Action Notice' in accordance with section 3.2, and the assessment manager has not accepted the application under section 3.5 of the DA Rules, the application is taken to have not been made.	\$ 255.00	processing fee	5.9%	\$ 270.00	processing fee	a	Development Assessment Rules Section 3.7/ Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Issuing of an Action Notice and the assessment manager has not accepted the application under S3.5 of the DA Rules in regard to a DA which relates to a development which has been carried out notwithstanding that no development approval has been given.	Processing fee: 100% of the development application (DA) fees received			Processing fee: 100% of the development application (DA) fees received		a	Action Notice under Development Assessment Rules Section 3.2/ Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Making Change Representations (Section 75 Planning Act)	\$ 594.00			\$ 630.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Making Change Application after Appeal Period to change a development approval - change application related to a dwelling house (siting only) or building works assessable against the planning scheme (siting only) be 100% of the current siting fee Making Change Application after Appeal Period to change a development approval - change application (minor change) related to dwelling house, home-based business, building works assessable against the planning scheme be 50% of the current application fee; Making a Change application after Appeal Period to change a development approval - change application (minor change) not otherwise described be 25% of the current relevant application fee.						a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Making Application for Other Changes to a development approval, other than for a minor change (Section 82 of Planning Act).	100% of the applicable current application fee	Processing fee		100% of the applicable current application fee	Processing fee	a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Making a Cancellation Application (Section 84 of Planning Act)	\$ 467.00		6.0%	\$ 495.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Making an Extension Application (Section 86 of Planning Act)	\$ 1,876.00		6.0%	\$ 1,989.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Compliance of Building Application against Development Approval	\$ 467.00		6.0%	\$ 495.00		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Planning and Development Certificates - Limited	\$ 338.00	per parcel	5.9%	\$ 358.00	per parcel	a	Planning Act 2016 - Somerset Region Planning Scheme/ Planning Regulation 2017 Schedule 23	Cost-recovery fee
Planning and Development Certificates- Standard	\$ 5,597.00	per parcel	6.0%	\$ 5,933.00	per parcel	a	Planning Act 2016 - Somerset Region Planning Scheme/ Planning Regulation 2017 Schedule 23	Cost-recovery fee
Planning and Development Certificates- Full	\$ 15,670.00	per parcel	6.0%	\$ 16,610.00	per parcel	a	Planning Act 2016 - Somerset Region Planning Scheme/ Planning Regulation 2017 Schedule 23	Cost-recovery fee
Printed copy of a planning instrument, planning scheme, development approval, or any other document which may be purchased under the Planning Act	See photocopying/ printing			See photocopying/ printing		a	Planning Act 2016 - Somerset Region Planning Scheme	Cost-recovery fee
Dog Registration fees								
Discounted dog registration fees are not available where dog registration fees are recorded as being outstanding from the same dog owner in respect of a prior period. The standard dog registration fees are payable in this situation.						a	Animal Management (Cats and Dogs) Act 2008 - section 44	Cost-recovery fee
Introductory dog registration (per dog)						a	Animal Management (Cats and Dogs) Act 2008 - section 44	Cost-recovery fee

For information			For information		For information		For information						
Item	Charges for 2023/2024		GST amount			Charges for 2024/2025		GST amount	LGA 2009 s97 (2) citation	Citation	Type of charge		
Where a dog :									a	Animal Management (Cats and Dogs) Act 2008 - section 44	Cost-recovery fee		
- has not previously been registered with Somerset Regional Council									a	Animal Management (Cats and Dogs) Act 2008 - section 44	Cost-recovery fee		
- is not currently registered with any Council under the Animals Management (Cats and Dogs) Act,									a	Animal Management (Cats and Dogs) Act 2008 - section 44	Cost-recovery fee		
- is not a declared dangerous dog, a restricted dog or regulated dog under the Animals Management (Cats and Dogs) Act 2008									a	Animal Management (Cats and Dogs) Act 2008 - section 44	Cost-recovery fee		
Introductory dog registration fee - effective for the period ending 30 June 2026		\$ 50.00			0.0%	\$ 50.00			a	Animal Management (Cats and Dogs) Act 2008 - section 44	Cost-recovery fee		
Introductory dog registration fee - non-pensioner		NA				NA			a	Animal Management (Cats and Dogs) Act 2008 - section 44	Cost-recovery fee		
Introductory dog registration fee - pensioner		NA				NA			a	Animal Management (Cats and Dogs) Act 2008 - section 44	Cost-recovery fee		
Due date in respect of registration fees below		(1 September 2023)			Not applicable for current three year registration period			a	Animal Management (Cats and Dogs) Act 2008 - section 44	Cost-recovery fee			
Standard registration fees									a	Animal Management (Cats and Dogs) Act 2008 - section 44	Cost-recovery fee		
>> Entire dogs over 6 months of age (male or female) - 1 July 2023 to 30 June 2026 or part thereof - standard fee		\$ 180.00	per dog before any discounts				\$ 180.00	per dog before any discounts	a	Animal Management (Cats and Dogs) Act 2008 - section 44	Cost-recovery fee		
>> Desexed dogs - over 6 months of age - 1 July 2023 to 30 June 2026 or part thereof - standard fee		\$ 120.00	per dog before any discounts				\$ 120.00	per dog before any discounts	a	Animal Management (Cats and Dogs) Act 2008 - section 44	Cost-recovery fee		
Discount available - Entire dogs over 3 months of age - 1 July 2023 to 30 June 2026 - where paid on or before the due date - does not apply to introductory dog registration		\$ 80.00	per dog		Discounted entire dog fee for three years = \$100			\$ 80.00	per dog	Discounted entire dog fee for three years = \$100	a	Animal Management (Cats and Dogs) Act 2008 - section 44	Cost-recovery fee
Discount available - Desexed dogs over 3 months of age - 1 July 2023 to 30 June 2026 - where paid on or before the due date - does not apply to introductory dog registration		\$ 70.00	per dog		Discounted desexed dog fee for three years = \$50			\$ 70.00	per dog	Discounted desexed dog fee for three years = \$50	a	Animal Management (Cats and Dogs) Act 2008 - section 44	Cost-recovery fee
Registration fee for a certified guide, hearing or assistance dog as defined in the Guide Hearing and Assistance Dogs Act 2009		NA					NA			a	Animal Management (Cats and Dogs) Act 2008 - section 44	Cost-recovery fee	
Application fee for the keeping of more than 2 dogs on an allotment		\$ 337.00	per application		5.9%	\$ 357.00	per application		a	Subordinate local law 1.5 (Keeping of Animals)	Cost-recovery fee		
Replacement Dog Tags 1 July to 30 June in the following year		\$ -					\$ -			a	Animal Management (Cats and Dogs) Act 2008 - section 44	Cost-recovery fee	
Surcharge for declared dangerous dogs, declared menacing dogs or restricted dogs in addition to standard dog registration fees.		\$ 332.00			6.0%	\$ 352.00			a	Animal Management (Cats and Dogs) Act 2008 - section 44	Cost-recovery fee		
This surcharge applies in full in all circumstances regardless of the period of registration, the status of the animal owner or other details of registration and no discounts apply in respect of time of payment.									a	Animal Management (Cats and Dogs) Act 2008 - section 44	Cost-recovery fee		
Registration of a dog kept at an approved kennel within the Somerset Region (excluding boarding dogs) - 1 July 2023 to 30 June 2026 or part thereof - discounts do not apply to kennel dogs		\$ 10.00	per dog		0.0%	\$ 10.00	per dog		a	Animal Management (Cats and Dogs) Act 2008 - section 44	Cost-recovery fee		
Refunds - No refunds shall apply for any dog registration fee for the 1 July 2023 to 30 June 2026 period (or part thereof), for example on death of dog									a	Animal Management (Cats and Dogs) Act 2008 - section 44	Cost-recovery fee		
Reciprocal arrangements - Where a dog is currently registered with any other Australian Local Government and satisfactory proof of registration is shown,									a	Animal Management (Cats and Dogs) Act 2008 - section 44	Cost-recovery fee		
no fee will be charged for the registration of the dog with the Somerset Regional Council for the current Somerset Regional Council registration period		No charge					No charge		a	Animal Management (Cats and Dogs) Act 2008 - section 44	Cost-recovery fee		
Esk Library - hire													
Administration fee							Other fees and charges						
Meeting room/s		\$ 81.00	\$ 7.36	6.2%	\$ 86.00	\$ 7.82	Other fees and charges						
Simeon Lord Room		\$ 81.00	\$ 7.36	6.2%	\$ 86.00	\$ 7.82	Other fees and charges						
All areas		\$ 81.00	\$ 7.36	6.2%	\$ 86.00	\$ 7.82	Other fees and charges						
Cleaning fee							Other fees and charges						

		For information	For information	For information	For information								
Item	Charges for 2023/2024	GST amount		Charges for 2024/2025	GST amount	LGA 2009 s97 (2) citation	Citation	Type of charge					
Meeting room/s	\$ 43.00	\$ 3.91	7.0%	\$ 46.00	\$ 4.18			Other fees and charges					
Simeon Lord Room	\$ 82.00	\$ 7.45	6.1%	\$ 87.00	\$ 7.91			Other fees and charges					
All areas	\$ 125.00	\$ 11.36	6.4%	\$ 133.00	\$ 12.09			Other fees and charges					
Venue charge - local non-profit organisation									Other fees and charges				
Meeting room/s	\$ 82.00 per day	\$ 7.45	6.1%	\$ 87.00 per day	\$ 7.91			Other fees and charges					
Simeon Lord Room	\$ 206.00 per day	\$ 18.73	5.8%	\$ 218.00 per day	\$ 19.82			Other fees and charges					
All areas	\$ 291.00 per day	\$ 26.45	5.8%	\$ 308.00 per day	\$ 28.00			Other fees and charges					
Venue charge - other non-profit organisation									Other fees and charges				
Meeting room/s	\$ 100.00 per day	\$ 9.09	6.0%	\$ 106.00 per day	\$ 9.64			Other fees and charges					
Simeon Lord Room	\$ 248.00 per day	\$ 22.55	6.0%	\$ 263.00 per day	\$ 23.91			Other fees and charges					
All areas	\$ 348.00 per day	\$ 31.64	6.0%	\$ 369.00 per day	\$ 33.55			Other fees and charges					
Venue charge - local Hirer/Organisation									Other fees and charges				
Meeting room/s	\$ 125.00 per day	\$ 11.36	6.4%	\$ 133.00 per day	\$ 12.09			Other fees and charges					
Simeon Lord Room	\$ 206.00 per day	\$ 18.73	5.8%	\$ 218.00 per day	\$ 19.82			Other fees and charges					
All areas	\$ 334.00 per day	\$ 30.36	6.0%	\$ 354.00 per day	\$ 32.18			Other fees and charges					
Venue charge - other Hirer/Organisation									Other fees and charges				
Meeting room/s	\$ 125.00 per day	\$ 11.36	6.4%	\$ 133.00 per day	\$ 12.09			Other fees and charges					
Simeon Lord Room	\$ 412.00 per day	\$ 37.45	6.1%	\$ 437.00 per day	\$ 39.73			Other fees and charges					
All areas	\$ 539.00 per day	\$ 49.00	5.9%	\$ 571.00 per day	\$ 51.91			Other fees and charges					
For bookings of 4 hours or less, 50% of venue charge shall apply													
Any other form of hire not shown (including cleaning fees)	\$ 136.00	\$ 12.36	5.9%	\$ 144.00	\$ 13.09			Other fees and charges					
Hire fees do not apply for rooms at Esk library where the hire is for a meeting by a community group which includes a Council appointed representative.													
Esk Visitor Information Centre (EVIC) - Hire of "Great Room"													
Exhibitions:									Other fees and charges				
All bookings for exhibitions including local, non-local, not for profit organisations etc:									Other fees and charges				
>> Administration fee	\$ 81.00	\$ 7.36	6.2%	\$ 86.00	\$ 7.82			Other fees and charges					
Fees for Hire of Great Room:									Other fees and charges				
Local Artists (ie those living in the Somerset Region) who want to have an exhibition for 14 days or less:									Other fees and charges				
>> Per Day Fee for Local Artists (first 14 days) - No Charge									Other fees and charges				
>> Per Day Fee for Local Artists (after the initial 14 days)	\$ 200.00	\$ 18.18	6.0%	\$ 212.00	\$ 19.27			Other fees and charges					
Council to receive 20% commission on any items sold during the exhibition.									Other fees and charges				
Non-Local Artists wanting to exhibit work in the EVIC:									Other fees and charges				
>> Launch Fee (to include use of the facility)	\$ 500.00	\$ 45.45	6.0%	\$ 530.00	\$ 48.18			Other fees and charges					
>> Per Day Fee	\$ 401.00	\$ 36.45	6.0%	\$ 425.00	\$ 38.64			Other fees and charges					

