



SOUTHERN DOWNS REGIONAL COUNCIL SPECIAL MEETING OF COUNCIL

Dear Councillors

Your attendance is hereby requested at the Special Meeting of Council to be held in the Warwick Town Hall, Palmerin Street, Warwick on **Friday, 29 May 2020 at 9:00AM**.

Notice is hereby given of the business to be transacted at the meeting.

Jane Stroud

ACTING CHIEF EXECUTIVE OFFICER

27 May 2020

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1. **ATTENDANCE**
2. **APOLOGIES**
3. **DECLARATIONS OF CONFLICTS OF INTEREST**

4. EXECUTIVE SERVICES REPORTS

4.1 Draft Budget 2020/2021

Document Information

 Southern Downs REGIONAL COUNCIL	Report To: Special Council Meeting	
	Reporting Officer:	Meeting Date: 29 May 2020
	Manager Finance and Information Technology	File Ref:

Recommendation

THAT Council:-

1. Receive the Draft Budget for 2020/21.
2. Receive the Draft Revenue Statement for 2020/21.
3. Receive the Draft Fees and Charges for 2020/21.
4. Place the Draft Budget, Draft Revenue Statement and the Draft Fees and Charges for 2020/2021 on public exhibition for 14 days to receive feedback from the community.

Report

In 2016 Council initiated a new Budget consultation process that delivered a higher level of transparency in relation to where ratepayers' funds are being expended in both operational services and capital works. This process allows the community to provide feedback on key aspects of the Draft Budget, as well as advising the financial sustainability of Southern Downs Regional Council.

Due to the current COVID-19 restrictions, Councillors and Council Officers will present the budget to the community in an online forum drawing attention to the highlights of the Draft Budget that relate to services, capital works and debt management. The online consultation period will be open for 14 days to allow for the community to lodge a budget submission.

Once this period of public consultation is closed, there will be an opportunity for any interested party to present their budget submission to Council.

Budget Implications

As detailed above

Policy Consideration

Council's Long Term Financial Forecast.
QTC Credit Review

Community Engagement

There will be a 14 day public exhibition opening 29 May and closing on 12 June 2020.

Legislation/Local Law

Local Government Act 2009

Local Government Regulation 2012

Australian Accounting Standards

Attachments

1. Draft Budget 2020/21 [!\[\]\(8c4dca64662d21542001ca0ed7eeb688_img.jpg\)](#)
2. Draft Revenue Statement 2020/21 [!\[\]\(3de35c640e7147a3fb61ee393128d2ae_img.jpg\)](#)
3. Draft Fees & Charges 2020/21 [!\[\]\(d1438aeefda19c86ae7477bf1fb30796_img.jpg\)](#)



Southern Downs Regional Council

PROPOSED ANNUAL BUDGET 2020-2021

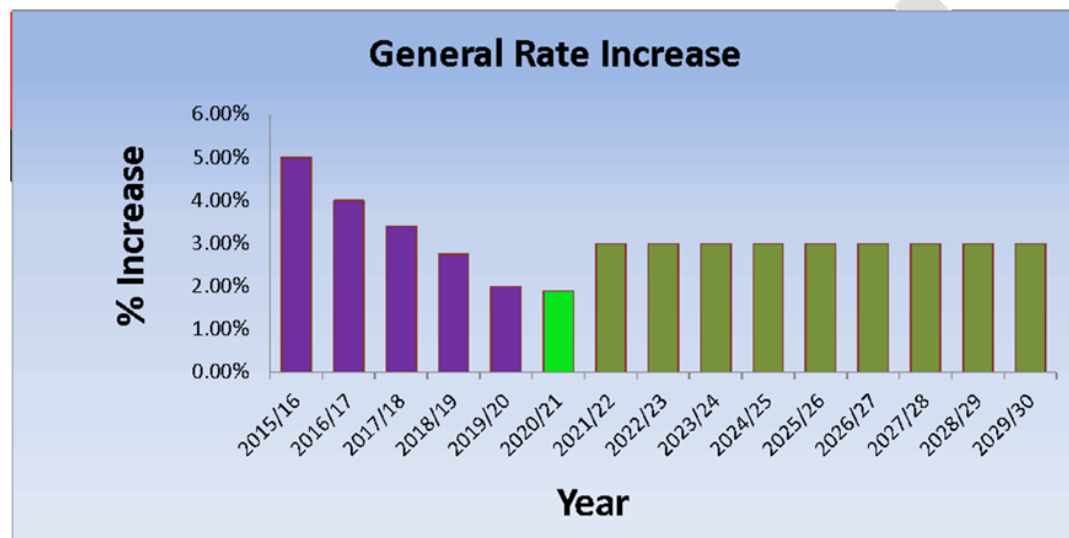
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Executive Summary

Council has prepared a Budget for the 2020/21 financial year, which seeks a balance between the demand for economic recovery, quality services and the provision of infrastructure. Key budget information is provided below about the rate increase, operating result, cash position, cash from operations, capital expenditure, borrowings and financial sustainability of the Council.

Rates



Council acknowledges that many residents in our community have been impacted in various ways by the global pandemic. This has been front of mind whilst determining the rating strategy for 2020/21. In response, the General Rate and Waste, Water and Sewerage Rates for 2020/21 will increase by 1.9% with an offsetting COVID-19 concession of 1.9%. This approach will produce an effective rate increase of 0%. In comparison, the General Rate increase for the 2019/20 financial year was 2% with Waste, Water and Sewerage increasing by 2.75%.

It is worth noting that total projected rates and utility charges income shown on the Statement of Comprehensive Income presents an increase of 2.8%. This increase is due to significant rebates made available to ratepayers in 2019/20 for the urban water tank rebate scheme which has artificially reduced the value of water revenue in the 2019/20 financial year. Additionally, in 2020/21 Council has accounted for additional \$1.05m of funding that will be available to the rural sector for a rural water tank rebate scheme.

Finally, a reduction in revenue has been recognised for the proposed moratorium to be placed on the Invasive Pest Control Scheme.

Council has budgeted for a standard 3% increase from 2020/21 going forward in its Long Term Financial Forecast.

Net Result

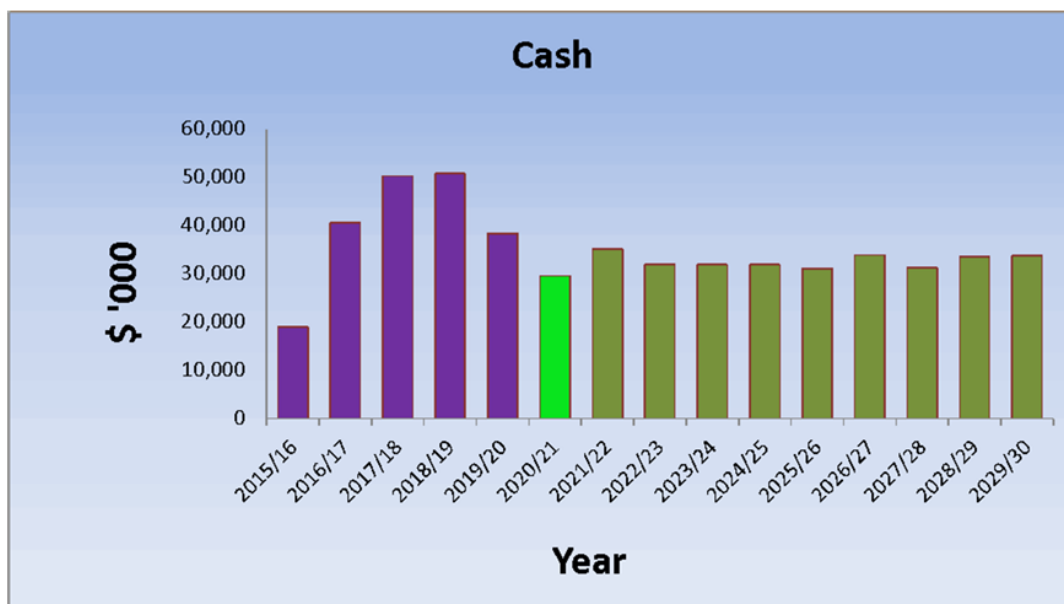


The expected net result for the 2020/21 year is a surplus of \$15.99m which is less than the projected \$17.56m surplus result for 2019/20. Please note that this is as per the third quarter budget review for the 2019/20 financial year as at 31 March 2020.

Council is mindful that there have been many economic impacts as a result of COVID-19 and further forecasts of the projected 2019/20 financial performance may occur between this draft budget and the end of the financial year.

The projected net results in the forward budget remain relatively stable for a number of years.

Cash Position



The cash position is expected to decrease during the year to \$29.56m as at 30 June 2021. It is projected to be \$38.33m as at 30 June 2020. Of this cash as at 30 June 2021, \$14.79m is restricted to meet Council's short term commitments. This consists of \$4.21m for staff provisions, \$8.88m for trade creditors payable and \$1.70m to meet Council's Loan repayments.

The slight decrease in the cash level in the 2020/21 budget year is directly related to Council's budgeted Capital Works Program within that year. The strengthening of cash in the future years is in line with Council's Long Term Financial Strategies. It provides funding capacity that is periodically released for capital works requirements in later years. It also provides some financial capacity for unavoidable cost events and strategic opportunities that may occur or present in the later years of the plan.

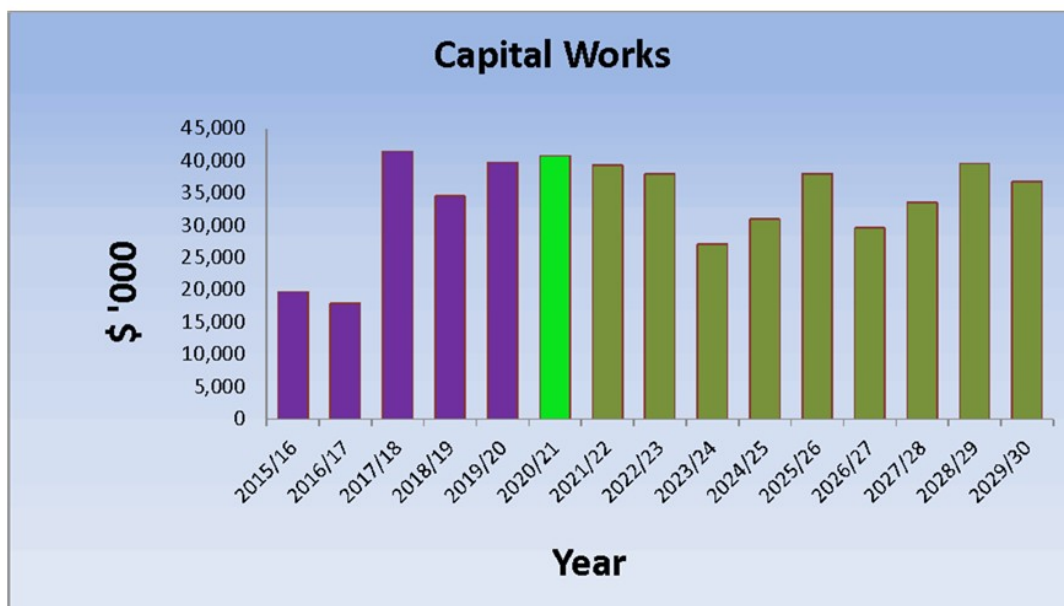
Cash from Operations



Net cash from operations for 2020/21 is forecast to be \$17.18m. It is higher than the previous year's projection of \$11.33m.