		For information	For information	For information	For information			
Item	Charges for 2023/2024	GST amount			Charges for 2024/2025	GST amount	LGA 2009 s97 (2) citation	Type of charge
Council to receive 20% commission on any items sold during the exhibition.								Other fees and charges
Council will not be responsible for setting up or dismantling of exhibitions.								Other fees and charges
Workshops								Other fees and charges
All bookings for workshops including local, non-local, not for profit organisations etc:								Other fees and charges
>> Administration fee	\$ 81.00	\$ 7.36	6.2%		\$ 86.00	\$ 7.82		Other fees and charges
>> Cleaning Fee	\$ 43.00	\$ 3.91	7.0%		\$ 46.00	\$ 4.18		Other fees and charges
Daily Hire Fees								Other fees and charges
>> Local non-profit organisations - Per Day	\$ 200.00	\$ 18.18	6.0%		\$ 212.00	\$ 19.27		Other fees and charges
>> Commercial Business/Enterprise - Per Day	\$ 401.00	\$ 36.45	6.0%		\$ 425.00	\$ 38.64		Other fees and charges
Meetings								Other fees and charges
All bookings for workshops including local, non-local, not for profit organisations etc:								Other fees and charges
>> Administration fee	\$ 81.00	\$ 7.36	6.2%		\$ 86.00	\$ 7.82		Other fees and charges
>> Cleaning Fee	\$ 43.00	\$ 3.91	7.0%		\$ 46.00	\$ 4.18		Other fees and charges
>> Venue Charge 1/2 day or less (minimum charge)	\$ 43.00	\$ 3.91	7.0%		\$ 46.00	\$ 4.18		Other fees and charges
>> Venue Charge 1/2 - 1 full day	\$ 81.00	\$ 7.36	6.2%		\$ 86.00	\$ 7.82		Other fees and charges
>> All meetings with a Council-appointed representative attending	No Charge				No Charge			Other fees and charges
>> Where Council is offered and has reciprocal use of halls and similar venues by the organisation seeking the use of the Great Room	No Charge				No Charge			Other fees and charges
The fees associated with workshops and meetings will include the set up of the room (tables and chairs), and the use of the kitchen and its associated facilities i.e. urn, cutlery, plates and cups.								Other fees and charges
Catering and tea and coffee will need to be supplied by the organisation/business holding the meeting or workshop.								Other fees and charges
Any other form of hire not shown (including cleaning fees)	\$ 136.00	\$ 12.36	5.9%		\$ 144.00	\$ 13.09		Other fees and charges
Fernvale Visitor Information Centre								
Bonds and cleaning charges								Other fees and charges
Key bond (regardless of hirer) - GST applies only on default	\$ 5.00	\$ 0.45	0.0%		\$ 5.00	\$ 0.45		Other fees and charges
TAFE hire fee	\$ 44.00	\$ 4.00	6.8%		\$ 47.00	\$ 4.27		Other fees and charges
Hire fee for the following service providers - West Moreton Health, Qld Health (Baby clinic), Centrelink	\$ 29.00	\$ 2.64	6.9%		\$ 31.00	\$ 2.82		Other fees and charges
Hire of rooms								Other fees and charges
Community group (with Council-appointed representative) - regardless of floor area or duration of meeting								Other fees and charges
Hire of building or any part to conduct an election	\$ 1,035.00	\$ 94.09	6.0%		\$ 1,097.00	\$ 99.73		Other fees and charges
Hire of training room by community group or non-government not for profit organisation without Council-appointed representative								Other fees and charges
Full or 2/3 room - half day	\$ 68.00	\$ 6.18	5.9%		\$ 72.00	\$ 6.55		Other fees and charges

For information		For information		For information		For information			
Item	Charges for 2023/2024	GST amount		Charges for 2024/2025	GST amount	LGA 2009 s97 (2) citation	Citation	Type of charge	
Full or 2/3 room - whole day	\$ 105.00	\$ 9.55	5.7%	\$ 111.00	\$ 10.09			Other fees and charges	
Full or 2/3 room - evening	\$ 87.00	\$ 7.91	5.7%	\$ 92.00	\$ 8.36			Other fees and charges	
1/3 room - half day	\$ 39.00	\$ 3.55	5.1%	\$ 41.00	\$ 3.73			Other fees and charges	
1/3 room - whole day	\$ 53.00	\$ 4.82	5.7%	\$ 56.00	\$ 5.09			Other fees and charges	
1/3 room - evening	\$ 44.00	\$ 4.00	6.8%	\$ 47.00	\$ 4.27			Other fees and charges	
Hire of training room by private business (individuals or groups)								Other fees and charges	
Full or 2/3 room - half day	\$ 191.00	\$ 17.36	5.8%	\$ 202.00	\$ 18.36			Other fees and charges	
Full or 2/3 room - whole day	\$ 345.00	\$ 31.36	6.1%	\$ 366.00	\$ 33.27			Other fees and charges	
Full or 2/3 room - evening	\$ 173.00	\$ 15.73	5.8%	\$ 183.00	\$ 16.64			Other fees and charges	
1/3 room - half day	\$ 68.00	\$ 6.18	5.9%	\$ 72.00	\$ 6.55			Other fees and charges	
1/3 room - whole day	\$ 120.00	\$ 10.91	5.8%	\$ 127.00	\$ 11.55			Other fees and charges	
1/3 room - evening	\$ 87.00	\$ 7.91	5.7%	\$ 92.00	\$ 8.36			Other fees and charges	
Hire of meeting room by community group or non-government not for profit organisation without Council-appointed representative								Other fees and charges	
Individual room - half day	\$ 39.00	\$ 3.55	5.1%	\$ 41.00	\$ 3.73			Other fees and charges	
Individual room - whole day	\$ 53.00	\$ 4.82	5.7%	\$ 56.00	\$ 5.09			Other fees and charges	
Individual room - evening	\$ 44.00	\$ 4.00	6.8%	\$ 47.00	\$ 4.27			Other fees and charges	
Joined room - half day	\$ 68.00	\$ 6.18	5.9%	\$ 72.00	\$ 6.55			Other fees and charges	
Joined room - whole day	\$ 105.00	\$ 9.55	5.7%	\$ 111.00	\$ 10.09			Other fees and charges	
Joined room - evening	\$ 87.00	\$ 7.91	5.7%	\$ 92.00	\$ 8.36			Other fees and charges	
Long term/repeat hire for a period of two hours or less - day	\$ 39.00	\$ 3.55	5.1%	\$ 41.00	\$ 3.73			Other fees and charges	
Long term/repeat hire for a period of two hours or less - evening	\$ 44.00	\$ 4.00	6.8%	\$ 47.00	\$ 4.27			Other fees and charges	
Hire of meeting room by private business (individuals or groups)								Other fees and charges	
Individual room - half day	\$ 68.00	\$ 6.18	5.9%	\$ 72.00	\$ 6.55			Other fees and charges	
Individual room - whole day	\$ 120.00	\$ 10.91	5.8%	\$ 127.00	\$ 11.55			Other fees and charges	
Individual room - evening	\$ 87.00	\$ 7.91	5.7%	\$ 92.00	\$ 8.36			Other fees and charges	
Joined room - half day	\$ 137.00	\$ 12.45	5.8%	\$ 145.00	\$ 13.18			Other fees and charges	
Joined room - whole day	\$ 258.00	\$ 23.45	5.8%	\$ 273.00	\$ 24.82			Other fees and charges	
Joined room - evening	\$ 155.00	\$ 14.09	5.8%	\$ 164.00	\$ 14.91			Other fees and charges	
Any other form of hire not shown (including cleaning fees)	\$ 136.00	\$ 12.36	5.9%	\$ 144.00	\$ 13.09			Other fees and charges	
It is confirmed that \$45 of the total hire fee for this facility (or the amount of the hire fee where less than \$45) represents a non-refundable booking deposit (per day of use).									
Fernvale Hall and Col Powell Park charges									
Bonds and deposits									
Unlicensed function (as deemed by the Chief Executive Officer refundable upon the property being left in a clean and tidy condition). This amount is the minimum bond to be collected for any form of hire at this venue.	\$ 462.00	\$ 42.00	0.0%	\$ 462.00	\$ 42.00			Other fees and charges	

		For information	For information	For information	For information				
Item	Charges for 2023/2024	GST amount		Charges for 2024/2025	GST amount	LGA 2009 s97 (2) citation	Citation	Type of charge	
Licensed function (as deemed by the Chief Executive Officer refundable upon the property being left in a clean and tidy condition). Interest is not payable by Council on deposits. GST applies only on default.	\$ 775.00	\$ 70.45	0.0%	\$ 775.00	\$ 70.45			Other fees and charges	
Sand arena (as deemed by the Chief Executive Officer refundable upon the property being left in a workable, clean and tidy condition). Interest is not payable by Council on deposits. GST applies only on default.	\$ 66.00	\$ 6.00	0.0%	\$ 66.00	\$ 6.00			Other fees and charges	
Key deposit (as deemed by the Chief Executive Officer refundable upon the property being left in a clean and tidy condition and key being returned). Interest is not payable by Council on deposits. GST applies only on default.	\$ 24.00	\$ 2.18	0.0%	\$ 24.00	\$ 2.18			Other fees and charges	
Interest is not payable by Council on deposits. GST applies only on default.								Other fees and charges	
Col Powell Park Hire charges									Other fees and charges
For the below fees, “recognised Key Stakeholder” means:									Other fees and charges
· Lowood Fernvale District Hack and Pony Club Inc								Other fees and charges	
· Fernvale Campdraft Assn								Other fees and charges	
· Fernvale Endurance Riders Club Inc								Other fees and charges	
· National Rodeo Association								Other fees and charges	
Training day fee - Pony Club activities for members of the Pony Club only (4 hours)	\$ 64.00 for 4 hours	\$ 5.82	6.3%	\$ 68.00 for 4 hours	\$ 6.18			Other fees and charges	
AREA 2 - Show Ring, Yards x2, toilets / showers (recognised Key Stakeholder hire charge)	\$ 133.00 per day	\$ 12.09	6.0%	\$ 141.00 per day	\$ 12.82			Other fees and charges	
AREA 3 - Dressage arena, showjumping arena, toilets / showers (recognised Key Stakeholder hire charge)	\$ 133.00 per day	\$ 12.09	6.0%	\$ 141.00 per day	\$ 12.82			Other fees and charges	
AREA 4 - BBQ, bar, toilets / showers (recognised Key Stakeholder hire charge)	\$ 45.00 per day	\$ 4.09	6.7%	\$ 48.00 per day	\$ 4.36			Other fees and charges	
AREA 5 - full use of grounds (excluding hall) - first day (recognised Key Stakeholder hire charge)	\$ 307.00 per day	\$ 27.91	5.9%	\$ 325.00 per day	\$ 29.55			Other fees and charges	
AREA 5 - full use of grounds (excluding hall) (recognised Key Stakeholder hire charge)	\$ 307.00 per day	\$ 27.91	5.9%	\$ 325.00 per day	\$ 29.55			Other fees and charges	
All Other Hire:									Other fees and charges
AREA 2 - Show Ring, Yards x2, toilets / showers - hire by not for profit organisation or private individual for non-commercial purposes	\$ 221.00 per day	\$ 20.09	5.9%	\$ 234.00 per day	\$ 21.27			Other fees and charges	
AREA 3 - Dressage arena, showjumping arena, toilets / showers - hire by not for profit organisation or private individual for non-commercial purposes	\$ 221.00 per day	\$ 20.09	5.9%	\$ 234.00 per day	\$ 21.27			Other fees and charges	
AREA 4 - BBQ, bar, toilets / showers - hire by not for profit organisation or private individual for non-commercial purposes	\$ 72.00 per day	\$ 6.55	5.6%	\$ 76.00 per day	\$ 6.91			Other fees and charges	
AREA 5 - full use of grounds (excluding hall) - first day - hire by not for profit organisation or private individual for non-commercial purposes	\$ 516.00 per day	\$ 46.91	6.0%	\$ 547.00 per day	\$ 49.73			Other fees and charges	
AREA 5 - full use of grounds (excluding hall) - second and subsequent days of hire as part of a block - hire by not for profit organisation or private individual for non-commercial purposes	\$ 516.00 per day	\$ 46.91	6.0%	\$ 547.00 per day	\$ 49.73			Other fees and charges	
AREA 2 - Show Ring, Yards x2, toilets / showers - hire by commercial hirer	price on application	1/11th of charge		price on application	1/11th of charge			Other fees and charges	
AREA 3 - Dressage arena, showjumping arena, toilets / showers - hire by commercial hirer	price on application	1/11th of charge		price on application	1/11th of charge			Other fees and charges	
AREA 4 - BBQ, bar, toilets / showers - hire by commercial hirer	price on application	1/11th of charge		price on application	1/11th of charge			Other fees and charges	
AREA 5 - full use of grounds (excluding hall) - first day - hire by commercial hirer	price on application	1/11th of charge		price on application	1/11th of charge			Other fees and charges	
AREA 5 - full use of grounds (excluding hall) - second and subsequent days of hire as part of a block - hire by commercial hirer	price on application	1/11th of charge		price on application	1/11th of charge			Other fees and charges	
Hire of sand arena	\$ 35.00 per hour or part thereof	\$ 3.18	8.6%	\$ 38.00 per hour or part thereof	\$ 3.45			Other fees and charges	
It is confirmed that \$45 of the total hire fee for this facility (or the amount of the hire fee where less than \$45) represents a non-refundable booking deposit (per day of use).								Other fees and charges	
Fernvale Community Hall Hire charges									Other fees and charges
Casual hire - weekday - excluding election hire, excluding cold room and bain marie	\$ 113.00 per day	\$ 10.27	6.2%	\$ 120.00 per day	\$ 10.91			Other fees and charges	