Cash from operations provides funding for future years' capital works renewal programs.

Capital expenditure

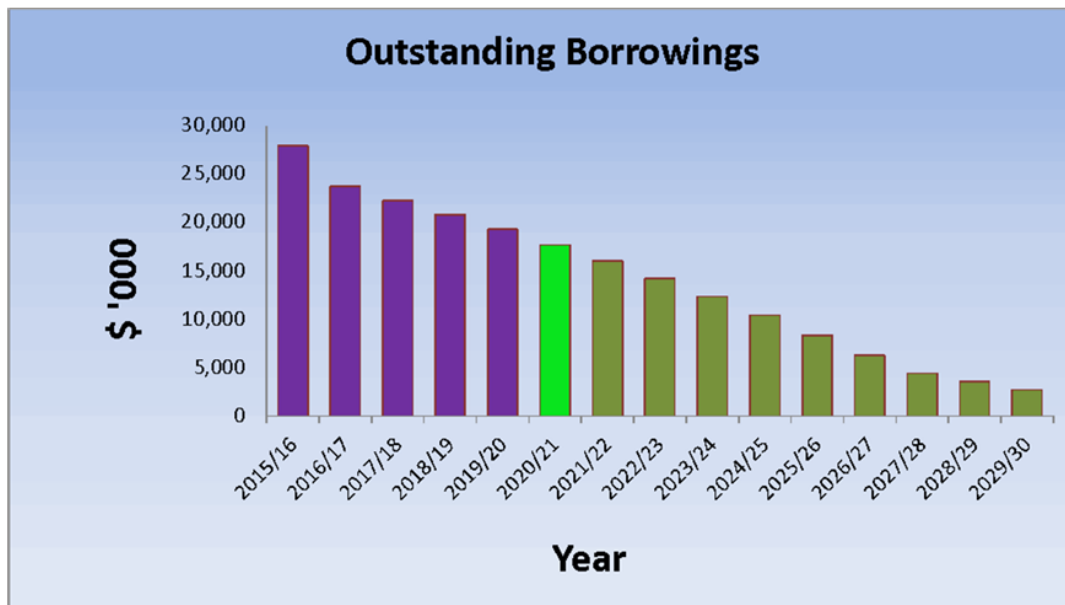


The capital expenditure program for the 2020/21 year is \$40.82m which is \$1.03m more than 2019/20. The projected capital expenditure for the previous financial year is \$39.79m. This will be amended after the public consultation has taken place.

The capital works program for 2020/21 has been set and prioritised based on a rigorous process that has enabled Council to assess needs and develop sound business cases for each project, as well as renewal of assets.

Council is continuing to develop its Asset Management Plans which will support the capital program going forward. These documents will also feed into Council's Long Term Financial Forecast.

Borrowings

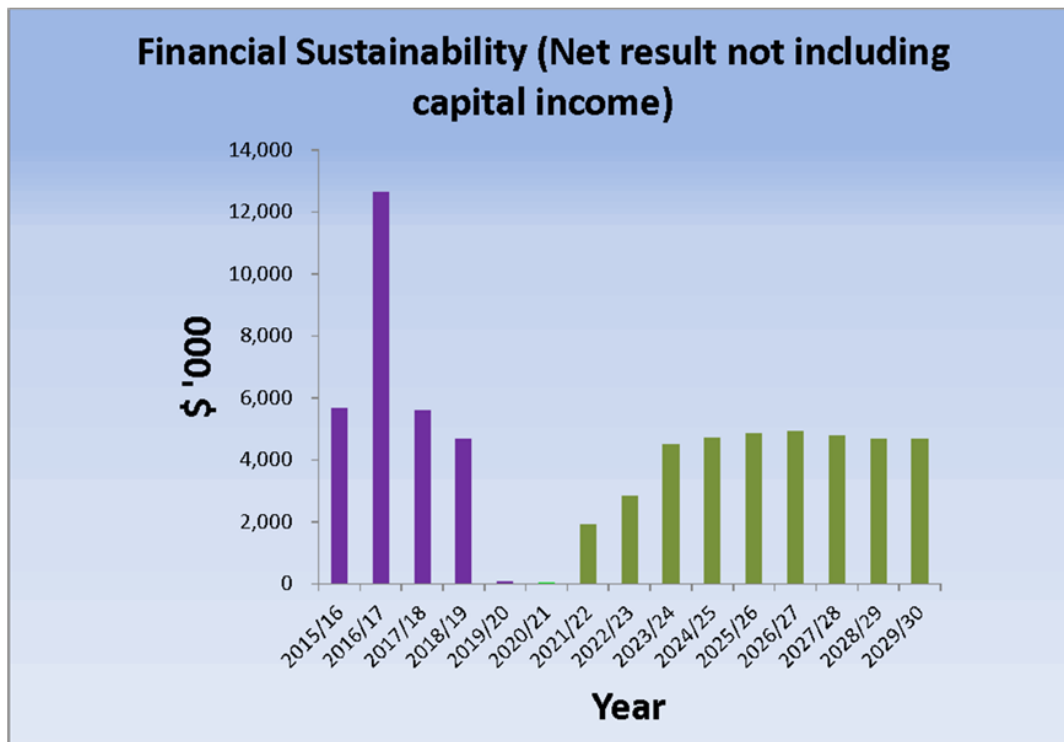


Council has not borrowed since 2013/14 when it borrowed \$5.0m for the Allora Water Pipeline.

Council has not included any borrowings in the Long Term Financial Forecast and Council intends to pay off these loans in line with its obligations with the Queensland Treasury Corporation.

During the 2020/21 financial year Council will continue to reduce its debt liability by an amount of \$1.61m.

Financial sustainability



A detailed Long Term Financial Forecast for the years 2020/21 to 2029/30 has been developed to assist Council in adopting an Annual Budget within a longer term prudent financial framework. The key objective of the plan is to achieve financial sustainability in the medium to long term, whilst still achieving the Council's strategic objectives as specified in the Corporate Plan. Council's financial history has shown a strong financial position of which it intends to build on into the future.

The immediate forward years project a series of stable underlying surpluses. In the mid to later years of the plan the projected underlying operating result has a gradual upward trend. This is due to Council maintaining its commitment to control spending in these later years.

1. Budget Process

This section lists the processes to be undertaken in order to adopt the Budget in accordance with the *Local Government Act 2009* (the Act) and *Local Government Regulations 2012* (the Regulations).

Under the Act, Council is required to prepare and adopt an Annual Budget for each financial year. The Budget is required to include certain information about the rates and charges that Council intends to levy as well as a range of other information required by the Regulations which support the Act.

The 2020/21 Draft Budget, which is included in this report, is for the year 1 July 2020 to 30 June 2021. The Draft Budget includes financial statements being a budgeted Comprehensive Income Statement, Balance Sheet and details of Capital Works. These statements have been prepared for the year ending 30 June 2021 in accordance with the Act and Regulations, and are consistent with the annual financial statements which are prepared in accordance with Australian Accounting Standards.

The Budget also includes information about the rates and charges to be levied, the capital works program to be undertaken, the human resources required, and other financial information Council requires in order to make an informed decision about the adoption of the budget.

In advance of preparing the Budget, officers review and update Council's long term financial projections. Financial projections for 10 years are included in Council's Long Term Financial Forecast which is produced on a rolling annual basis.

The preparation of the Budget, within this broader context, begins with officers preparing the operating and capital components of the annual Budget during December to April. A draft consolidated Budget is then prepared through various iterations with Council over April and May. A 'proposed or draft' Budget is prepared in accordance with the Act and Regulations and submitted to Council for approval in principle. Council has then decided to place the Draft Budget on 'public exhibition' for 14 days' and make the Budget available for inspection at its offices and on Council's web site. A person has a right to make a submission on any proposal contained in the Draft Budget and any submission is to be considered by Council before the formal adoption of the Budget by Council.

The final step is for Council to adopt the Budget after receiving and considering any submissions from interested parties. Legislatively, the Budget is required to be adopted by 1 August 2020.

2. Analysis of Operating Budget

This section of the Annual Budget report analyses the expected revenues and expenses of the Council for the 2020/21 year.

2.1 Budgeted Income Statement

	Reference	Forecast 19/20 \$'000	Budget 20/21 \$'000	Variance Increase/(Decrease) \$'000
Total income	2.2	103,499	107,196	3,697
Total expenses	2.3	85,942	91,202	5,260
Surplus (deficit) for the year		17,557	15,994	(1,563)
Grants - capital		15,998	16,073	75
Capital contributions		808	404	(404)
Profit / (Loss) on disposal of assets		674	(546)	(1,220)
Adjusted underlying surplus (deficit)		77	64	(13)

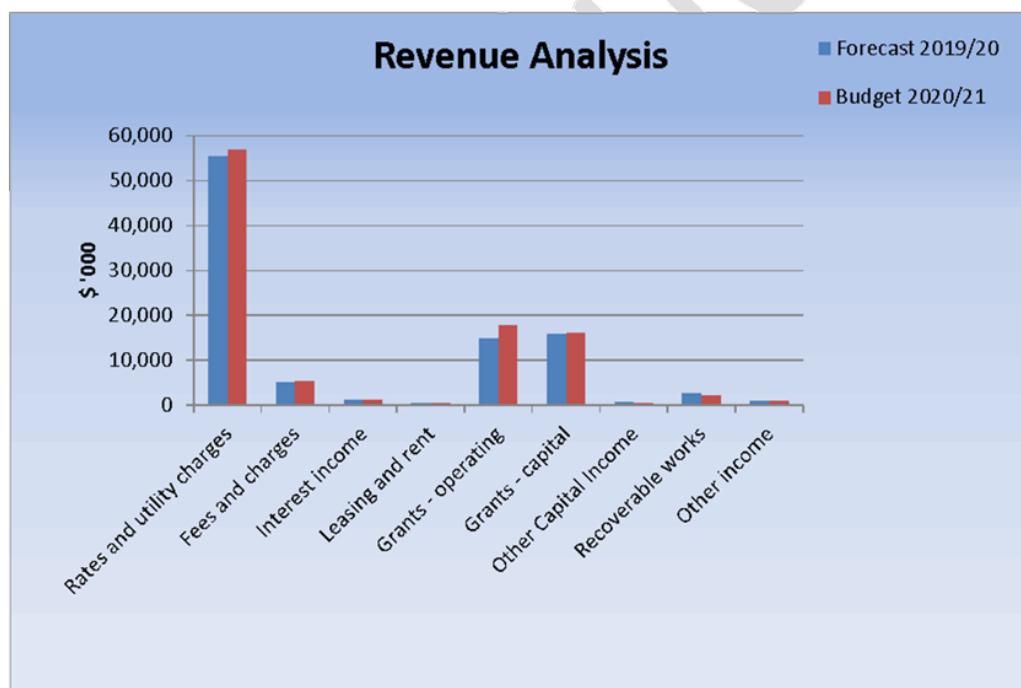
2.1 Adjusted Underlying Surplus (\$13,000 decrease)

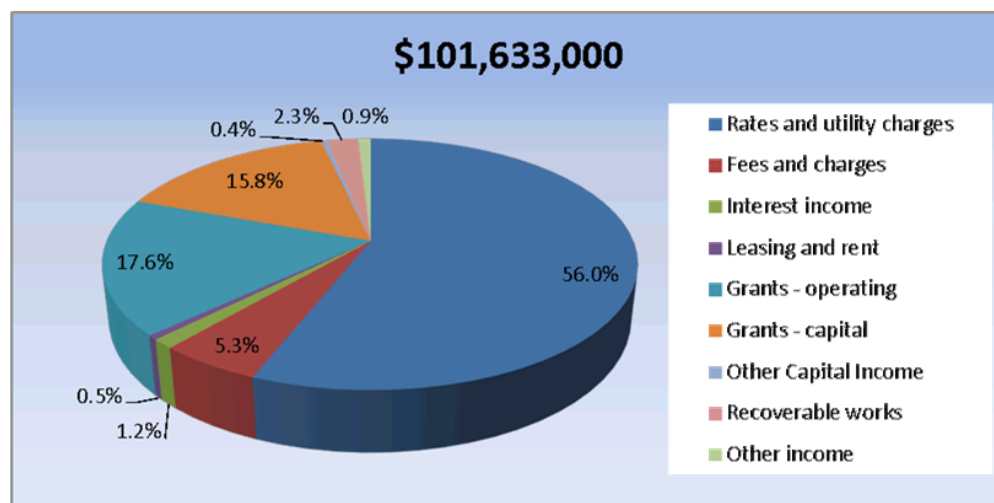
The adjusted underlying result is the net surplus or deficit for the year adjusted for capital grants, contributions of non-monetary assets and capital contributions from other sources. It is a measure of financial sustainability and Council's ability to achieve its service delivery objectives.

The adjusted underlying result for the 2020/21 year is a surplus of \$64,000 which is a reduction of \$13,000 compared to the 2019/20 year. In calculating the underlying result, Council has excluded capital grants and capital contributions. Contributions of non-monetary assets are also excluded as the value of assets assumed by Council is dependent on the level of development activity each year.

2.2 Income

	Reference	Forecast 2019/20 \$'000	Budget 2020/21 \$'000	Variance Increase /(Decrease) \$'000
Rates and utility charges	2.2.1	55,406	56,949	1,543
Fees and charges	2.2.2	5,254	5,377	123
Interest income	2.2.3	1,253	1,209	(44)
Leasing and rent	2.2.4	508	550	42
Grants - operating	2.2.6	15,025	17,857	2,832
Grants - capital	2.2.7	15,998	16,073	75
Other Capital Income		808	404	(404)
Sales (Including recoverable works)	2.2.5	2,619	2,298	(321)
Other income		1,064	916	(148)
Internal Revenue		5,563	5,563	0
Total Revenue		103,499	107,196	3,697





2.2.1 Rates and Charges (\$1.54m increase)

It is projected that general rates and charges income will increase by 2.80% over the base that was raised last year to \$56.95m. This is due to natural growth and the discontinuing of the urban tank rebate.

The General Rate and all other utility charges for water, waste water and charges for garbage collection and recycling will increase by 1.9%. Council will also apply a Covid-19 concession on these charges of 1.9% therefore effectively increasing rates and charges by 0%.

2.2.2 Fees and Charges (\$123,000 increase)

There is an anticipated increase of \$123,000 or 2.3% for fees and charges. Fees and charges relate to fees and fines levied in accordance with State Government legislation and include Planning, Health Act Registrations and Parking Fines.

2.2.3 Interest Income (\$44,000 decrease)

It is anticipated that investment income will decrease by \$44,000 or 3.5%. This has come about due to the long term predictions of the reserve bank lowering its base interest rate. Interest income relates to interest being received on Council's investments and on overdue rates.

2.2.4 Leasing and Rent (\$42,000 increase)

There is an anticipated increase of \$42,000 or 8.3% in leasing and rental income. Leasing and rental income comes from Council leasing land and buildings (etc.), and rent comes from Council's housing stock. This income primarily relates to Community Housing.

2.2.5 Sales including Recoverable Work (\$321,000 decrease)

There is an anticipated decrease of \$321,000 or 12.2% in sales and recoverable work income. Sales and recoverable work income comes from Council undertaking private works for the public and the sales of items. This forecasted decrease highlights the number of capital programs that Council has underway over the next 12 months.

2.2.6 Grants - Operating (\$2.83m increase)

Operating grants include all monies received from State and Federal sources for the purposes of funding the delivery of Council's services to ratepayers, as well as one-off funding for projects undertaken on behalf of community organisations. Overall, the level of grants has increased by \$2.83m or 18.8% compared to 2019/20. This is mainly due to the Department of Natural Resources, Mines and Energy grant for the carting of water to Stanthorpe.

A list of operating grants by type and source, is included below.

Operating Grant Funding	Forecast	Budget 2020/21	Variance Increase / (Decrease)
	\$	\$	\$
Federal Grants			
Financial Assistance Grant	6,520,622	6,520,622	0
Fuel Grant	170,000	170,000	0
Building Better Regions	19,100	20,000	900
Transport Assistance Grant	0	150,000	150,000
Pest Animal Control	20,000	0	20,000
Drought Assistance	59,834	800,000	740,166
Federal Grants Total	6,789,556	7,660,622	871,066
State Grants			
Library Book Purchase	173,000	173,000	0
Pest Animal Control	308,488	280,000	28,488
Pest Plant Control	56,000	56,000	0
Trainee Subsidies	206,500	82,750	123,750
First 5 Forever	23,007	28,000	4,993
Regional Skills Investment Strategy	178,442	0	178,442
RADF Program	55,000	55,000	0
Fire Trail Development and Maintenance	0	7,500	7,500
Get Ready Queensland Project	19,400	20,000	600
Bushfire Recovery Assistance	1,415,119	1,300,000	115,119
Department of Natural Resources, Mines & Energy	4,200,000	6,400,000	2,200,000
Mental Health Resilience	0	30,000	30,000
Maturing Infrastructure Pipeline Program	89,039	89,039	0

<i>Tech Savvy Seniors Queensland Grant</i>	8,000	10,000	2,000
<i>Asset Management</i>	174,824	250,669	75,845
<i>Waste Disposal Levy</i>	1,302,506	1,302,506	0
<i>Environmental Local Laws</i>	0	75,000	75,000
<i>Warwick State Emergency Services</i>	16,214	23,000	6,786
<i>Stanthorpe State Emergency Services</i>	9,869	14,000	4,131
State Grants Total	8,235,408	10,196,464	1,961,056
Total Operating Grants	15,024,964	17,857,086	2,832,122

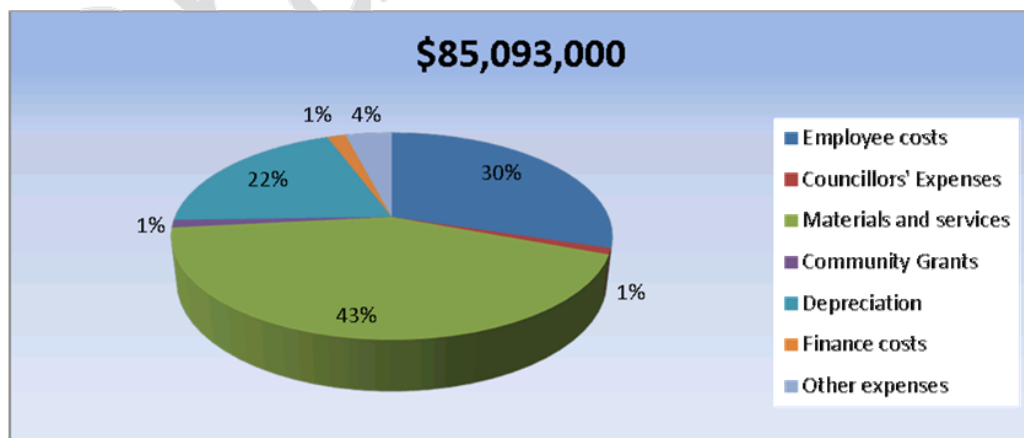
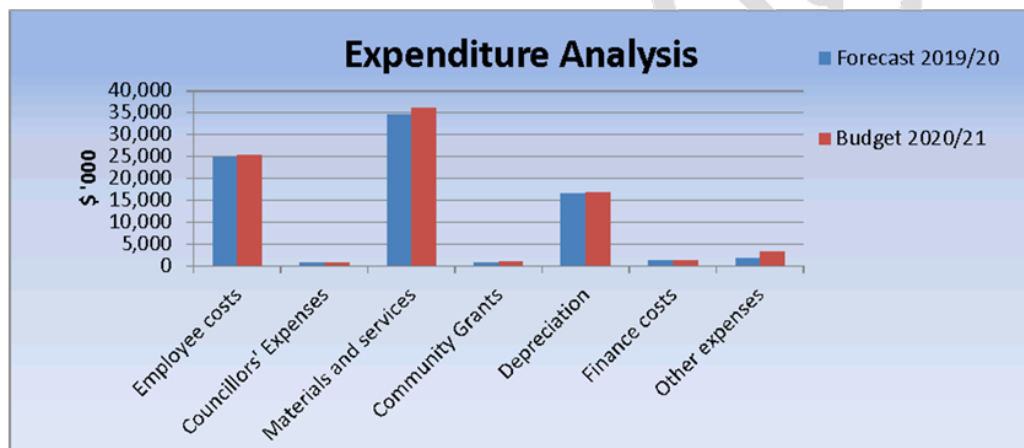
2.2.7 Grants - Capital (\$75,000 increase)

Capital grants include all monies received from State and Federal sources for the purposes of funding the capital works program. Overall the level of grants has increased by \$75,000 or 0.5% compared to 2019/20. A list of capital grants by type is included below.