For information				For information			
Item	Charges for 2023/2024	GST amount		Charges for 2024/2025	GST amount	LGA 2009 s97 (2) citation	Type of charge
Casual hire - Saturday - excluding election hire, excluding cold room and bain marie	\$ 436.00 per day	\$ 39.64	6.0%	\$ 462.00 per day	\$ 42.00		Other fees and charges
Casual hire - full day Sunday - excluding election hire, excluding cold room and bain marie	\$ 303.00 per day	\$ 27.55	5.9%	\$ 321.00 per day	\$ 29.18		Other fees and charges
Casual hire - half day Sunday - excluding election hire, excluding cold room and bain marie	\$ 151.00 per day	\$ 13.73	6.0%	\$ 160.00 per day	\$ 14.55		Other fees and charges
Casual hire - Friday night set-up (if applicable) - excluding election hire, excluding cold room and bain marie	\$ 35.00 per day	\$ 3.18	5.7%	\$ 37.00 per day	\$ 3.36		Other fees and charges
Use of cold room	\$ 46.00 per day	\$ 4.18	6.5%	\$ 49.00 per day	\$ 4.45		Other fees and charges
Use of bain marie	\$ 46.00 per day	\$ 4.18	6.5%	\$ 49.00 per day	\$ 4.45		Other fees and charges
Long term/ repeat hire for a period of less than 4 hours - commercial organisation or individual	\$ 29.00 per hour	\$ 2.64	6.9%	\$ 31.00 per hour	\$ 2.82		Other fees and charges
Long term/ repeat hire for a period of less than 4 hours - not for profit or non-government community organisation - Monday, Tuesday, Wednesday or Thursday	\$ 10.00 per hour	\$ 0.91	10.0%	\$ 11.00 per hour	\$ 1.00		Other fees and charges
Long term/ repeat hire for a period of less than 4 hours - not for profit or non-government community organisation - Friday, Saturday or Sunday	\$ 25.00 per hour	\$ 2.27	8.0%	\$ 27.00 per hour	\$ 2.45		Other fees and charges
Hire of building or any part to conduct an election	\$ 1,035.00	\$ 94.09	6.0%	\$ 1,097.00	\$ 99.73		Other fees and charges
Any other form of hire not shown (including cleaning fees)	\$ 136.00	\$ 12.36	5.9%	\$ 144.00	\$ 13.09		Other fees and charges
It is confirmed that \$45 of the total hire fee for this facility (or the amount of the hire fee where less than \$45) represents a non-refundable booking deposit (per day of use).							
Hire fees do not apply for Fernvale Community Hall where the hire is for a meeting by a community group which includes a Council-appointed representative.							Other fees and charges
Fernvale Sports Park							
Event Hire Fee	\$ 215.00 per day	\$ 19.55	6.0%	\$ 228.00 per day	\$ 20.73		Other fees and charges
Facility Bond (as deemed by the Chief Executive Officer refundable upon the property being left in a clean and tidy condition and key being returned). Interest is not payable by Council on deposits. GST applies only on default.	\$ 1,074.00	\$ 97.64	0.0%	\$ 1,074.00	\$ 97.64		Other fees and charges
Key bond	\$ 54.00	\$ 4.91	0.0%	\$ 54.00	\$ 4.91		Other fees and charges
6 Month Casual Hire Fee	\$ 290.00	\$ 26.36	5.9%	\$ 307.00	\$ 27.91		Other fees and charges
12 Month Casual Hire Fee	\$ 537.00	\$ 48.82	6.0%	\$ 569.00	\$ 51.73		Other fees and charges
Filming approval application fee							
Location approval for films - each application per site	\$ 475.00	\$ 43.18	6.1%	\$ 504.00	\$ 45.82		Other fees and charges
Financial statements and/or budget minutes							
>> Purchase of copy of either document (both available free on internet) or any relevant financial and planning document as required to be made available for sale under the Local Government Regulation 2012	\$ 44.00 per document		6.8%	\$ 47.00 per document		c Local Government Regulation 2012 Section 199	Cost-recovery fee
Food Premises – Licensing – Food Act - note, annual fees do not apply where a rate notice special charge for this purpose applies							
Annual fees subject to the above							
>> Supermarket containing commercial food retail establishment exceeding 2,000 square metres	\$ 363.00		6.1%	\$ 385.00		a Food Act 2006	Cost-recovery fee
>> Other commercial food retail establishments (cafes etc) including accommodation or care premises where food is provided.	\$ 209.00		6.2%	\$ 222.00		a Food Act 2006	Cost-recovery fee
>> Not for profit food retail establishments (halls etc) excluding accommodation or care premises where food is provided	\$ 137.00		5.8%	\$ 145.00		a Food Act 2006	Cost-recovery fee

For information		For information		For information		For information	
Item	Charges for 2023/2024	GST amount		Charges for 2024/2025	GST amount	LGA 2009 s97 (2) citation	Type of charge
>> Food vehicles / mobile vending	\$ 528.00		6.1%	\$ 560.00		a Food Act 2006	Cost-recovery fee
>> Home kitchens and for bed and breakfast establishments and host farms where food is provided to accommodation clients only	\$ 66.00		6.1%	\$ 70.00		a Food Act 2006	Cost-recovery fee
Other fees						a Food Act 2006	Cost-recovery fee
New Licence - design assessment - fixed premises and mobile	\$ 304.00		5.9%	\$ 322.00		a Food Act 2006	Cost-recovery fee
New licence - existing licensed fixed premises	\$ 107.00		5.6%	\$ 113.00		a Food Act 2006	Cost-recovery fee
>> Amendment to licence - minor administrative changes	\$ 64.00		6.3%	\$ 68.00		a Food Act 2006	Cost-recovery fee
>> Amendment to licence - changes to premises requiring design assessment	\$ 198.00		6.1%	\$ 210.00		a Food Act 2006	Cost-recovery fee
Temporary Food Business (Up to 7 days)	\$ 77.00		6.5%	\$ 82.00		a Food Act 2006	Cost-recovery fee
Temporary Food Business (Annual)	\$ 151.00		6.0%	\$ 160.00		a Food Act 2006	Cost-recovery fee
Domestic Water Carrier (Annual) per tanker	\$ 151.00		6.0%	\$ 160.00		a Food Act 2006	Cost-recovery fee
Food Safety Programs						a Food Act 2006	Cost-recovery fee
Food Safety Program Audit	\$ 611.00 (for the first 5 hours)		6.1%	\$ 648.00 (for the first 5 hours)		a Food Act 2006	Cost-recovery fee
Food Safety Program Accreditation With Written 3rd Party Advice	\$ 459.00		6.1%	\$ 487.00		a Food Act 2006	Cost-recovery fee
Food Safety Program Accreditation Without Written 3rd Party Advice	\$ 611.00 (for the first 5 hours)		6.1%	\$ 648.00 (for the first 5 hours)		a Food Act 2006	Cost-recovery fee
Food Auditor hourly Rates	\$ 212.00 per hour		6.1%	\$ 225.00 per hour		a Food Act 2006	Cost-recovery fee
Kilcoy Visitor Information Centre							
It is confirmed that \$50 of the total hire fee for this facility (or the amount of the hire fee where less than \$50) represents a non-refundable booking deposit (per day of use).							Other fees and charges
Key/ cleaning deposit. Interest is not payable by Council on deposits. GST applies only on default.	\$ 32.00	\$ 2.91	0.0%	\$ 32.00	\$ 2.91		Other fees and charges
Hire fees							Other fees and charges
Hire of any part of centre to conduct an election	\$ 1,018.00	\$ 92.55	6.0%	\$ 1,079.00	\$ 98.09		Other fees and charges
Display room 1 - community group - whole day	Not available			Not available			Other fees and charges
Display room 1 - private or government entity - whole day	Not available			Not available			Other fees and charges
Display room 2 - community group with Council representative	NA			NA			Other fees and charges
Display room 2 - community group - half day	\$ 64.00	\$ 5.82	6.3%	\$ 68.00	\$ 6.18		Other fees and charges
Display room 2 - community group - whole day	\$ 100.00	\$ 9.09	6.0%	\$ 106.00	\$ 9.64		Other fees and charges
Display room 2 - community group - evening	\$ 84.00	\$ 7.64	6.0%	\$ 89.00	\$ 8.09		Other fees and charges
Display room 2 - private or government entity - half day	\$ 185.00	\$ 16.82	5.9%	\$ 196.00	\$ 17.82		Other fees and charges
Display room 2 - private or government entity - full day	\$ 334.00	\$ 30.36	6.0%	\$ 354.00	\$ 32.18		Other fees and charges
Display room 2 - private or government entity - evening	\$ 165.00	\$ 15.00	6.1%	\$ 175.00	\$ 15.91		Other fees and charges
Theatrette - community group - half day	\$ 64.00	\$ 5.82	6.3%	\$ 68.00	\$ 6.18		Other fees and charges
Theatrette - community group - full day	\$ 100.00	\$ 9.09	6.0%	\$ 106.00	\$ 9.64		Other fees and charges
Theatrette - community group - evening	\$ 84.00	\$ 7.64	6.0%	\$ 89.00	\$ 8.09		Other fees and charges
Theatrette - private or government entity - half day	\$ 185.00	\$ 16.82	5.9%	\$ 196.00	\$ 17.82		Other fees and charges

For information		For information		For information		For information			
Item	Charges for 2023/2024	GST amount		Charges for 2024/2025	GST amount	LGA 2009 s97 (2) citation	Citation	Type of charge	
Theatrette - private or government entity - full day	\$ 334.00	\$ 30.36	6.0%	\$ 354.00	\$ 32.18			Other fees and charges	
Theatrette - private or government entity - evening	\$ 165.00	\$ 15.00	6.1%	\$ 175.00	\$ 15.91			Other fees and charges	
Kilcoy Memorial Hall								Other fees and charges	
Main Hall Areas		\$ -			\$ -			Other fees and charges	
Main Hall - Foyer - Bar	\$ 137.00	\$ 12.45	5.8%	\$ 145.00	\$ 13.18			Other fees and charges	
Main Hall - Foyer - Bar - Kitchen Full Use	\$ 155.00	\$ 14.09	5.8%	\$ 164.00	\$ 14.91			Other fees and charges	
>> Each election - any part of hall	\$ 1,035.00	\$ 94.09	6.0%	\$ 1,097.00	\$ 99.73			Other fees and charges	
Foyer Area Only		\$ -			\$ -			Other fees and charges	
Foyer Area Only	\$ 105.00	\$ 9.55	5.7%	\$ 111.00	\$ 10.09			Other fees and charges	
Hall Hirers <4 hours - (per hour)		\$ -			\$ -			Other fees and charges	
Main Hall and Foyer - commercial organisations, individuals	\$ 29.00	\$ 2.64	6.9%	\$ 31.00	\$ 2.82			Other fees and charges	
Main Hall and Foyer - not for profit	\$ 13.00	\$ 1.18	7.7%	\$ 14.00	\$ 1.27			Other fees and charges	
Deposits: Booking Deposits in Advance (Non-Refundable)	\$ 50.00	\$ 4.55	6.0%	\$ 53.00	\$ 4.82			Other fees and charges	
Regular Hall Hirers may approach Council for individual hire arrangements based on an annual charge		\$ -			\$ -			Other fees and charges	
Refundable Bonds		\$ -			\$ -			Other fees and charges	
Unlicensed function (GST applies only on default). This is the minimum bond to be taken for any hire at this venue.	\$ 441.00	\$ 40.09	0.0%	\$ 441.00	\$ 40.09			Other fees and charges	
Licensed function (GST applies only on default)	\$ 740.00	\$ 67.27	0.0%	\$ 740.00	\$ 67.27			Other fees and charges	
Any other form of hire not shown (including cleaning fees)	\$ 133.00	\$ 12.09	0.0%	\$ 133.00	\$ 12.09			Other fees and charges	
Hire fees do not apply for rooms at Kilcoy Memorial Hall where the hire is for a meeting by a community group which includes a Council-appointed representative.								Other fees and charges	
Kilcoy Memorial Hall is not to be used by Professional and Commercial Organisations displaying goods for resale									
Kilcoy Recreation Grounds									
For the below fees, "Defined resident groups" means:									
· Kilcoy Race Club									
· Kilcoy Pony Club									
· Kilcoy Campdraft Association									
· Kilcoy Pastoral, Agricultural and Industrial Society; and									
· Stanley Rivers Polocrosse Club									
· Working Cow Horse Club of Qld									
· Kilcoy Rodeo Association									
All charges daily unless otherwise stated.									
AREA 1									
Undercover Section, Toilets and External Lighting (defined resident groups charge)	\$ 112.00	\$ 10.18	6.3%	\$ 119.00	\$ 10.82			Other fees and charges	
Toilets, Showers, Power, Bar, Undercover Section (defined resident groups charge)	\$ 320.00	\$ 29.09	5.9%	\$ 339.00	\$ 30.82			Other fees and charges	

		For information	For information	For information	For information						
Item	Charges for 2023/2024	GST amount			Charges for 2024/2025	GST amount	LGA 2009 s97 (2) citation	Citation	Type of charge		
Trackside pavilion (defined resident groups charge)	\$ 198.00	\$ 18.00	6.1%		\$ 210.00	\$ 19.09			Other fees and charges		
New dining pavilion (defined resident groups charge)	\$ 396.00	\$ 36.00	6.1%		\$ 420.00	\$ 38.18			Other fees and charges		
AREA 2 - Toilets, Showers, Canteen and Power (includes expanded Nunn pavilion) (defined resident groups charge)	\$ 223.00	\$ 20.27	5.8%		\$ 236.00	\$ 21.45			Other fees and charges		
AREA 3 - Toilets, Showers, Power, Canteen and Show Ring/Yards (includes expanded Nunn pavilion) (defined resident groups charge)	\$ 276.00	\$ 25.09	6.2%		\$ 293.00	\$ 26.64			Other fees and charges		
AREA 4 - Full Use of Grounds (includes Trackside and Nunn pavilions) (defined resident groups charge)	\$ 1,163.00	\$ 105.73	6.0%		\$ 1,233.00	\$ 112.09			Other fees and charges		
Deposits: Booking Deposits in Advance (Non-Refundable)	\$ 50.00	\$ 4.55	6.0%		\$ 53.00	\$ 4.82			Other fees and charges		
All Other Hire:											
AREA 1											
Undercover Section, Toilets and External Lighting (regular charge)	\$ 141.00	\$ 12.82	5.7%		\$ 149.00	\$ 13.55			Other fees and charges		
Toilets, Showers, Power, Bar, Undercover Section (regular charge)	\$ 401.00	\$ 36.45	6.0%		\$ 425.00	\$ 38.64			Other fees and charges		
Trackside pavilion (regular charge)	\$ 265.00	\$ 24.09	6.0%		\$ 281.00	\$ 25.55			Other fees and charges		
New dining pavilion (regular charge)	\$ 529.00	\$ 48.09	6.0%		\$ 561.00	\$ 51.00			Other fees and charges		
AREA 2 - Toilets, Showers, Canteen and Power (includes expanded Nunn pavilion) (regular charge)	\$ 330.00	\$ 30.00	6.1%		\$ 350.00	\$ 31.82			Other fees and charges		
AREA 3 - Toilets, Showers, Power, Canteen and Show Ring/Yards (includes expanded Nunn pavilion) (regular charge)	\$ 393.00	\$ 35.73	6.1%		\$ 417.00	\$ 37.91			Other fees and charges		
AREA 4 - Full Use of Grounds (includes Trackside and Nunn pavilions) (regular charge)	\$ 1,554.00	\$ 141.27	6.0%		\$ 1,647.00	\$ 149.73			Other fees and charges		
Overnight Camping - per site/per night	\$ 18.00	\$ 1.64	5.6%		\$ 19.00	\$ 1.73			Other fees and charges		
Agistment of horses in designated area and with permission											
Weekly	\$ 13.00 per horse	\$ 1.18	7.7%		\$ 14.00 per horse	\$ 1.27			Other fees and charges		
Overnight	\$ 5.00 per horse	\$ 0.45	0.0%		\$ 5.00 per horse	\$ 0.45			Other fees and charges		
Transportation of Cattle/ Cattle Sales or auctions	\$ 1.00 per head (Minimum 10.00)	\$ 0.09	0.0%		\$ 1.00 per head (Minimum 10.00)	\$ 0.09			Other fees and charges		
Regular Showground Hirers may approach Council for individual hire arrangements based on an annual charge											
Refundable Bonds - Interest is not payable by Council on deposits.											
Unlicensed function (GST applies only on default). This is the minimum bond applying for any hire at this venue.	\$ 441.00	\$ 40.09	0.0%		\$ 441.00	\$ 40.09			Other fees and charges		
Licensed function (GST applies only on default)	\$ 740.00	\$ 67.27	0.0%		\$ 740.00	\$ 67.27			Other fees and charges		
Any other form of hire not shown (including cleaning fees)	\$ 117.00	\$ 10.64	0.0%		\$ 117.00	\$ 10.64			Other fees and charges		
Hire fees do not apply for rooms at Kilcoy Showground Reserve where the hire is for a meeting by a community group which includes a Council-appointed representative.											
Levee Bank Assessment											
Assessable Development - New Levee Banks - Assessment of the impact on neighbouring properties, the community and the catchment as a whole.											
>> Category 1 - Fee per Levee Bank: Self Assessment, No off-property impacts	NA	Nil			NA	Nil	c	Planning Act 2016	Cost-recovery fee		
>> Category 2 - Fee per Levee Bank - Code Assessment. Off-property impacts and impacts less than 3 people	\$ 6,036.00	\$ 548.73	6.0%		\$ 6,398.00	\$ 581.64	c	Planning Act 2016	Cost-recovery fee		

For information		For information		For information							
Item	Charges for 2023/2024			GST amount		Charges for 2024/2025		GST amount	LGA 2009 s97 (2) citation	Citation	Type of charge
>> Category 3 - Fee per Levee Bank - Impact Assessment. Off-property impacts and impacts 3 or more people	\$	11,448.00		\$	1,040.73	6.0%	\$	12,135.00	\$	1,103.18	c Planning Act 2016 Cost-recovery fee
Licensed Gates											
Application for a new gate and/or grid	\$	694.00				6.1%	\$	736.00		a Local Law No 24 (Gates and Grids)	Cost-recovery fee
Renewal of licensed gates or grids only		No charge						No charge		a Local Law No 24 (Gates and Grids)	Cost-recovery fee
Lowood Community Centre (operated by Mercy organisation under lease)											
Operating through the Lowood Hub, as a venue for service providers to the local community.											
Hire charge - per room		Removed						Removed			Other fees and charges
Hire charge - per room		Removed						Removed			Other fees and charges
Local Laws of Council											
Purchase of copy of a Local Law or subordinate local law etc (free on web)	\$	42.00	each			7.1%	\$	45.00	each	c Local Government Act 2009 Section 97	Cost-recovery fee
Miscellaneous Permit Fee											
Issue of permit for any matter not otherwise specified in the register of cost-recovery fees	\$	427.00				6.1%	\$	453.00		a Local Law No 1, Local Law No 2, Local Law No 3, Local Law No 4, Local Law No 5 or Local Law No 24	Cost-recovery fee
Call out fee to be charged to event organisers who fail to pick up any required keys from a Council office prior to an event and request that a Council officer attend outside of working hours to deliver keys or enable access.	\$	475.00		1/11 th		6.1%	\$	504.00		1/11 th	Other fees and charges
Charge retained by Council from fees otherwise required to be refunded in respect of any search/ application, not provided for elsewhere in this schedule (this charge does not apply to bonds)	\$	61.00				6.6%	\$	65.00		a Local Law No 1, Local Law No 2, Local Law No 3, Local Law No 4, Local Law No 5 or Local Law No 24	Cost-recovery fee
Operation of Camping Grounds and Caravan Parks											
Application for Approval to operate a camping ground	\$	191.00	Base fee PLUS	Nil		5.8%	\$	202.00	Base fee PLUS	Nil	a Subordinate Local Law No. 1.6 (Operation of Camping Grounds) 2015 Cost-recovery fee
Application for Approval to operate a camping ground	\$	1.00	per site	Nil		0.0%	\$	1.00	per site	Nil	a Subordinate Local Law No. 1.6 (Operation of Camping Grounds) 2015 Cost-recovery fee
Application to amend a camping ground approval	\$	62.00		Nil		6.5%	\$	66.00		Nil	a Subordinate Local Law No. 1.6 (Operation of Camping Grounds) 2015 Cost-recovery fee
Application to transfer a camping ground approval	\$	101.00		Nil		5.9%	\$	107.00		Nil	a Subordinate Local Law No. 1.6 (Operation of Camping Grounds) 2015 Cost-recovery fee
Application for Approval to operate a caravan park	\$	191.00	Base fee PLUS	Nil		5.8%	\$	202.00	Base fee PLUS	Nil	a Subordinate Local Law No. 1.8 (Operation of Caravan Parks) 2015 Cost-recovery fee
Application for Approval to operate a caravan park	\$	1.00	per site	Nil		0.0%	\$	1.00	per site	Nil	a Subordinate Local Law No. 1.8 (Operation of Caravan Parks) 2015 Cost-recovery fee
Application to amend a caravan park approval	\$	62.00		Nil		6.5%	\$	66.00		Nil	a Subordinate Local Law No. 1.8 (Operation of Caravan Parks) 2015 Cost-recovery fee
Application to transfer a caravan park approval	\$	101.00		Nil		5.9%	\$	107.00		Nil	a Subordinate Local Law No. 1.8 (Operation of Caravan Parks) 2015 Cost-recovery fee
Parks or sporting grounds - use by fitness groups/ personal trainer											
Definition - A fitness group/ personal trainer is a group or individual providing outdoor fitness sessions to promote a healthy and physically active lifestyle									a	Local Law No. 1 (Administration) 2011/ Subordinate Local Law No. 1.2 (Commercial Use of Local Government Controlled Areas and Roads) 2011	Cost-recovery fee
Use of parks or sporting grounds by fitness groups/ personal trainer - ten or less attendees - please note, booking is required	NA			Nil			NA		Nil	a	Local Law No. 1 (Administration) 2011/ Subordinate Local Law No. 1.2 (Commercial Use of Local Government Controlled Areas and Roads) 2011 Cost-recovery fee