Capital Grant Funding	Forecast	Budget 2019/20	Variance Increase /(Decrease)
<i>Roads to Recovery</i>	2,272,000	2,411,000	139,000
<i>Transport Infrastructure Development Scheme (TIDS)</i>	1,103,000	1,099,371	(3,629)
<i>Blackspot Funding</i>	0	419,500	419,500
<i>Principal Cycle Network</i>	1,090,000	312,500	(777,500)
<i>Bridge Renewal Program</i>	1,350,000	92,500	(1,257,500)
<i>Works for Queensland</i>	1,659,000	992,237	(666,763)
<i>Building Our Regions</i>	0	1,233,070	1,233,070
<i>Transport & Tourism Connections Program</i>	0	237,500	237,500
<i>Heavy Vehicle Safety and Productivity</i>	295,000	420,000	125,000
<i>Local Government Grants & Subsidy</i>	3,326,000	103,177	(3,222,823)
<i>Bushfire Recovery Exceptional Assistance Immediate Support</i>	0	200,000	200,000
<i>Queensland Reconstruction Authority</i>	0	8,000,000	8,000,000
<i>Natural Disaster Relief and Recovery Arrangements</i>	2,046,000	0	(2,046,000)
<i>SD Fire Trails</i>	129,000	0	(129,000)
<i>Emergency Water Supply</i>	2,522,000	0	(2,522,000)
<i>Regional Airports Funding Program</i>	0	320,000	320,000
<i>National Water Infrastructure Development</i>	0	231,880	231,880
<i>Natural Disaster Resilience Program</i>	21,000	0	(21,000)
<i>Drought Communities</i>	97,000	0	(97,000)
<i>LG Levy Ready Grants Program</i>	88,000	0	(88,000)
Total Capital Grants	15,998,000	16,072,735	74,735

2.3 Expenditure

Expenditure types	Reference	Forecast 2019/20	Budget 2020/21	Variance Increase /(Decrease)
		\$'000	\$'000	\$'000
Employee costs	2.3.1	24,849	25,329	479
Councillors' Expenses		786	810	24
Materials and services	2.3.2	35,293	36,938	1,645
Community Grants	2.3.3	939	1,005	66
Depreciation	2.3.4	16,598	16,848	251
Finance costs	2.3.5	1,457	1,382	(75)
Other expenses		1,131	2,780	1,650
Internal Expenditure		5,563	5,563	0
Total Operating Expenses		86,616	90,656	4,040



2.3.1 Employee Costs (\$479,000 increase)

Employee costs include all labour related expenditure including wages and salaries and on-costs such as allowances, leave entitlements, employer superannuation and fringe benefits tax.

Employee costs are forecast to increase by \$479,000 when compared to the 2019/20 forecast result.

In delivering services to the community, Council may choose to use in-house or outsourced resources. The efficiency of Council's service delivery relies on a combination of both to achieve best value for the community.

2.3.2 Materials and Services (\$1.64m increase)

Materials and services are forecast to increase by \$1.64m or 0.15% compared to 2019/20. The increased expenditure on materials and services in 2020/21 can mainly be attributed to an increase in external contracts for the carting of water to Stanthorpe.

2.3.3 Community Grants (\$66,000 increase)

The small increase in the Community Grants relates to Council's ongoing commitment to support the community through this program.

Community grants relate to the follow specific items:

Community Grants	Amount within the 2020/21 Budget
Warwick Art Gallery	190,000
Stanthorpe Art Gallery	220,000
RADF	125,000
Community Grant	210,000
Warwick Rodeo	10,000
Jumpers & Jazz	15,000
Leyburn Sprints	5,000
Snowflakes	20,000
Apple & Grape Harvest Festival	10,000
Granite Belt Wine & Tourism	50,000
River Improvements Trusts	150,000
Total Community Grants	1,005,000

2.3.4 Depreciation and Amortisation (\$251,000 increase)

Depreciation relates to the usage of Council's property, plant and equipment including infrastructure assets such as roads and drains. Depreciation systematically allocates the cost of the 'consumption of the service potential' over the useful life of the asset to the Income Statement.

Periodic revaluation of infrastructure asset classes, the completion of the 2019/20 Capital Works Program and the full year effect of depreciation on the 2019/20 Capital Works Program impacts upon the depreciation charges. Refer to Section 3 'Analysis of Capital Budget' for a more detailed analysis of Council's Capital Works Program for the 2020/21 year.

2.3.5 Borrowing Cost Expenses (\$75,000 decrease)

Borrowing cost expenses represent the interest cost associated with borrowed funds. Borrowing costs are forecast to decrease by \$75,000 from 2019/20.

3. Analysis of Capital Budget

This section of the Budget report analyses the planned capital expenditure for the 2020/21 year and the sources of funding for the Budget.

3.1 Capital Works

Capital Works Areas	Ref	Forecast Actual	Budget	Variance
		2019-20 \$'000	2020-21 \$'000	\$'000
Property	3.1.1			
Land		299	0	(299)
Community Facilities		3,210	1,390	(1,820)
Cemeteries		370	273	
Saleyards		82	500	418
Parks & Open Spaces		1,199	450	(749)
Disaster Management		154		(154)
Environmental Services			250	250
Total property		5,314	2,863	-2,354
Plant, machinery and equipment	3.1.2			
Plant and machinery		3,461	1,606	(1,855)
Computers and telecommunications		125	322	197
Total plant, machinery and equipment		3,586	1,928	(1,658)
Infrastructure	3.1.3			
Roads, Bridges & Footpaths		14,267	17,754	3,487
Drainage		185	150	(35)
Waste management		813	5,350	4,537
Water		8,791	3,840	(4,951)
Sewerage		6,833	8,936	2,103
Total infrastructure		30,889	36,030	5,141
Total capital works expenditure		39,789	40,821	1,129
Represented by:				
New asset expenditure		20,612	11,255	(9,357)
Asset renewal / upgrade expenditure		19,177	29,566	10,389
Total capital works expenditure		39,789	40,821	1,032

3.1.1 Property (\$2.86m)

The property class comprises buildings, land and building improvements including community facilities, municipal offices, sports facilities and pavilions.

For the 2020/21 year, \$2.86m will be expended on land, building and building improvement projects.

3.1.2 Plant and Equipment (\$1.93m)

Plant and equipment includes plant, machinery and equipment, computers and telecommunications.

For the 2020/21 year, \$1.93m will be expended on plant, equipment and other projects. The more significant projects include ongoing cyclical replacement of the plant and vehicle fleet (\$1.60m) and upgrade and replacement of Information Technology (\$322,000).

3.1.3 Infrastructure (\$36.03m)

Infrastructure includes roads, bridges, footpaths, drainage, waste facilities, water and sewerage.

For the 2020/21 year, \$17.90m will be expended on roads, bridges, drainage and footpaths. The main projects include \$8.00m for the repairs to Councils road network due to natural disasters, Depot, Ogilvie, East street upgrade (\$750,000), Inverramsay Road widening (\$600,000), O'Deas Road Wildash (\$600,000), Gravel resheeting (\$600,000) and reseal program (\$1m).

Waste facilities budget for 2020/21 is \$5.35m of which the major project is to Construct a new cell at Warwick for (\$3.11m) and the construction of a transfer station at Stanthorpe for (\$750,000). Other small capital items at both the Warwick and Stanthorpe facilities will also be undertaken.

Water Infrastructure works is budgeted for \$3.84m for 2020/21. The major project is the Leslie Dam Raw water pumps renewal (\$550,000), plus other capital projects.

Sewerage works is budgeted for \$8.94m for 2020/21. The major project is the extension of the Recycled water pipe line (\$3.83m).

3.1.4 Asset Renewal/ Upgrade (\$29.56m), and New (\$11.26m).

A distinction is made between expenditure on new assets and asset renewal and upgrade. Expenditure on asset renewal is expenditure on an existing asset, or on replacing an existing asset that returns the service of the asset to its original capability. Expenditure on new assets does not have any element of renewal or upgrade of existing assets but will result in an additional burden for future operation, maintenance and capital renewal.

3.1.5 Carried Forward Works (\$Nil)

At the end of each financial year there are projects which are either incomplete or not commenced due to planning issues, weather delays, extended consultation or other delays.

There is no amount shown as cash held to fund carry forward works at 30 June 2020, as it is planned that the capital works budget in the 2019/20 financial year will be completed.

3.2 Funding Sources

	Reference	Forecast 2019/20 \$'000	Budget 2020/21 \$'000	Variance Increase /(Decrease) \$'000
Grants	3.2.1	17,826	16,072	(1,754)
Contributions	3.2.2	808	403	(405)
Borrowings	3.2.3	0	0	0
<u>Council Cash</u>				
-Operations	3.2.4	17,077	18,516	1,439
-Proceeds from sale of assets	3.2.5	794	346	(448)
-Reserves	3.2.6	3,134	4,383	1,249
-Provisions		150	1,100	950
Total Funding Sources		39,789	40,820	1,031

3.2.1 Grants (\$16.07m)

Capital grants include all monies received from State and Federal sources for the purposes of funding the capital works program. Significant grants are budgeted to be received for the Roads to Recovery funding (\$2.41m), Transport Infrastructure Development Scheme (\$1.10m), Building Our regions (\$1.23m), and Queensland Reconstruction Authority (\$8.00m).

3.2.2 Contributions (\$403,000)

Capital contributions include infrastructure charges utilized within the capital budget.

3.2.3 Borrowing (\$Nil)

There are no borrowings budgeted for in the 2020/21 financial year for capital projects.

3.2.4 Council Cash - Operations (\$18.52m)

During the year Council generates cash from its operating activities, which is used as a funding source for the capital works program. It is forecast that \$18.52m will be generated from operations to fund the 2020/21 capital works program (after allowing for capital grants and contributions).