		For information	For information	For information	For information				
Item	Charges for 2023/2024	GST amount		Charges for 2024/2025	GST amount	LGA 2009 s97 (2) citation	Citation	Type of charge	
Use of parks or sporting grounds by fitness groups/ personal trainer - more than ten attendees - please note, booking is required - six monthly/ seasonal charge	\$ 244.00	\$ 22.18	6.1%	\$ 259.00	\$ 23.55	a	Local Law No. 1 (Administration) 2011/ Subordinate Local Law No. 1.2 (Commercial Use of Local Government Controlled Areas and Roads) 2011	Cost-recovery fee	
Printing/Photocopying A4 - black and white only - excludes colour									
30 copy/print black and white pages per resident per day	No charge			No charge					
15 copy/print black and white pages plus 15 copy/print colour pages per resident per day	No charge			No charge					
For copies or print jobs in excess of 30 pages, additional charge per each batch of 5 pages or part thereof (colour or black and white)	\$ 3.00	\$ 0.27	0.0%	\$ 3.00	\$ 0.27			Other fees and charges	
Laminating	\$ 2.00	\$ 0.18	0.0%	\$ 2.00	\$ 0.18			Other fees and charges	
Property Access									
>> Inspection and approval for the construction of property access	0.00			0.00		a	Local Law No.4 (Local Government Controlled Areas, Facilities and Roads) 2011 - Subordinate Local Law No. 1.1 (Alteration or Improvement to Local Government Controlled Areas and Roads) 2011	Cost-recovery fee	
Property Searches									
>> Inspection of land record pursuant to the Local Government Act 2009 in respect of each parcel of land or rate assessment (whichever is the lesser in number) in respect of the rates and local laws schedules and in respect of one nominated parcel for the building, health and environment, planning and engineering schedules.								Cost-recovery fee	
Property Searches				Cost-recovery fee					
>> Supply in writing of land record information as above	\$ 436.00		6.0%	\$ 462.00		c	Local Government Act 2009 Section 97/ Local Government Regulation 2012 Section 155	Cost-recovery fee	
>> Any additional information may attract an extra fee. This is dependent on research required to formulate information	At cost			At cost		c	Local Government Act 2009 Section 97/ Local Government Regulation 2012 Section 155	Cost-recovery fee	
>> Urgent fee on Full Search as above (total)	\$ 607.00		5.9%	\$ 643.00		c	Local Government Act 2009 Section 97/ Local Government Regulation 2012 Section 155	Cost-recovery fee	
>> Urgent Fee – Health or Building – additional	\$ 146.00		6.2%	\$ 155.00		c	Local Government Act 2009 Section 97/ Local Government Regulation 2012 Section 155	Cost-recovery fee	
Rating information (gross rates, interest charges, amounts paid and discounts allowed) for prior years - 2000/2001 and subsequent years - for each year	\$ 99.00 per year		6.1%	\$ 105.00 per year		c	Local Government Act 2009 Section 97/ Local Government Regulation 2012 Section 155	Cost-recovery fee	
The fee for providing rating information (gross rates, interest charges, amounts paid and discounts allowed) will be waived where the information is sought in respect of a period after									
14 March 2008 and where the information is requested by a person who was formerly the owner or part-owner of the property for the relevant period.									
Rating information (gross rates, interest charges, amounts paid and discounts allowed) for prior years - For the years 1995/1996 to 1999/2000 - for each year	\$ 296.00 per year		6.1%	\$ 314.00 per year		c	Local Government Act 2009 Section 97/ Local Government Regulation 2012 Section 155	Cost-recovery fee	
Rating information (gross rates, interest charges, amounts paid and discounts allowed) for prior years - For years prior to 1995/1996 (where information is available) - for each year	\$ 590.00 per year		5.9%	\$ 625.00 per year		c	Local Government Act 2009 Section 97/ Local Government Regulation 2012 Section 155	Cost-recovery fee	
>> Charge retained by Council from fees otherwise required to be refunded in respect of any search	\$ 100.00		6.0%	\$ 106.00		c	Local Government Act 2009 Section 97/ Local Government Regulation 2012 Section 155	Cost-recovery fee	

For information		For information		For information		For information		
Item	Charges for 2023/2024	GST amount		Charges for 2024/2025	GST amount	LGA 2009 s97 (2) citation	Citation	Type of charge
>> Health Requirements Search – onsite inspection – licensed premises	\$ 402.00		6.0%	\$ 426.00		c	Local Government Act 2009 Section 97/ Local Government Regulation 2012 Section 155	Cost-recovery fee
>> Health and environment records search fee (includes faxing if required)	\$ 39.00		5.1%	\$ 41.00		c	Local Government Act 2009 Section 97/ Local Government Regulation 2012 Section 155	Cost-recovery fee
>> Health Requirements Search – onsite inspection – licensed premises re-inspection	\$ 269.00		5.9%	\$ 285.00		c	Local Government Act 2009 Section 97/ Local Government Regulation 2012 Section 155	Cost-recovery fee
Property search fees include the provision of over the phone information about rate or debtor account balances and/or faxing of a rate transaction record or reprint notice for a period of 90 days after the date the search fee was received by Council						c	Local Government Act 2009 Section 97/ Local Government Regulation 2012 Section 155	Cost-recovery fee
Public Health matters								
Inspection of non-higher risk premises eg hairdressers	\$ 303.00		5.9%	\$ 321.00		a	(Public Health (Infection Control for personal appearances) Act 2003)	Cost-recovery fee
Licence Higher Risk Premises eg tattooist (Annual) (skin penetration)	\$ 383.00		6.0%	\$ 406.00		a	(Public Health (Infection Control for personal appearances) Act 2003)	Cost-recovery fee
Design Approval (skin penetration)	\$ 459.00		6.1%	\$ 487.00		a	(Public Health (Infection Control for personal appearances) Act 2003)	Cost-recovery fee
Transfer of Licence (skin penetration)	\$ 185.00		5.9%	\$ 196.00		a	(Public Health (Infection Control for personal appearances) Act 2003)	Cost-recovery fee
Amendment of Licence (skin penetration)	\$ 185.00		5.9%	\$ 196.00		a	(Public Health (Infection Control for personal appearances) Act 2003)	Cost-recovery fee
Rate Notices								
>> Owner's copy of rate notice - current financial year or current calendar year, per notice	0.00			0.00		c	Local Government Act 2009 Section 97/ Local Government Regulation 2012 Section 155	Cost-recovery fee
>> Owner's copy of rate notice - previous financial year, per notice	\$ 16.00	NA	6.3%	\$ 17.00	NA	c	Local Government Act 2009 Section 97/ Local Government Regulation 2012 Section 155	Cost-recovery fee
Refuse and recycling - Disposal and other charges								
Fees vary depending on - whether waste is subject to waste levy or not (commercial or domestic); the type of waste; the volume or mass of waste and how the waste is delivered (in a truck that will need weighing or in a light vehicle)								Other fees and charges
Refuse – Tipping Fees for Household / Domestic Waste - Coominya, Harlin and Kilcoy Waste Transfer Stations								Other fees and charges
>> 1.0 cubic metres or greater/ charge per entire cubic metre	\$ 13.00	\$ 1.18	0.0%	\$ 13.00	\$ 1.18			Other fees and charges
>> Greater than 0.5 cubic metres but less than 1.0 cubic metres	\$ 10.00	\$ 0.91	0.0%	\$ 10.00	\$ 0.91			Other fees and charges
>> Less than 0.5 cubic metres	\$ 7.00	\$ 0.64	0.0%	\$ 7.00	\$ 0.64			Other fees and charges
Refuse – Tipping Fees for Household / Domestic Waste - Esk Landfill only - delivered in a light vehicle								Other fees and charges
>> Domestic Waste - Small Load	\$ 7.00	As defined in handy explanation guide \$ 0.64	0.0%	\$ 7.00	As defined in handy explanation guide \$ 0.64			Other fees and charges
>> Domestic Waste - Medium Load	\$ 10.00	As defined in handy explanation guide \$ 0.91	10.0%	\$ 11.00	As defined in handy explanation guide \$ 1.00			Other fees and charges
>> Domestic Waste - Large Load	\$ 13.00	As defined in handy explanation guide \$ 1.18	7.7%	\$ 14.00	As defined in handy explanation guide \$ 1.27			Other fees and charges
>> Domestic Waste - Extra Large Load	\$ 26.00	As defined in handy explanation guide \$ 2.36	7.7%	\$ 28.00	As defined in handy explanation guide \$ 2.55			Other fees and charges

For information				For information				For information				For information										
Item	Charges for 2023/2024				GST amount					Charges for 2024/2025				GST amount				LGA 2009 s97 (2) citation	Citation	Type of charge		
>> Domestic Waste - Exceeding Extra Large Load - Each cubic metre (or part thereof)	\$	13.00	For each extra cubic metre exceeding extra large load	\$	1.18	7.7%	\$	14.00	For each extra cubic metre exceeding extra large load	\$	1.27							Other fees and charges				
>> Domestic Greenwaste only where separated from other waste (chippable - larger than 10 mm diameter up to 250mm diameter maximum)	No charge				0.0%				No charge										Other fees and charges			
Refuse – Tipping Fees for Household / Domestic Waste - Esk Landfill only - delivered in a truck																						Other fees and charges
>> Domestic Waste - local resident - per tonne	\$	129.00	per tonne subject to minimum charge	\$	11.73	6.2%	\$	137.00	per tonne subject to minimum charge	\$	12.45							Other fees and charges				
>> Domestic Waste - local resident - subject to a minimum charge of	\$	21.00	minimum charge	\$	1.91	4.8%	\$	22.00	minimum charge	\$	2.00							Other fees and charges				
>> Domestic Waste - non-local resident - per tonne	\$	215.00	per tonne subject to minimum charge	\$	19.55	6.0%	\$	228.00	per tonne subject to minimum charge	\$	20.73							Other fees and charges				
>> Domestic Waste - non-local resident - subject to a minimum charge of	\$	43.00	minimum charge	\$	3.91	7.0%	\$	46.00	minimum charge	\$	4.18							Other fees and charges				
>> Green Waste - local resident - per tonne	\$	54.00	per tonne subject to minimum charge	\$	4.91	5.6%	\$	57.00	per tonne subject to minimum charge	\$	5.18							Other fees and charges				
>> Green Waste - local resident - subject to a minimum charge of	\$	21.00	minimum charge	\$	1.91	4.8%	\$	22.00	minimum charge	\$	2.00							Other fees and charges				
>> Green Waste - non-local resident - per tonne	\$	75.00	per tonne subject to minimum charge	\$	6.82	6.7%	\$	80.00	per tonne subject to minimum charge	\$	7.27							Other fees and charges				
>> Green Waste - non-local resident - subject to a minimum charge of	\$	43.00	minimum charge	\$	3.91	7.0%	\$	46.00	minimum charge	\$	4.18							Other fees and charges				
Local load definition for commercial waste																						Other fees and charges
A "local load" is defined as being one where one of the following criteria is met:																						Other fees and charges
• A load where the vehicle carrying the waste is operated by a driver who displays a drivers' licence evidencing a residential address within the Somerset Regional Council local government area																						Other fees and charges
• A load where the vehicle carrying the waste displays the signage of a business based that is headquartered in the Somerset Regional Council local government area as evidenced by a recent rate notice																						Other fees and charges
• A load where the vehicle carrying the waste is owned by Urban Utilities																						Other fees and charges
• A load where a statutory declaration is provided confirming that 100% of the waste originated from the Somerset Regional Council local government area																						Other fees and charges
If the above "local load" definition cannot be demonstrated, the default "non local load" commercial charge will apply.																						Other fees and charges
Refuse – Tipping Fees for Commercial waste (C&D and C&I)- Esk landfill - delivered in a light vehicle																						Other fees and charges
>> Commercial Waste - Local Load - Small Load - delivered by light vehicle only	23.00	per Load	\$	2.09	4.3%	\$	24.00	per Load	\$	2.18								Other fees and charges				
>> Commercial Waste - Local Load - Medium Load - delivered by light vehicle only	45.00	per Load	\$	4.09	6.7%	\$	48.00	per Load	\$	4.36								Other fees and charges				

Item	Charges for 2023/2024			GST amount		Charges for 2024/2025			GST amount	LGA 2009 s97 (2) citation	Citation	Type of charge
>> Commercial Waste - Local Load - Large Load - delivered by light vehicle only	79.00	per Load	\$	7.18	6.3%	\$	84.00	per Load	\$	7.64		Other fees and charges
>> Commercial Waste - Local Load - Extra Large Load - delivered by light vehicle only	136.00	per Load	\$	12.36	5.9%	\$	144.00	per Load	\$	13.09		Other fees and charges
>> Commercial Waste - Non Local Load - Small Load - delivered by light vehicle only	45.00	per Load	\$	4.09	6.7%	\$	48.00	per Load	\$	4.36		Other fees and charges
>> Commercial Waste - Non Local Load - Medium Load - delivered by light vehicle only	91.00	per Load	\$	8.27	5.5%	\$	96.00	per Load	\$	8.73		Other fees and charges
>> Commercial Waste - Non Local Load - Large Load - delivered by light vehicle only	159.00	per Load	\$	14.45	6.3%	\$	169.00	per Load	\$	15.36		Other fees and charges
>> Commercial Waste - Non Local Load - Extra Large Load - delivered by light vehicle only	273.00	per Load	\$	24.82	5.9%	\$	289.00	per Load	\$	26.27		Other fees and charges
>> Commercial Greenwaste only where separated from other waste (chippable - larger than 10 mm diameter up to 250mm diameter maximum) - Small Load	8.00	Small Load	\$	0.73	0.0%	\$	8.00	Small Load	\$	0.73		Other fees and charges
>> Commercial Greenwaste only where separated from other waste (chippable - larger than 10 mm diameter up to 250mm diameter maximum) - Medium Load	12.00	Medium Load	\$	1.09	8.3%	\$	13.00	Medium Load	\$	1.18		Other fees and charges
>> Commercial Greenwaste only where separated from other waste (chippable - larger than 10 mm diameter up to 250mm diameter maximum) - Large Load	15.00	Large Load	\$	1.36	6.7%	\$	16.00	Large Load	\$	1.45		Other fees and charges
>> Commercial Greenwaste only where separated from other waste (chippable - larger than 10 mm diameter up to 250mm diameter maximum) - Extra Large Load	30.00	Extra Large Load	\$	2.73	6.7%	\$	32.00	Extra Large Load	\$	2.91		Other fees and charges
>> Commercial Greenwaste only where separated from other waste (chippable - larger than 10 mm diameter up to 250mm diameter maximum) - per cubci meter or part thereof - per cubic metre charge for larger loads	30.00	per cubic metre	\$	2.73	6.7%	\$	32.00	per cubic metre	\$	2.91		Other fees and charges
Refuse – Tipping Fees for Commercial waste (C&D and C&I)- Esk landfill - delivered in a truck												
>> Commercial Waste - Local Load - Class 3 Two Axle Truck	Refer below					Refer below						Other fees and charges
>> Commercial Waste - Local Load - Class 4 Three Axle Truck												Other fees and charges
>> Commercial Waste - Local Load - Class 5 Four Axle Truck												Other fees and charges
>> Commercial Waste - Non Local Load - Class 3 Two Axle Truck												Other fees and charges
>> Commercial Waste - Non Local Load - Class 4 Three Axle Truck												Other fees and charges
>> Commercial Waste - Non Local Load - Class 5 Four Axle Truck												Other fees and charges
>> General - local resident - per tonne	205.00	per tonne subject to minimum charge	\$	18.64	5.9%	\$	217.00	per tonne subject to minimum charge	\$	19.73		Other fees and charges
>> General - local resident - subject to a minimum charge of	23.00	minimum charge	\$	2.09	4.3%	\$	24.00	minimum charge	\$	2.18		Other fees and charges
>> General - non-local resident - per tonne	273.00	per tonne subject to minimum charge	\$	24.82	5.9%	\$	289.00	per tonne subject to minimum charge	\$	26.27		Other fees and charges
>> General - non-local resident - subject to a minimum charge of	45.00	minimum charge	\$	4.09	6.7%	\$	48.00	minimum charge	\$	4.36		Other fees and charges
>> Green Waste (not contaminated) - local resident - per tonne	57.00	per tonne subject to minimum charge	\$	5.18	5.3%	\$	60.00	per tonne subject to minimum charge	\$	5.45		Other fees and charges
>> Green Waste (not contaminated) - local resident - subject to a minimum charge of	12.00	minimum charge	\$	1.09	8.3%	\$	13.00	minimum charge	\$	1.18		Other fees and charges

For information		For information		For information		For information					
Item	Charges for 2023/2024	GST amount			Charges for 2024/2025	GST amount	LGA 2009 s97 (2) citation	Citation	Type of charge		
>> Green Waste (not contaminated) - non-local resident - per tonne	114.00 per tonne subject to minimum charge	\$ 10.36	6.1%	\$ 121.00 per tonne subject to minimum charge	\$ 11.00				Other fees and charges		
>> Green Waste (not contaminated) - non-local resident - subject to a minimum charge of	45.00 minimum charge	\$ 4.09	6.7%	\$ 48.00 minimum charge	\$ 4.36				Other fees and charges		
>> Green Waste (contaminated) - per tonne	205.00 per tonne subject to minimum charge	\$ 18.64	5.9%	\$ 217.00 per tonne subject to minimum charge	\$ 19.73				Other fees and charges		
>> Green Waste (contaminated) - subject to a minimum charge of	23.00 minimum charge	\$ 2.09	4.3%	\$ 24.00 minimum charge	\$ 2.18				Other fees and charges		
Special burials									Other fees and charges		
>> Asbestos - local resident - per tonne	228.00 per tonne subject to minimum charge	\$ 20.73	6.1%	\$ 242.00 per tonne subject to minimum charge	\$ 22.00				Other fees and charges		
>> Asbestos - non-local resident - per tonne	848.00 per tonne subject to minimum charge	\$ 77.09		\$ 899.00 per tonne subject to minimum charge	\$ 81.73						
>> Asbestos - subject to a minimum charge of	12.00 minimum charge	\$ 1.09	8.3%	\$ 13.00 minimum charge	\$ 1.18				Other fees and charges		
TRUCKS LARGER THAN A CLASS 5 ARE NOT PERMITTED AT COUNCIL'S WASTE FACILITIES									Other fees and charges		
COMMERCIAL WASTE IS NOT PERMITTED AT THE REFUSE AND RECYCLING CENTRES IN COOMINYA, HARLIN AND KILCOY									Other fees and charges		
Recyclables									Other fees and charges		
>> Metals/glass/paper/cardboard (able to be recycled)	No charge		0.0%	No charge					Other fees and charges		
Sundry disposals									Other fees and charges		
>> Car tyres	\$ 14.00 per tyre	\$ 1.27	7.1%	\$ 15.00 per tyre	\$ 1.36				Other fees and charges		
>> Larger tyres (4x4/ light truck) (Heavy truck/ tractor tyres not permitted)	\$ 24.00 per tyre	\$ 2.18	4.2%	\$ 25.00 per tyre	\$ 2.27				Other fees and charges		
>> Mattresses - single/ double	\$ 17.00 per mattress	\$ 1.55	5.9%	\$ 18.00 per mattress	\$ 1.64				Other fees and charges		
>> Mattresses - queen/ king	\$ 23.00 per mattress	\$ 2.09	4.3%	\$ 24.00 per mattress	\$ 2.18				Other fees and charges		
>> Oils (vehicle oils only) per 10 litres or part thereof	\$ 2.00 per 10 litres	\$ 0.18	0.0%	\$ 2.00 per 10 litres	\$ 0.18				Other fees and charges		
>> Fridges, freezers and airconditioners (covers cost of degassing, required by law)	12.00 per unit	\$ 1.09	8.3%	\$ 13.00 per unit	\$ 1.18				Other fees and charges		
>> Gas cylinders (domestic cylinders up to 9kg)	9.00 per bottle or cylinder	\$ 0.82	11.1%	\$ 10.00 per bottle or cylinder	\$ 0.91				Other fees and charges		
>> Special Burials (contaminated soil) (Not permitted at transfer stations)	By quotation			By quotation					Other fees and charges		
>> Special Burials (limited regulated waste other than asbestos or contaminated soil) (Not permitted at transfer stations)	By quotation			By quotation					Other fees and charges		
>> Special Waste - Sharps Waste Disposal	Not permitted			Not permitted					Other fees and charges		
>> Special Waste - Other	Not permitted			Not permitted					Other fees and charges		
Asbestos containing material sheets (as determined by the landfill operator) prepared in condition directed by landfill operator (Not permitted at transfer stations)	As above			As above					Other fees and charges		
Asbestos containing material (as determined by the landfill operator) - other - prepared in condition directed by landfill operator (Not permitted at transfer stations)	As above			As above					Other fees and charges		
>> Dead Animals - * 0-20kg (Not permitted at transfer stations)	42.00	\$ 3.82	7.1%	\$ 45.00	\$ 4.09				Other fees and charges		
>> Dead Animals - * 20-50kg (Not permitted at transfer stations)	81.00	\$ 7.36	6.2%	\$ 86.00	\$ 7.82				Other fees and charges		
>> Dead Animals - * over 50 kg (Not permitted at transfer stations)	250.00	\$ 22.73	6.0%	\$ 265.00	\$ 24.09				Other fees and charges		

For information			For information			For information			For information			
Item	Charges for 2023/2024		GST amount			Charges for 2024/2025		GST amount		LGA 2009 s97 (2) citation	Citation	Type of charge
Refuse – Special Tip Opening (in addition to waste charges) (Landfill only)	42.00		\$	3.82	7.1%	\$	45.00		\$	4.09		Other fees and charges
Reserve land - Esk Showgrounds, Sport and Recreation												
Bonds and deposits												
Unlicensed function (as deemed by the Chief Executive Officer refundable upon the property being left in a clean and tidy condition). This is the minimum bond applying for any hire at this venue.	\$	441.00		\$	40.09	0.0%	\$	441.00		\$	40.09	Other fees and charges
Interest is not payable by Council on deposits. GST applies only on default.						Other fees and charges						
Licensed function (as deemed by the Chief Executive Officer refundable upon the property being left in a clean and tidy condition). Interest is not payable by Council on deposits. GST applies only on default.	\$	740.00		\$	67.27	0.0%	\$	740.00		\$	67.27	Other fees and charges
- Booking Deposit in Advance (Non-refundable)	\$	50.00		\$	4.55	0.0%	\$	50.00		\$	4.55	Other fees and charges
Esk Showground Reserve Charges						Other fees and charges						
AREA 1 - Undercover Area/Toilets/Lighting	\$	69.00		\$	6.27	5.8%	\$	73.00		\$	6.64	Other fees and charges
AREA 1 - Dining Room/Kitchens/Toilets	\$	105.00		\$	9.55	5.7%	\$	111.00		\$	10.09	Other fees and charges
AREA 1 - Bar/BBQ Area/Toilets	\$	248.00		\$	22.55	6.0%	\$	263.00		\$	23.91	Other fees and charges
AREA 1 - Bar/Jockey Rooms/BBQ Area/Dining Room/ Kitchen/Toilets/Undercover Area/Lighting	\$	405.00		\$	36.82	5.9%	\$	429.00		\$	39.00	Other fees and charges
AREA 2 - Stables	\$	69.00		\$	6.27	5.8%	\$	73.00		\$	6.64	Other fees and charges
AREA 2 - Show Ring/Prime Cattle Yards	\$	253.00		\$	23.00	5.9%	\$	268.00		\$	24.36	Other fees and charges
AREA 2 - Show Ring/Prime Cattle Yards/Stables	\$	320.00		\$	29.09	5.9%	\$	339.00		\$	30.82	Other fees and charges
> each area includes use of toilets and showers near show ring						Other fees and charges						
AREA 3 - Full use of Grounds	\$	605.00		\$	55.00	6.0%	\$	641.00		\$	58.27	Other fees and charges
> Excluding areas not available for public hire						Other fees and charges						
Rail trail riders (single overnight stays)						Other fees and charges						
Per rider	\$	5.00	per rider	\$	0.45	0.0%	\$	5.00	per rider	\$	0.45	Other fees and charges
Per horse	\$	5.00	per horse	\$	0.45	0.0%	\$	5.00	per horse	\$	0.45	Other fees and charges
Agistment of horses in designated areas and with permission						Other fees and charges						
Weekly	\$	13.00	per horse	\$	1.18	7.7%	\$	14.00	per horse	\$	1.27	Other fees and charges
Overnight	\$	5.00	per horse	\$	0.45	0.0%	\$	5.00	per horse	\$	0.45	Other fees and charges
Any other form of hire not shown (including cleaning fees)	\$	136.00		\$	12.36	5.9%	\$	144.00		\$	13.09	Other fees and charges
Hire fees do not apply for rooms at Esk Reserve for Showgrounds, Sport and Recreation where the hire is for a meeting by a community group which includes a Council-appointed representative.						Other fees and charges						
Rural Property Numbering												
Replacement of rural property number signage including placement by Council contractors (eg State Emergency Service representatives). Placement must be correct for emergency service purposes.	\$	38.00		\$	3.45	5.3%	\$	40.00		\$	3.64	Other fees and charges