3.2.5 Council Cash - Proceeds from Sale of Assets (\$346,000)

Proceeds from sale of assets include motor vehicle sales in accordance with Council's fleet renewal policy of \$346,000.

3.2.6 Council Cash - Reserve Cash (\$4.38m)

Council has cash reserves, which will be used to fund areas of its annual Capital Works Program. For 2020/21, \$4.38m will be used to fund new capital works where appropriate.

4. Analysis of Budgeted Balance Sheet

This section of the budget report analyses the movements in assets, liabilities and equity between 2019/20 and 2020/21.

Budgeted Balance Sheet

	Reference	Forecast 2019/20 \$'000	Budget 2020/21 \$'000	Variance Increase / (Decrease) \$'000
Current				
Assets	4.1.1	45,656	37,252	(8,404)
Liabilities	4.1.2	14,451	15,184	733
Net-current assets		31,205	22,068	(9,137)
Non-Current				
Assets	4.1.3	837,658	861,631	23,973
Liabilities	4.1.4	21,694	19,991	(1,703)
Net non-current assets		815,964	841,640	25,676
Community Equity				
Asset revaluation reserve	4.1.5	233,811	233,811	0
Retained Surplus	4.1.6	613,358	629,897	16,539
Total Community Equity		847,169	863,708	16,539

4.1.1 Current Assets (\$8.40m decrease)

The current assets are projected to decrease by \$8.40m due to the utilisation of cash during the 2020/21 period.

4.1.2 Current Liabilities (\$733,000 increase)

There is a projected increase of \$773,000 in current liabilities (obligations that Council must pay within the next 12 months). This is predominantly due to an increase in projected payments towards creditors during the period.

4.1.3 Non-Current Assets (\$23.97m increase)

The increase in non-current assets is due to the net result of the Capital Works Program.

4.1.4 Non-Current Liabilities (\$1.70m decrease)

The decrease is in relation to a reduction in Council's long term provisions and Council's debt level.

4.1.5 Asset Revaluation Reserve (No movement)

The Asset Revaluation reserve is the balance of all movements within each asset class in relation to revaluations undertaken by Council. This balance will offset any negative revaluations in the future if needed.

4.1.6 Retained Surplus (\$16.54m increase)

The increase in the accumulated surplus is impacted by the budgeted comprehensive surplus.

4.2 Key assumptions

In preparing the budgeted Balance Sheet for the year ended 30 June 2021 it was necessary to make a number of assumptions about key assets, liabilities and equity balances. The key assumptions are as follows:

- The collection level of rates and charges in 2020/21 will be at similar levels to that of previous years;
- Trade creditors increase slightly while other creditors and debtors are to remain consistent with 2019/20 levels;
- Proceeds from the sale of property in 2020/21 will be received in full in 2020/21 if applicable;
- Employee entitlements are to slightly increase. No increase in the average rate of leave taken is expected however the provisions for such have been amended;
- Total capital expenditure is to be \$40.82m.
- A COVID-19 concession to be applied to all rates and utilities charges of 1.9%.

Appendix A

Southern Downs Regional Council 2020/21 Operating Budget by Business Unit

	Forecast 2019-20	Draft Budget 2020-21
	\$	\$
Executive Services Operating Statement		
Operating Revenue		
Operating Grants and Subsidies	1,665,602	2,245,750
Sundry Revenue	46,956	77,984
Total Operating Revenue	1,712,558	2,323,734
Operating Expenses		
Employee Costs	2,194,380	2,348,845
Materials	312,251	611,958
Contracts and Services	394,902	362,710
Depreciation and Amortisation	7,782	7,848
Plant Hire	294,658	157,514
Other Expenses	784,988	2,359,312
Rates on Council Properties	337	334
Total Operating Expenses	3,989,298	5,848,520
Operating Surplus/(Deficit)	(2,276,740)	(3,524,787)
Corporate and Community Services Operating Statement		
Operating Revenue		
Rates and Utility Charges	31,038,950	30,976,270
Fees and Charges	1,131,388	1,345,191
Operating Grants and Subsidies	4,786,195	4,899,033
Interest Received	1,253,200	1,209,310
Leasing and Rent	495,373	532,624
Recoverable Works	35,000	25,000
Sundry Revenue	360,447	318,030
	Forecast	Draft Budget

	2019-20	2020-21
Total Operating Revenue	39,100,553	39,305,458
Operating Expenses		
Employee Costs	5,568,707	5,741,470
Materials	3,593,130	3,968,742
Contracts and Services	2,341,912	2,619,855
Finance Costs	273,520	294,289
Depreciation and Amortisation	774,842	809,441
Plant Hire	330,574	337,825
Other Expenses	1,104,121	1,010,000
Rates on Council Properties	168,367	178,267
Total Operating Expenses	14,155,174	14,959,888
Operating Surplus/Deficit	24,945,380	24,345,569
Infrastructure Services Operating Statement		
Operating Revenue		
Fees and Charges	667,842	665,306
Operating Grants and Subsidies	6,662,297	8,827,297
Leasing and Rent	12,640	17,420
Recoverable Works	2,583,684	2,273,000
Sundry Revenue	26,098	25,200
Total Operating Revenue	9,952,562	11,808,223
Operating Expenses		
Employee Costs	9,502,424	9,141,326
Materials	5,433,589	5,372,823
Contracts and Services	7,080,113	8,749,209
Finance Costs	376,142	346,785
Depreciation and Amortisation	10,014,086	10,243,495
Plant Hire	(3,918,991)	(4,017,048)
Other Expenses	50,999	151,000
Rates on Council Properties	444,899	444,000
Total Operating Expenses	28,983,260	30,431,589
Operating Surplus/Deficit	(19,030,699)	(18,623,366)
	Forecast 2019-20	Draft Budget 2020-21

Sustainable Development Operating Statement		
Operating Revenue		
Rates and Utility Charges	200,000	-
Fees and Charges	1,050,575	1,031,400
Operating Grants and Subsidies	583,530	432,500
Sundry Revenue	49,248	53,088
Total Operating Revenue	1,883,353	1,516,988
Operating Expenses		
Employee Costs	4,442,754	4,297,716
Materials	793,007	1,108,903
Contracts and Services	1,236,794	1,164,523
Depreciation and Amortisation	8,004	8,844
Plant Hire	486,572	474,145
Other Expenses	800,224	1,075,300
Rates on Council Properties	5,671	2,130
Total Operating Expenses	7,773,026	8,131,561
Operating Surplus/Deficit	(5,889,673)	(6,614,573)
Water Services Operating Statement		
Operating Revenue		
Rates and Utility Charges	10,320,417	11,812,784
Fees and Charges	609,470	477,200
Operating Grants and Subsidies	24,834	-
Sundry Revenue	15,000	162,000
Total Operating Revenue	10,969,721	12,451,984
Operating Expenses		
Employee Costs	1,415,465	2,537,581
Materials	2,878,163	2,840,042
Contracts and Services	1,763,948	1,319,229
Finance Costs	282,100	265,815
Depreciation and Amortisation	3,145,124	3,141,196
Plant Hire	443,665	445,205
	Forecast	Draft Budget
	2019-20	2020-21

Other Expenses	115,000	-
Rates on Council Properties	8,006	8,432
Total Operating Expenses	10,051,470	10,557,499
Operating Surplus/Deficit	918,251	1,894,485

Sewerage Services Operating Statement

Operating Revenue

Rates and Utility Charges	9,232,027	9,547,376
Fees and Charges	302,270	300,000
Total Operating Revenue	9,534,297	9,847,376

Operating Expenses

Employee Costs	1,102,618	607,142
Materials	858,912	949,969
Contracts and Services	1,224,585	782,067
Finance Costs	403,340	363,049
Depreciation and Amortisation	2,554,129	2,544,033
Plant Hire	292,802	291,599
Rates on Council Properties	29,349	24,199
Total Operating Expenses	6,465,735	5,562,059
Operating Surplus/Deficit	3,068,562	4,285,317

Waste Services Operating Statement

Operating Revenue

Rates and Utility Charges	4,614,549	4,612,884
Fees and Charges	1,492,850	1,557,950
Operating Grants and Subsidies	1,302,506	1,452,506
Sundry Revenue	566,403	279,460
Total Operating Revenue	7,976,308	7,902,800

Operating Expenses

Employee Costs	623,135	654,555
	Forecast	Draft Budget
	2019-20	2020-21

Materials	2,000,626	2,091,480
Contracts and Services	6,606,037	6,469,670
Finance Costs	122,160	112,310
Depreciation and Amortisation	93,623	93,564
Plant Hire	177,155	170,457
Rates on Council Properties	11,922	9,799
Total Operating Expenses	9,634,658	9,601,834
Operating Surplus/Deficit	(1,658,350)	(1,699,034)

Total Operating Statements

Operating Revenue (excluding Internal Income)

Rates and Utility Charges	55,405,943	56,949,314
Fees and Charges	5,254,395	5,377,047
Operating Grants and Subsidies	15,024,964	17,857,086
Interest Received	1,253,200	1,209,310
Leasing and Rent	508,013	550,044
Recoverable Works	2,618,684	2,298,000
Sundry Revenue	1,064,153	915,762
Total Operating Revenue	81,129,352	85,156,562

Operating Expenses (excluding Internal Expenses)

Employee Costs	24,849,482	25,328,635
Materials	15,869,679	16,943,915
Contracts and Services	20,648,291	21,467,263
Finance Costs	1,457,262	1,382,248
Depreciation and Amortisation	16,597,590	16,848,421
Plant Hire	(1,893,565)	(2,140,303)
Other Expenses	2,855,332	4,595,612
Rates on Council Properties	668,551	667,160
Total Operating Expenses	81,052,621	85,092,951
Operating Surplus/Deficit	76,731	63,611

Appendix B

2020/21 Draft Budget
Statement of Comprehensive Income
(Income and Expenditure)