Item	Charges for 2023/2024	GST amount		Charges for 2024/2025	GST amount	LGA 2009 s97 (2) citation	Citation	Type of charge
Sewerage Household On-Site Treatment Systems (including septic or HSTP in non-sewered areas)								
>> Permit for installation of facility including approval (includes 3 inspections)	\$ 888.00		6.0%	\$ 941.00		a	Plumbing and Drainage Act 2018	Cost-recovery fee
>> Pre-site inspection of land application area (surface irrigation and /or constrained sites)	\$ 188.00		5.9%	\$ 199.00		a	Plumbing and Drainage Act 2018	Cost-recovery fee
>> Assessment of amended plan, plumbing and drainage	\$ 310.00		6.1%	\$ 329.00		a	Plumbing and Drainage Act 2018	Cost-recovery fee
>> Single Inspection – minor alterations	\$ 191.00		5.8%	\$ 202.00		a	Plumbing and Drainage Act 2018	Cost-recovery fee
Approval and inspections of a grey water facility	\$ 310.00		6.1%	\$ 329.00		a	Plumbing and Drainage Act 2018	Cost-recovery fee
Annual fee for registering and monitoring of a grey water facility	Nil			Nil		a	Plumbing and Drainage Act 2018	Cost-recovery fee
Provision of as-constructed drainage plan	\$ 27.00		7.4%	\$ 29.00		a	Plumbing and Drainage Act 2018	Cost-recovery fee
Extension of permit time	\$ 132.00		6.1%	\$ 140.00		a	Plumbing and Drainage Act 2018	Cost-recovery fee
Sewerage Inspection Fee								
>> Sewer connection application with house drainage approval (includes 3 inspections)	\$ 837.00		6.0%	\$ 887.00		e	Plumbing and Drainage Act 2018	Cost-recovery fee
>> Single Inspection – minor alterations	\$ 191.00		5.8%	\$ 202.00		a	Plumbing and Drainage Act 2018	Cost-recovery fee
>> Assessment of amended plan, plumbing and drainage	\$ 310.00		6.1%	\$ 329.00		a	Plumbing and Drainage Act 2018	Cost-recovery fee
Extension of permit time	\$ 132.00		6.1%	\$ 140.00		a	Plumbing and Drainage Act 2018	Cost-recovery fee
Somerset Civic Centre								
All hire is subject to conditions of hire available from Council				Other fees and charges				
Tentative* bookings will be held for a period of 10 business days without payment.				Other fees and charges				
\$45 of the total hire fee per day/session (or the amount of the hire fee where less than \$45) represents a non-refundable booking deposit.				Other fees and charges				
Bookings are confirmed upon the receipt of a non-refundable deposit of \$45 per day/session.				Other fees and charges				
Any remaining fees or bonds are required prior to the commencement of hire.				Other fees and charges				
* If a third party wishes to book the same date the tentative booking will be given first option to confirm by deposit.				Other fees and charges				
Cancellation Policy				Other fees and charges				
Advice of cancellation in advance of the hire date is appreciated.				Other fees and charges				
A non-refundable deposit of \$45 per day/session will be retained in the event of cancellation				Other fees and charges				
Cancellations within 48 hours of the hire date (or no shows without notification) may result in the hirer forfeiting the entire hire fee.				Other fees and charges				
Hire of all or any part of the Somerset Civic Centre for the purpose of an election	\$ 2,146.00	\$ 195.09	6.0%	\$ 2,275.00	\$ 206.82			Other fees and charges
After Hours Staffing				Other fees and charges				
All bookings and events that fall outside business hours will require a venue supervisor to be present.				Other fees and charges				
Private events - hourly rate				Other fees and charges				
>> Event staff can include: Venue Supervisor, hospitality, bar and security staff				Other fees and charges				

Item	Charges for 2023/2024				GST amount		Charges for 2024/2025				GST amount	LGA 2009 s97 (2) citation	Citation	Type of charge			
>> Monday to Friday	\$	66.00	minimum 4hrs	\$	6.00	6.1%	\$	70.00	minimum 4hrs	\$	6.36			Other fees and charges			
>> Saturday	\$	71.50	minimum 4hrs	\$	6.50	6.3%	\$	76.00	minimum 4hrs	\$	6.91			Other fees and charges			
>>Sunday	\$	82.50	minimum 4hrs	\$	7.50	5.5%	\$	87.00	minimum 4hrs	\$	7.91			Other fees and charges			
>> Public Holidays	\$	94.60	minimum 4hrs	\$	8.60	5.7%	\$	100.00	minimum 4hrs	\$	9.09			Other fees and charges			
Community Events - Flat Rate																	
>> Event staff can include: Venue Supervisor, hospitality, bar and security staff															Other fees and charges		
>> 4 Hours															Other fees and charges		
>> Monday to Friday	\$	20.00		\$	1.82	5.0%	\$	21.00		\$	1.91			Other fees and charges			
>> Saturday or Sunday	\$	50.00		\$	4.55	6.0%	\$	53.00		\$	4.82			Other fees and charges			
>> 8 Hours															Other fees and charges		
>> Monday to Friday	\$	40.00		\$	3.64	5.0%	\$	42.00		\$	3.82			Other fees and charges			
>> Saturday or Sunday	\$	100.00		\$	9.09	6.0%	\$	106.00		\$	9.64			Other fees and charges			
Hire fees (type of hirer - room or venue - length of hire)															Other fees and charges		
Private business, individuals or groups - Auditorium - ½ Day Hire (4 Hours Of Use)						\$	134.00		\$	12.18	6.0%	\$	142.00		\$	12.91	Other fees and charges
Private business, individuals or groups - Joan Burke (Foyer) - ½ Day Hire (4 Hours Of Use)						\$	59.00		\$	5.36	6.8%	\$	63.00		\$	5.73	Other fees and charges
Private business, individuals or groups - Lyceum Room - ½ Day Hire (4 Hours Of Use)						\$	59.00		\$	5.36	6.8%	\$	63.00		\$	5.73	Other fees and charges
Private business, individuals or groups - Kitchen and Bar (includes cold room) – 4 hours minimum - ½ Day Hire (4 Hours Of Use)						\$	48.00		\$	4.36	6.3%	\$	51.00		\$	4.64	Other fees and charges
Private business, individuals or groups - Entire Complex - ½ Day Hire (4 Hours Of Use)						\$	258.00		\$	23.45	9.7%	\$	283.00		\$	25.73	Other fees and charges
Private business, individuals or groups - Auditorium - Full Day Hire (8 Hours Of Use)						\$	247.00		\$	22.45	6.1%	\$	262.00		\$	23.82	Other fees and charges
Private business, individuals or groups - Joan Burke (Foyer) - Full Day Hire (8 Hours Of Use)						\$	97.00		\$	8.82	6.2%	\$	103.00		\$	9.36	Other fees and charges
Private business, individuals or groups - Lyceum Room - Full Day Hire (8 Hours Of Use)						\$	97.00		\$	8.82	6.2%	\$	103.00		\$	9.36	Other fees and charges
Private business, individuals or groups - Kitchen and Bar (includes cold room) – 4 hours minimum - Full Day Hire (8 Hours Of Use)						\$	75.00		\$	6.82	6.7%	\$	80.00		\$	7.27	Other fees and charges
Private business, individuals or groups - Entire Complex - Full Day Hire (8 Hours Of Use)						\$	516.00		\$	46.91	6.0%	\$	547.00		\$	49.73	Other fees and charges
Private business, Government, individuals - Auditorium - Additional Hourly Rate						\$	59.00		\$	5.36	6.8%	\$	63.00		\$	5.73	Other fees and charges
Private business, individuals - Joan Burke (Foyer) - Additional Hourly Rate						\$	32.00		\$	2.91	6.3%	\$	34.00		\$	3.09	Other fees and charges
Private business, individuals - Lyceum Room - Additional Hourly Rate						\$	32.00		\$	2.91	6.3%	\$	34.00		\$	3.09	Other fees and charges
Private business, individuals - Kitchen and Bar (includes cold room) – 4 hours minimum - Additional Hourly Rate						NA			\$	10.00							Other fees and charges
Private business, individuals or groups - Entire Complex - Hourly Rate						\$	75.00		\$	6.82	6.7%	\$	80.00		\$	7.27	Other fees and charges