Description	Forecast	Draft Budget	Change %
	2019-20	2020-21	(Proposed less Current)
	\$	\$	%
Revenue			
Operating revenue			
Rates and Utility Charges			
General rates	32,684,450	32,699,270	0.0%
Rural fire brigade levy	274,000	275,000	0.4%
Water	10,320,417	11,812,784	14.5%
Waste water	9,228,827	9,547,376	3.5%
Waste management	4,614,549	4,612,884	0.0%
Invasive Pest Control Separate Rate	200,000	0	-100.0%
Total rates and utility charges	57,322,243	58,947,314	2.8%
Less: Discount	(1,916,300)	(1,998,000)	4.26%
Net rates and utility charges revenue	55,405,943	56,949,314	2.8%
Other Operating Revenue			
Fees and charges	5,254,395	5,377,047	2.3%
Interest income	1,253,200	1,209,310	-3.5%
Leasing and rent	508,013	550,044	8.3%
Operating grants and subsidies	15,024,964	17,857,086	18.8%
Recoverable works	2,618,684	2,298,000	-12.2%
Other revenue	1,064,153	915,762	-13.9%
Internal Revenue	5,563,362	5,563,362	0.0%
Total operating revenue	86,692,714	90,719,924	4.6%
Operating expenses			
Employee costs	26,157,896	26,713,131	2.1%
Employee oncosts / (recoveries)	(1,308,414)	(1,384,496)	5.8%
Councillors' Expenses	786,212	810,312	3.1%
Community Grants	938,620	1,005,000	7.1%
Contracts and Services	20,648,291	21,467,263	4.0%

Materials	15,869,679	16,943,915	6.8%
Finance Costs	1,457,262	1,382,248	-5.1%
Other Expenses	1,130,500	2,780,300	145.9%
Depreciation	16,597,590	16,848,421	1.5%
Plant Hire / (recoveries)	(1,893,565)	(2,140,303)	13.0%
Rates on Council Properties	668,551	667,160	-0.2%
Internal Charges	5,563,362	5,563,362	0.0%
Total operating expenses	86,615,983	90,656,313	4.7%
Operating Surplus\ (Deficit)	76,731	63,611	-17.1%
Capital amounts			
Developer Contributions	807,800	403,500	-50.0%
Capital grants	15,998,217	16,072,735	0.5%
Capital income other	0	0	
Profit / (Loss) on disposal	674,000	(546,000)	-181.0%
Total of capital amounts	17,480,017	15,930,235	-8.9%
Net Result surplus / (Deficit)	17,556,748	15,993,846	-8.9%

Appendix C

2019/20 Draft Budget
Statement of Financial Position
(Balance Sheet)
















	Projected Budget 2019-20 \$ 000's	Draft Budget 2020-21 \$ 000's
Assets		
Current assets		
Cash and cash equivalents	38,326.00	29,561.91
Trade and other receivables	6,490.00	6,849.86
Inventories	840.00	840.00
Total current assets	45,656.00	37,251.77
Non-current assets		
Trade and other receivables	95.00	95.00
Investments	742.00	742.00
Property, plant & equipment	835,914.00	859,914.20
Other non-current assets	907.00	880.00
Total non-current assets	837,658.00	861,631.20
Total assets	883,314.00	898,882.97
Liabilities		
Current liabilities		
Trade and other payables	8,248.00	8,876.63
Borrowings	1,595.00	1,699.59
Provisions	4,215.00	4,215.00
Other current liabilities	393.00	393.00
Total current liabilities	14,451.00	15,184.22
Non-current liabilities		
Borrowings	17,741.00	16,037.84
Provisions	3,953.00	3,953.00
Total non-current liabilities	21,694.00	19,990.84
Total liabilities	36,145.00	35,175.06
Net community assets	847,169.00	863,707.91
Community equity		
Asset revaluation surplus	233,811.00	233,811.00


























Retained surplus	613,358.00	629,896.91
Total community equity	847,169.00	863,707.91
























Draft Budget

Appendix D














Budgeted Capital Program 2020/21












Project Name	Project Type	Priority Rating	Expenditure	General Funds Required	Grants and other Funding	Reserves
PRIORITY 1 PROJECTS						
Warwick Saleyards Infrastructure Design	New		200,000	200,000	0	0
Warwick Saleyards Safety Improvements	Upgrade		300,000	0	0	300,000
Rose City FM Relocation (W4Q)	New		250,000	0	250,000	0
WIRAC project to be decided (W4Q)	New		300,000	0	300,000	0
TOTAL CORPORATE & COMMERCIAL SERVICES			1,050,000	200,000	550,000	300,000
Technology One Mobility Modules	Upgrade		100,000	100,000	0	0
Network Capacity Upgrades	Renewal		205,000	205,000	0	0
Chambers Meeting Streaming Fitout	New		16,500	16,500	0	0
TOTAL FINANCE & INFORMATION TECHNOLOGY			321,500	321,500	0	0
Mitchner Shelter Restoration	Renewal		80,000	80,000	0	0
Maryvale Town Centre Upgrade (W4Q)	Upgrade		149,500	0	149,500	0
Leyburn-streetscape & sprints precinct(W4Q)	New		125,000	0	125,000	0
Playground Renewal	Renewal		100,000	100,000	0	0
Relocation of Cemeteries Office	Renewal		50,000	0	0	50,000
Cemetery Concrete Beams	New		25,000	25,000	0	0
Plant Replacement Program	Renewal		1,566,000	1,220,000	346,000	0
Shade Structures in Parks and Villages (BREAIS)	New		200,000	0	200,000	0
TOTAL PARKS & OPERATIONS			2,295,500	1,425,000	820,500	50,000









Project Name	Project Type	Priority Rating	Expenditure	General Funds Required	Grants and other Funding	Reserves
Extension Recycled Water Warwick (BOR)	New		2,282,157	1,374,087	908,070	0
Allora Reservoir Roof Replacement	Renewal		253,671	253,671	0	0
Connolly Dam Spillway Options	Upgrade		121,984	121,984	0	0
Safe Access to Reservoirs-Design and Construction	Upgrade		226,177	76,177	0	150,000
Connolly Dam Remediation Works	Renewal		287,525	0	0	287,525
Market Square WWPS Upgrade	Upgrade		346,285	0	0	346,285
Dalveen Bores Rehabilitation	Renewal		32,711	32,711	0	0
Dalveen Reservoir Remediation Works (W4Q)	Renewal		235,613	117,806	117,807	0
Sewerage Rising Main Renewal O'Leary Street	Renewal		350,000	0	0	350,000
Harris Street Sewerage Pump Station Upgrade	Upgrade		110,720	110,720	0	0
Stanthorpe STP Upgrade	Upgrade		280,000	280,000	0	0
Valve and Hydrant Renewals	Renewal		100,000	100,000	0	0
Relining of Sewer Mains	Renewal		250,000	250,000	0	0
Warwick STP Retaining Walls Remediation	Renewal		400,000	0	0	400,000
Stanthorpe Fitness Centre Water Supply	Upgrade		185,000	0	0	185,000
Bore Investigation & Rejuvenation(LGGSP)	Renewal		171,961	68,784	103,177	0
Stage 2 Recycled Water Main Extension (NWID)	New		1,545,868	541,054	231,880	772,934
McEvoy Street pump station upgrade	Upgrade		151,488	0	0	151,488
Condamine Street pump station upgrade	Upgrade		268,551	0	0	268,551
Cleary Street pump station upgrade	Upgrade		1,271,428	1,152,893	0	118,535
Warwick WTP renewal Clarifier upgrade	Upgrade		280,000	0	0	280,000
Sewer Rising Main Renewal Shared RM	Renewal		500,000	500,000	0	0
Southern Water Main Renewals	Renewal		200,000	200,000	0	0
Warwick Saleyards Effluent Treatment (BOR)	New		650,000	325,000	325,000	0
Smart Water Metering	Upgrade		60,000	60,000	0	0


Project Name	Project Type	Priority Rating	Expenditure	General Funds Required	Grants and other Funding	Reserves
Killarney Water Main Renewals	Renewal		200,000	200,000	0	0
Sewer Rising Main Replacement	Renewal		360,000	360,000	0	0
Leslie Dam Online Analyser	New		30,000	0	0	30,000
Stanthorpe STP Feasibility Study	Upgrade		120,000	120,000	0	0
Leslie Dam Raw Water Pumps Renewal	Renewal		550,000	130,000	0	420,000
Water Main Renewals Northern	Renewal		100,000	100,000	0	0
Water Meter Renewals	Renewal		100,000	100,000	0	0
Refurbishment of Kenilworth Reservoir	Upgrade		200,000	200,000	0	0
Bowls Club Recycled Water Connect (W4Q)	New		19,930	0	19,930	0
TOTAL WATER			12,241,069	6,774,887	1,705,864	3,760,318
Donnelly's Castle Road Rehab (RTR)	Renewal		50,000	0	50,000	0
Depot/Ogilvie/East Street upgrade (HVSP)	Upgrade		740,000	370,000	370,000	0
Connolly Dam Road Sealing (TTCP)	Upgrade		237,500	0	237,500	0
Upper Forest Springs Road Widen/Rehab(RTR)	Upgrade		225,000	0	225,000	0
Churchill Dr-Park Road (BS20-21)	Upgrade		288,000	38,000	250,000	0
Pratten St-William Street (BS20-21)	Upgrade		45,150	2,150	43,000	0
Freestone-Charleys Gully-Peters (BS20-21)	Upgrade		22,575	1,075	21,500	0
Victoria Street Rehabilitation RTR 20/21	Renewal		141,000	0	141,000	0
Myrtle Hill Road Rehab RTR 20/21	Upgrade		200,000	0	200,000	0
Talgai West Road Rehab RTR 20/21	Upgrade		200,000	0	200,000	0
Forest Springs Road Rehab RTR 20/21	Upgrade		270,000	0	270,000	0
Upper Forest Springs Road Rehab RTR 20/21	Upgrade		320,000	0	320,000	0
Forest Plain Road Rehab RTR 19/20	Upgrade		20,000	0	20,000	0
Cliffords Road Rehab RTR 20/21	Upgrade		70,000	0	70,000	0

Project Name	Project Type	Priority Rating	Expenditure	General Funds Required	Grants and other Funding	Reserves
Peters Road Major Repairs RTR 20/21	Renewal	●	94,000	0	94,000	0
School of Arts Road Rehab RTR 20/21	Upgrade	●	115,000	0	115,000	0
Arbutus Road Rehabilitation RTR 20/21	Upgrade	●	72,000	0	72,000	0
Lyndhurst Lane Shoulder Seal RTR 20/21	Upgrade	●	120,000	0	120,000	0
Inverramsay Road Widen (TIDS) FY 20/21	Upgrade	●	600,000	300,000	300,000	0
O'Deas Road Wildash (TIDS)	Upgrade	●	600,000	300,000	300,000	0
Jack Smith Gully Road (TIDS) 20/21	Upgrade	●	439,748	219,874	219,874	0
Maryvale Village Sealing RTR 20/21	Upgrade	●	200,000	0	200,000	0
Wickhams Road, Elbow Valley Sealing(RTR)20-21	Upgrade	●	240,000	0	240,000	0
Town Street, Karara Sealing RTR 20/21	Upgrade	●	24,000	0	24,000	0
Jubb & Raff Street Allora Sealing RTR 20/21	Upgrade	●	50,000	0	50,000	0
Freestone Creek Road (BS20-21)	Upgrade	●	85,000	0	85,000	0
Mardon Road & Schoch Road (BS20-21)	Upgrade	●	30,000	10,000	20,000	0
Inverary Road (TIDS) FY20/21	Upgrade	●	558,994	279,497	279,497	0
Resheet Gravel Roads (ex LRRS)	Renewal	●	600,000	600,000	0	0
Reseal Program	Renewal	●	1,000,000	1,000,000	0	0
Flood Recovery 19_20 Feb20 Event (QRA)	Renewal	●	8,000,000	0	8,000,000	0
TOTAL WORKS			15,657,967	3,120,596	12,537,371	0
Laneway public art & power install(W4Q)	New	●	30,000	0	30,000	0
Warwick SES refurbishment	Upgrade	●	150,000	0	0	150,000
TOTAL ENVIRONMENTAL & REGULATORY SERVICES			180,000	0	30,000	150,000
Stanthorpe Waste Profile & Capping	Upgrade	●	575,000	0	0	575,000
Waste - Warwick Cell	New	●	3,110,000	3,110,000	0	0
Waste - Stanthorpe Waste Transfer Station	New	●	750,000	750,000	0	0

Project Name	Project Type	Priority Rating	Expenditure	General Funds Required	Grants and other Funding	Reserves
Minor CAPEX - Warwick & Stanthorpe Waste	Renewal		300,000	300,000	0	0
TOTAL WASTE SERVICES			4,735,000	4,160,000	0	575,000
TOTAL PRIORITY 1 PROJECTS			36,481,036	16,001,983	15,643,735	4,835,318
PRIORITY 2 PROJECTS						
Cemetery Database	New		38,000	38,000	0	0
Stanthorpe Botanic Gardens	New		100,000	100,000	0	0
Allora RSL external works	New		20,000	20,000	0	0
Cemetery Loader	New		40,000	40,000	0	0
TOTAL PARKS & OPERATIONS			198,000	198,000	0	0
New Security Fencing and Signage	New		61,500	0	0	61,500
Warwick WTP Upgrade - Reservoir	Upgrade		99,494	0	0	99,494
Pump station emergency bypass designs	Upgrade		50,000	50,000	0	0
Warwick WTP Replace the aerator plates	Upgrade		90,000	0	0	90,000
Warwick WTP chlorine analyser	New		25,000	0	0	25,000
Warwick WTP lagoons refurbishment	Upgrade		100,000	0	0	100,000
Relining of Allora reservoir	Upgrade		110,000	110,000	0	0
TOTAL WATER			535,994	160,000	0	375,994
Seal Link Brunckhorst Av-Wallangarra Road	Upgrade		200,000	200,000	0	0

Project Name	Project Type	Priority Rating	Expenditure	General Funds Required	Grants and other Funding	Reserves
Major Pavement Repairs Various 20-21	Renewal		100,000	100,000	0	0
Footpath Replacement	Renewal		50,000	50,000	0	0
Emergent repairs to Stormwater	Renewal		75,000	75,000	0	0
Aerodrome Road	New		361,000	361,000	0	0
TOTAL WORKS			786,000	786,000	0	0
Warwick Pound Improvements	Upgrade		100,000	100,000	0	0
TOTAL ENVIRONMENTAL & REGULATORY SERVICES			100,000	100,000	0	0
Legacy Landfill Assessment	New		90,000	90,000	0	0
TOTAL WASTE SERVICES			90,000	90,000	0	0
TOTAL PRIORITY 2 PROJECTS			1,709,994	1,334,000	0	375,994
PRIORITY 3 PROJECTS						
Warwick Town Hall Minor Refurbishment	Renewal		150,000	0	0	150,000
Interment Device	Upgrade		130,000	130,000	0	0
TOTAL PARKS & OPERATIONS			280,000	130,000	0	150,000
Kerb and Channel Replacement FY20/21	Renewal		75,000	75,000	0	0
Sealing of unsealed roads - AMP based	Upgrade		200,000	200,000	0	0
TOTAL WORKS			275,000	275,000	0	0
Warwick Waste Landfill Cell - Capping	New		525,000	0	0	525,000
TOTAL WASTE SERVICES			525,000	0	0	525,000

Project Name	Project Type	Priority Rating	Expenditure	General Funds Required	Funding	Reserves
TOTAL PRIORITY 3 PROJECTS			1,080,000	405,000	0	675,000
TOTAL PRIORITY 1,2 AND 3 PROJECTS			39,271,030	17,740,983	15,643,735	5,886,312
PROJECTS WAITING FOR GRANT DECISIONS						
PRIORITY 1 PROJECTS						
Dragon and Pratten Bikeway Design (CNLGGP)	New		100,000	50,000	50,000	0
TOTAL WORKS			100,000	50,000	50,000	0
TOTAL PRIORITY 1 PROJECTS			100,000	50,000	50,000	0
PRIORITY 2 PROJECTS						
Reseal aerodrome runways (RAFP)	Renewal		640,000	320,000	320,000	0
TOTAL CORPORATE & COMMERCIAL SERVICES			640,000	320,000	320,000	0
Costanzo La Sealing (HVSP)	Upgrade		50,000	25,000	25,000	0
Connolly Dam Road Culvert Replace & Widen (BRP)	Upgrade		60,000	30,000	30,000	0
Cox Bridge Victoria St, Warwick (BRP)	Upgrade		50,000	25,000	25,000	0
Footpath Guy Street between Locke & Pratten	Upgrade		165,000	82,500	82,500	0
Mt Stirling Rd Footpath Glen Aplin (CNLGGP)	New		360,000	180,000	180,000	0
Homestead Road Bridge Construction (BRP)	Upgrade		75,000	37,500	37,500	0

Project Name	Project Type	Priority Rating	Expenditure	General Funds Required	Funding	Reserves
Curtin Rd Widen Reconstruct (HVSP)	Upgrade		50,000	25,000	25,000	0
TOTAL WORKS			810,000	405,000	405,000	0
TOTAL PRIORITY 2 PROJECTS			1,450,000	725,000	725,000	0
TOTAL PROJECTS WAITING FOR GRANT DECISIONS			1,550,000	775,000	775,000	0
TOTAL OF ALL PROJECTS INCLUDED IN THE DRAFT 20/21 BUDGET			\$40,821,030	\$18,515,983	\$16,418,735	\$5,886,312

Draft Budget



Revenue Statement 2020/2021

Department:	Corporate & Community Services
Section:	Finance
Responsible Manager:	Manager Finance & Information Technology
Date Adopted:	June 2020
Date to be Reviewed:	Annually – prior to the budget meeting
Date Reviewed:	
Date Rescinded:	

REVISION RECORD

Date	Version	Revision description
1 June 2018	2	Updated with new format
3 June 2019	3	Updated for 2019/2020 financial information
June 2020	4	Updated for 2020/2021 financial information

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Updated: 3 June 2020

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1 Background

The Council is required to raise an appropriate amount of revenue to maintain assets and provide services to the Southern Downs region as a whole. In deciding how revenue is raised Council has regard to the following principles:

- Equity: defined as ensuring the fair and consistent application of lawful rating and charging principles, without bias, taking account of all relevant considerations.
- Effectiveness/Efficiency: defined as meeting the financial, social, economic and environmental or other corporate objectives of the Council as stated in its long term plans or policies.
- Simplicity: to ensure widespread community or stakeholder understanding, and minimise perceived inequities and hidden costs, of a complex system.
- Sustainability: revenue decisions support the financial strategies for the delivery of infrastructure and services identified in Council's long term planning.

2 Purpose

A Revenue Statement is required to accompany the budget each year. The *Local Government Regulation 2012* outlines the matters that a local government must include in its Revenue Statement.

The Revenue Statement is an explanatory statement outlining and explaining the revenue measures adopted in the budget.

3 Scope

This Revenue Statement applies to the financial year ending 30 June 2021.

4 Legislative Context

Section 170 of the *Local Government Regulation 2012* provides:

- 1) A local government must adopt its budget for a financial year.
 - a) After 31 May in the year before the financial year; but
 - b) Before –
 - i) 1 August in the financial year; or
 - ii) A later day decided by the Minister.
- 2) If the budget does not comply with section 169 when it is adopted, the adoption of the budget is of no effect.

- 3) The local government may, by resolution, amend the budget for a financial year at any time before the end of the financial year.
- 4) If the budget does not comply with the following when it is amended, the amendment of the budget is of no effect –
 - a) Section 169;
 - b) The local government's decision about the rates and charges to be levied for the financial year made at the budget meeting for the financial year.

Section 172 of the *Local Government Regulation 2012* provides:

- 1) The revenue statement for a local government must state –
 - a) If the local government levies differential general rates –
 - i) The rating categories for rateable land in the local government area; and
 - ii) A description of each rating category; and
 - b) If the local government levies special rates or charges for a joint government activity - a summary of the terms of the joint government activity; and
 - c) If the local government fixes a cost-recovery fee - the criteria used to decide the amount of the cost-recovery fee; and
 - d) If the local government conducts a business activity on a commercial basis - the criteria used to decide the amount of the charges for the activity's goods and services.
- 2) Also, the revenue statement for a financial year must include the following information for the financial year –
 - a) An outline and explanation of the measures that the local government has adopted for raising revenue, including an outline and explanation of –
 - i) The rates and charges to be levied in the financial year; and
 - ii) The concessions for rates and charges to be granted in the financial year;
 - b) Whether the local government has made a resolution limiting an increase of rates and charges.

5 Revenue Raising Measures Adopted In The Budget Concerning The Making And Levying Of Rates And Charges

5.1 Overview

Council identifies certain services in respect of which the consumer of the service will be expected to meet all or the greater part of the total cost of providing the specific service. In such cases, the cost of providing the service will include the cost of acquiring the commodity or service, the cost of providing the infrastructure or organisation to process and/or deliver the commodity or service and any overheads associated with these cost components.

However, it is acknowledged that individual consumers of a commodity or service cannot always be separately identified. For this reason there is a need for specific user charges to be supplemented by other general revenue sources.

The relevant components of Council's Revenue Statement are therefore based on a combination of specific user charges, separate charges, a special charge and differential general rates (made and levied on the value of land) to provide the most equitable and rational basis for raising revenue.