Item	Charges for 2023/2024	GST amount		Charges for 2024/2025	GST amount	LGA 2009 s97 (2) citation	Citation	Type of charge
Community Group, Not For Profit or Charity Organisation - Auditorium - ½ Day Hire (4 Hours Of Use)	\$ 62.00	\$ 5.64	6.5%	\$ 66.00	\$ 6.00			Other fees and charges
Community Group Or Non-Government Not For Profit Organisation - Joan Burke (Foyer) - ½ Day Hire (4 Hours Of Use)	\$ 24.00	\$ 2.18	4.2%	\$ 25.00	\$ 2.27			Other fees and charges
Community Group Or Non-Government Not For Profit Organisation - Lyceum Room - ½ Day Hire (4 Hours Of Use)	\$ 19.00	\$ 1.73	5.3%	\$ 20.00	\$ 1.82			Other fees and charges
Community Group Or Non-Government Not For Profit Organisation - Kitchen and Bar (includes cold room) – 4 hours minimum - ½ Day Hire (4 Hours Of Use)	\$ 19.00	\$ 1.73	5.3%	\$ 20.00	\$ 1.82			Other fees and charges
Community Group Or Non-Government Not For Profit Organisation - Entire Complex - ½ Day Hire (4 Hours Of Use)	\$ 129.00	\$ 11.73	6.2%	\$ 137.00	\$ 12.45			Other fees and charges
Community Group Or Non-Government Not For Profit Organisation - Auditorium - Full Day Hire (8 Hours Of Use)	\$ 118.00	\$ 10.73	5.9%	\$ 125.00	\$ 11.36			Other fees and charges
Community Group Or Non-Government Not For Profit Organisation - Joan Burke (Foyer) - Full Day Hire (8 Hours Of Use)	\$ 43.00	\$ 3.91	7.0%	\$ 46.00	\$ 4.18			Other fees and charges
Community Group Or Non-Government Not For Profit Organisation - Lyceum Room - Full Day Hire (8 Hours Of Use)	\$ 43.00	\$ 3.91	7.0%	\$ 46.00	\$ 4.18			Other fees and charges
Community Group Or Non-Government Not For Profit Organisation - Kitchen and Bar (includes cold room) – 4 hours minimum - Full Day Hire (8 Hours Of Use)	\$ 32.00	\$ 2.91	6.3%	\$ 34.00	\$ 3.09			Other fees and charges
Community Group Or Non-Government Not For Profit Organisation - Entire Complex - Full Day Hire (8 Hours Of Use)	\$ 258.00	\$ 23.45	5.8%	\$ 273.00	\$ 24.82			Other fees and charges
Community Group Or Non-Government Not For Profit Organisation - Auditorium - Hourly Rate	\$ 19.00	\$ 1.73	5.3%	\$ 20.00	\$ 1.82			Other fees and charges
Community Group Or Non-Government Not For Profit Organisation - Joan Burke (Foyer) - Hourly Rate	\$ 11.00	\$ 1.00	9.1%	\$ 12.00	\$ 1.09			Other fees and charges
Community Group Or Non-Government Not For Profit Organisation - Lyceum Room - Hourly Rate	\$ 11.00	\$ 1.00	9.1%	\$ 12.00	\$ 1.09			Other fees and charges
Community Group Or Non-Government Not For Profit Organisation - Kitchen and Bar (includes cold room) – 4 hours minimum - Hourly Rate	NA			NA				Other fees and charges
Community Group Or Non-Government Not For Profit Organisation - Entire Complex - Hourly Rate	\$ 32.00	\$ 2.91	6.3%	\$ 34.00	\$ 3.09			Other fees and charges
Other rates	NA			NA				Other fees and charges
Non-standard and ticketed events	NA			NA				Other fees and charges
Cleaning fee - whole of centre (May be reduced depending on areas used.)	\$ 290.00	\$ 26.36	5.9%	\$ 307.00	\$ 27.91			Other fees and charges
Venue set up fee				\$ 120.00	\$ 10.91			Other fees and charges
Recognised key stakeholder hire (Members of the Somerset Civic Centre Advisory Committee)	By agreement			By agreement				Other fees and charges
Charges for AV/sound technician, venue supervisor after hours charges, food, beverages, tablecloth, laundry, additional chairs, piano tuning and other matters	By quotation			By quotation				
Bonds and deposits				Other fees and charges				
Key deposit - Interest is not payable by Council on deposits. GST applies only on default.	\$ 24.00	\$ 2.18	0.0%	\$ 24.00	\$ 2.18			Other fees and charges
Non-refundable deposit (a component of the total hire fee). Interest is not payable by Council on deposits. GST applies only on default.	\$ 48.00	\$ 4.36	6.3%	\$ 51.00	\$ 4.64			Other fees and charges
Hire Bond (100% refundable providing hirer passes post event inspection. In the event of any damages or if the venue is not left in clean and tidy manner, cleaning or replacement fees may be deducted from this bond amount).	\$ 537.00	\$ 48.82	0.0%	\$ 537.00	\$ 48.82			Other fees and charges
Interest is not payable by Council on deposits. GST applies only on default.								Other fees and charges
Somerset Regional Art Gallery - The Condensery				Other fees and charges				
Fee for performing arts and art workshops - full day fee	\$ 129.00	\$ 11.73	6.2%	\$ 137.00	\$ 12.45			Other fees and charges
Fee for performing arts and art workshops - half day fee (bookings of less than four hours)	\$ 62.00	\$ 5.64	6.5%	\$ 66.00	\$ 6.00			Other fees and charges

		For information	For information	For information	For information				
Item	Charges for 2023/2024	GST amount		Charges for 2024/2025	GST amount	LGA 2009 s97 (2) citation	Citation	Type of charge	
Bond (as deemed by the Chief Executive Officer refundable upon the property being left in a clean and tidy condition). Interest is not payable by Council on deposits. GST applies only on default.	\$ 275.00	\$ 25.00	0.0%	\$ 275.00	\$ 25.00			Other fees and charges	
Key bond (when a key is made available outside opening hours, regardless of hirer - GST applies only on default)	\$ 11.00	\$ 1.00	0.0%	\$ 11.00	\$ 1.00			Other fees and charges	
Bond where arts events/ workshops are held and organised by arts groups based on the Somerset Regional Council area.	NA	NA		NA	NA			Other fees and charges	
Swimming Pools – Lowood Swimming Pool, Toogoolawah Swimming Pool and Community Gym and Kilcoy Aquatic Centre									
Admission Charges (retained by pool lessees)	Set by operator under contract arrangements			Set by operator under contract arrangements				Other fees and charges	
Temporary Entertainment Events									
Application for operation of a temporary entertainment event - where less than 1,000 will attend (subject to surcharge for multiple events as below)	\$ 427.00		6.1%	\$ 453.00		a	Local Law No 1 (Administration) 2011 and Subordinate Local Law No 1.12 (Operation of Temporary Entertainment Events) 2011	Cost-recovery fee	
Application for operation of a temporary entertainment event - where 1,000 people to 1,999 people inclusive will attend (subject to surcharge for multiple events as below)	\$ 855.00		6.0%	\$ 906.00		a	Local Law No 1 (Administration) 2011 and Subordinate Local Law No 1.12 (Operation of Temporary Entertainment Events) 2011	Cost-recovery fee	
Administration surcharge - peer review charge (where Council engages a suitably qualified consultant to conduct a peer review of professional reports forming part of the application) where 2,000 people or less will attend the event	NA			NA		a	Local Law No 1 (Administration) 2011 and Subordinate Local Law No 1.12 (Operation of Temporary Entertainment Events) 2012	Cost-recovery fee	
Application for operation of a low-impact temporary entertainment event – where 2,000 or more people will attend (subject to surcharge for multiple events as below) A “low impact temporary entertainment event” is one where the event does not meet the definition of a high impact event as below.	\$ 855.00		6.0%	\$ 906.00		a	Local Law No 1 (Administration) 2011 and Subordinate Local Law No 1.12 (Operation of Temporary Entertainment Events) 2012	Cost-recovery fee	
Application for operation of a high-impact temporary entertainment event – where 2,000 or more people will attend (subject to surcharge for multiple events as below) A “high impact temporary entertainment event” is one where the applicant or promoter is a for-profit entity and where the event includes amplified music to be played after 8:30pm over two or more nights.	\$ 5,000.00		6.0%	\$ 5,300.00		a	Local Law No 1 (Administration) 2011 and Subordinate Local Law No 1.12 (Operation of Temporary Entertainment Events) 2012	Cost-recovery fee	
Administration surcharge - peer review charge (where Council engages a suitably qualified consultant to conduct a peer review of professional reports forming part of the application) where 2,000 or more people will attend the event	At cost			At cost		a	Local Law No 1 (Administration) 2011 and Subordinate Local Law No 1.12 (Operation of Temporary Entertainment Events) 2012	Cost-recovery fee	
Administration surcharge - charged when approval covers multiple events (not including “high impact temporary entertainment event”)	\$ 59.00 per additional event		6.8%	\$ 63.00 per additional event		a	Local Law No 1 (Administration) 2011 and Subordinate Local Law No 1.12 (Operation of Temporary Entertainment Events) 2011	Cost-recovery fee	
Water Samples – Private									
>> Chemical and / or Bacteriological Samples	\$133 or cost plus \$66 (whichever is per sample greater)	1/11th	5.3%	\$140 or cost plus \$68 (whichever is per sample greater)	1/11th			Other fees and charges	
Water Plumbing Approval and Inspection									
Household Water Plumbing Approval and Inspection Fee (compulsory for all buildings within the Region as applicable) - Includes 1 inspection (up to 10 fixtures). Additional 'Single Inspection Fee' for every 3 fixtures or part thereof above 10 fixtures.	\$ 435.00		6.0%	\$ 461.00		a	Plumbing and Drainage Act 2018	Cost-recovery fee	

Item	Charges for 2023/2024	GST amount		Charges for 2024/2025	GST amount	LGA 2009 s97 (2) citation	Citation	Type of charge
>> Single Inspection Fee – minor alterations	\$ 191.00		5.8%	\$ 202.00		a	Plumbing and Drainage Act 2018	Cost-recovery fee
>> Reinspection Fee	\$ 191.00		5.8%	\$ 202.00		a	Plumbing and Drainage Act 2018	Cost-recovery fee
>> Assessment of amended plan, plumbing and drainage	\$ 310.00		6.1%	\$ 329.00		a	Plumbing and Drainage Act 2018	Cost-recovery fee
Watts Bridge Memorial Airfield								
Watts Bridge Memorial Airfield - application for approval of assignment of sub-sub-lease	\$ 266.00	\$ 24.18	6.0%	\$ 282.00	\$ 25.64			Other fees and charges

Terms of Reference

Lowood Futures Advisory Committee

Purpose

Lowood Futures Advisory Committee (the Committee) is established, as an advisory committee, in accordance with Section 264 of the *Local Government Regulation 2012*.

The purpose of the Committee is to provide advice to Council on matters concerning the implementation of the adopted Lowood Futures Strategy.

Membership

The membership of the Committee shall comprise:

- Two (2) elected representatives of the Council
- Six (6) community representatives

A Council representative shall chair the meeting. Observers may attend by invitation.

Specialist services will be engaged to provide information to the committee and as such may be invited to address the committee.

Delegated Powers

The Committee has no delegated powers or decision-making authority. Furthermore, section 257 of the *Local Government Act 2009* does not allow for such delegation.

The Committee proposes recommendations to the Council. Council retains the decision-making authority.

Council's decision-making authority may be exercised by the Ordinary Meeting of Council, the Chief Executive Officer or an officer with the appropriate delegation / functional responsibility.

Frequency of Meetings

The Committee shall meet, as a minimum, on a six (6) monthly basis. The time, date and location of meetings shall be determined by the Committee.

Agenda

Representatives shall be responsible for the placing of their issues on the agenda ten (10) days prior to the next meeting.

The agenda for each meeting shall be circulated to all representatives at least seven (7) days prior to the day of the meeting.

Reporting

The Committee is not required to keep minutes of its meetings. However, report/s outlining the deliberations and recommendations shall be prepared at the conclusion of each meeting.

Preparation of the report shall be the responsibility of the Council officer assigned to the Committee. Reports shall be distributed to the Chief Executive Officer and to the Director assigned responsibility for the function of this Committee. A copy of the report is to be circulated to all stakeholders following its receipt by Council.

Review

These Terms of Reference should be reviewed each two (2) years and within six (6) months of each general Council election. Council may, by resolution, vary these Terms of Reference at any time.

Terms of Reference

Kilcoy Streetscape Advisory Committee

Purpose

Kilcoy Streetscape Advisory Committee (the Committee) is established, as an advisory committee, in accordance with Section 264 of the *Local Government Regulation 2012*.

The purpose of the Committee is to provide advice to Council on matters concerning the implementation of the adopted Kilcoy Streetscape Revitalisation Master Plan.

Membership

The membership of the Committee shall comprise:

- Two (2) elected representatives of the Council
- Six (6) Community representatives

A Council representative shall chair the meeting. Observers may attend by invitation.

Specialist services will be engaged to provide information to the committee and as such may be invited to address the committee.

Delegated Powers

The Committee has no delegated powers or decision-making authority. Furthermore, section 257 of the *Local Government Act 2009* does not allow for such delegation.

The Committee proposes recommendations to the Council. Council retains the decision-making authority.

Council's decision-making authority may be exercised by the Ordinary Meeting of Council, the Chief Executive Officer or an officer with the appropriate delegation / functional responsibility.

Frequency of Meetings

The Committee shall meet, as a minimum, on a six (6) monthly basis. The time, date and location of meetings shall be determined by the Committee.

Agenda

Representatives shall be responsible for the placing of their issues on the agenda ten (10) days prior to the next meeting.

The agenda for each meeting shall be circulated to all representatives at least seven (7) days prior to the day of the meeting.

Reporting

The Committee is not required to keep minutes of its meetings. However, report/s outlining the deliberations and recommendations shall be prepared at the conclusion of each meeting.

Preparation of the report shall be the responsibility of the Council officer assigned to the Committee. Reports shall be distributed to the Chief Executive Officer and to the Director assigned responsibility for the function of this Committee. A copy of the report is to be circulated to all stakeholders following its receipt by Council.

Review

These Terms of Reference should be reviewed each two (2) years and within six (6) months of each general Council election. Council may, by resolution, vary these Terms of Reference at any time.