In summary, rates and charges are determined after due consideration of the foregoing and the following -

- i) Council's legislative obligations;
- ii) The needs and expectations of the general community;
- iii) The expected cost of providing services; and
- iv) Equity - namely, ensuring the fair and consistent application of lawful rating and charging principles, without bias, taking account of all relevant considerations, and disregarding irrelevancies such as the perceived personal wealth of individual ratepayers or ratepayer classes.

5.2 Differential General Rate

General rates are for services, facilities and activities that are supplied or undertaken for the benefit of the community in general (rather than a particular person).

The Council is required to raise an appropriate amount of revenue to maintain assets and provide services to the Region as a whole. In deciding how the revenue is raised Council's consideration include (without limitation):

- The rateable value of the land.
- Relative valuation as between different types of land.
- The approach to general rating adopted by the Southern Downs Regional Council for the 2020/2021 financial year.
- The demand that some land uses place on the services which Council is required to provide.

5.2.1 Differential Rating Categories

Pursuant to section 81 of the *Local Government Regulation 2012*, the categories into which rateable land is categorised, the description of those categories and, pursuant to sections 81(4) and 81(5) of the *Local Government Regulation 2012*, the method by which land is to be identified and included in its appropriate category is as follows:

Column 1 – Category (section 81)	Column 2 – Description (section 81)	Column 3 – Identification (sections 81(4) and 81(5))
Residential 1	Land used, or capable of being used, for residential purposes not included in any other category, that are required to pay water access charges according to this Revenue Statement and the assessment size is less than or equal to 4,047 m ²	01A, 02, 03, 06A, 07B, 08A, 09A, 72A
Residential 2	Land used, or capable of being used, for residential purposes not included in any other category, that are required to pay water access charges according this Revenue Statement and the assessment size is greater than 4,047 m ²	01A, 02, 03, 06A, 07B, 08A, 09A, 72A

Column 1 – Category (section 81)	Column 2 – Description (section 81)	Column 3 – Identification (sections 81(4) and 81(5))
Residential 3	Land used, or capable of being used, for residential purposes not included in any other category, that are not required to pay water access charges according to this Revenue Statement and the assessment size is less than or equal to 4.4 ha	01A, 02, 03, 06A, 07B, 08A, 09A, 72A
Residential 4	Land used, or capable of being used, for residential purposes not included in any other category, that are not required to pay water access charges according to this Revenue Statement and assessment size is greater than 4.4 ha	01A, 02, 03, 06A, 07B, 08A, 09A, 72A
Major Shopping Facility	Land used, or capable of being used, in whole or in part as a major shopping facility, including shopping centres, a group of shops or supermarkets with car parking provided	12, 14, 16
Commercial and Industrial – CBD	Land used, or capable of being used, in whole or in part, for commercial and/or industrial purposes and where any part of the land is: <ul style="list-style-type: none"> Facing Palmerin Street, located between Victoria Street and Percy Street in Warwick, and Facing High Street and Maryland Street, located between Davadi and Corundum Streets and the northern end of Carnarvon Bridge in Stanthorpe 	01B, 06B, 07A, 08B, 09B, 10, 11A, 13, 17, 18A, 21, 22, 23, 24, 25, 26, 28, 29, 30, 33, 34, 35, 36, 37A, 38, 41, 42, 43, 44, 45, 47, 49, 72B, 91B
Commercial and Industrial – Town	Land used, or capable of being used, in whole or in part, for commercial and/or industrial purposes located within the locality boundaries of Warwick, Morgan Park, Rosenthal Heights and Stanthorpe. The locality boundary is defined by the Department of Natural Resources, Mines and Energy in accordance with the Committee for Geographical Names in Australasia (CGNA) guidelines.	01B, 06B, 07A, 08B, 09B, 10, 11A, 13, 17, 18A, 21, 22, 23, 24, 25, 26, 28, 29, 30, 33, 34, 35, 36, 37A, 38, 41, 42, 43, 44, 45, 47, 49, 72B, 91B

Column 1 – Category (section 81)	Column 2 – Description (section 81)	Column 3 – Identification (sections 81(4) and 81(5))
Commercial and Industrial - Rural	Land used, or capable of being used, in whole or in part, for commercial and/or industrial purposes outside the locality boundaries of Warwick, Morgan Park, Rosenthal Heights and Stanthorpe. The locality boundary is defined by the Department of Natural Resources, Mines and Energy in accordance with the Committee for Geographical Names in Australasia (CGNA) guidelines.	01B, 06B, 07A, 08B, 09B, 10, 11A, 13, 17, 18A, 21, 22, 23, 24, 25, 26, 28, 29, 30, 33, 34, 35, 36, 37A, 38, 41, 42, 43, 44, 45, 47, 49, 72B, 91B
Solar / Wind Farm 1 < 30MW	Land used, or capable of being used, in whole or in part, as a solar / wind farm with a combined output capacity at greater or equal to 1 MW but less than 30 MW.	91B
Solar / Wind Farm 30 < 75MW	Land used, or capable of being used, in whole or in part, as a solar / wind farm with a combined output capacity at greater or equal to 30 MW but less than 75 MW.	91B
Solar / Wind Farm 75MW and above	Land used, or capable of being used, in whole or in part, as a solar / wind farm with a combined output capacity of greater than or equal to 75 MW.	91B
Extractive	Land used, or capable of being used, in whole or in part, as extracting quarrying or mining minerals from the ground and related activities. Assessments that are a lease for mining activities are included in this category.	40A, 40B
Noxious and Hazardous Industry	Land used, or capable of being used, in whole or in part, as a fuel dump or storage, oil refinery, abattoir or industry which emanates offensive noise, odour, dust etc.	31, 37B
Agriculture and farming 1 Value between \$0 - \$325,000	Land with a value of less than or equal to \$325,000, and used, or capable of being used for farming, agriculture or rural in nature including grazing, breeding, fattening, dairying, pig and poultry farming, aquaculture, vegetable growing, the growing or gathering of crops of any kind or the rearing of livestock.	60, 65, 67, 69, 71, 73, 74, 76, 77, 78, 83, 85, 86, 87, 89, 88A including land identified as land use 88A not located within the boundary shown in red on attached Map A. Land in this category receive a concessional value for primary production.

Column 1 – Category (section 81)	Column 2 – Description (section 81)	Column 3 – Identification (sections 81(4) and 81(5))
Agriculture and farming 2 Value between \$325,001 - \$850,000	Land with a value of greater than \$325,000 and less than or equal to \$850,000, and used, or capable of being used for farming, agriculture or rural in nature including grazing, breeding, fattening, dairying, pig and poultry farming, aquaculture, vegetable growing, the growing or gathering of crops of any kind or the rearing of livestock.	60, 65, 67, 69, 71, 73, 74, 76, 77, 78, 83, 85, 86, 87, 89, 88A including land identified as land use 88A not located within the boundary shown in red on attached Map A. Land in this category receive a concessional value for primary production.
Agriculture and farming 3 Value greater than \$850,000	Land with a value of greater than \$850,000, and used, or capable of being used for farming, agriculture or rural in nature including grazing, breeding, fattening, dairying, pig and poultry farming, aquaculture, vegetable growing, the growing or gathering of crops of any kind or the rearing of livestock.	60, 65, 67, 69, 71, 73, 74, 76, 77, 78, 83, 85, 86, 87, 89, 88A Land in this category receive a concessional value for primary production.
Horticulture 1 Value between \$0 - \$50,000	Land with a value of less than or equal to \$50,000 and used, or capable of being used for agricultural in nature related to orchards (citrus, exotic fruit, nut, stone and other fruit and nuts etc) and/or vineyards, such as grapes and related cultivation and may include a winery and/or a cellar door.	79, 82 Land in this category receive a concessional value for primary production.
Horticulture 2 Value between \$50,001 - \$100,000	Land with a value of greater than \$50,000 and less than or equal to \$100,000 and used, or capable of being used for agricultural in nature related to orchards (citrus, exotic fruit, nut, stone and other fruit and nuts etc) and/or vineyards, such as grapes and related cultivation and may include a winery and/or a cellar door.	79, 82 Land in this category receive a concessional value for primary production.
Horticulture 3 Value greater than \$100,000	Land with a value of greater than \$100,000 and used, or capable of being used for agricultural in nature related to orchards (citrus, exotic fruit, nut, stone and other fruit and nuts etc) and/or vineyards, such as grapes and related cultivation and may include a winery and/or a cellar door.	79, 82 Land in this category receive a concessional value for primary production.
Private Forestry	Land used, or capable of being used for the growing or harvesting of natural and/or plantation hardwood or softwood.	88P and located within the boundary of Map A.

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Column 1 – Category (section 81)	Column 2 – Description (section 81)	Column 3 – Identification (sections 81(4) and 81(5))
Special Uses	Land used, or capable of being used for non-profit religious, community, welfare or defence oriented including aged residential institutions, nursing or convalescent homes, hospitals, sports clubs, cemeteries, showgrounds, airfields, libraries, educational, parks and gardens, defence force and community protection centres.	11B, 18B, 27, 48, 50, 51, 52, 55, 56, 57, 58, 92, 96, 97, 99
Other	All other land	00, 91A, 95, and other unclassified land

Council delegates to the Chief Executive Officer the power, pursuant to sections 81(4) and 81(5) of *Local Government Regulation 2012*, to identify the rating category to which each parcel of rateable land belongs.

Definitions for words used in this table

“Intended use”

Reference to the intended use (or use intended) of land is a reference to use:

- (a) That is as-of-right for the land under the relevant planning scheme;
- (b) For which a development approval exists;
- (c) For which an application for development approval has been made but not finally determined, or
- (d) When the owner or occupier of the land has informed council of, or has stated, publicly, their intention to conduct activities upon the land.

“Mining”

Land that was used, is used, or intended to be used:

- As a mine (or for purposes ancillary or associated with mining such as, for example, washing down, stockpiling and loading, haulage, water storage, buffering and rehabilitation); or
- In conjunction with other land as part of an integrated mining operation.

For the purposes of the definition of mining, “integrated mining operation” means land contained in more than one rateable assessment which land was used, is used, or

intended to be used in an integrated manner for the purposes of mining or purposes ancillary or associated with mining such as, for example, washing down, stockpiling and loading, haulage, water storage, buffering and rehabilitation.

“Land use code”

The land use codes referred to in column 3 above are prepared and adopted by the Southern Downs Regional Council for use in conjunction with the differential rating categorisation, description and identification table appearing above. Similarly, the definitions of these land use codes are prepared and adopted by the Southern Downs Regional Council for use in conjunction with the differential rating categorisation, description and identification table appearing above. A full list of the land use codes and their definitions are attached (Appendix B).

5.2.2 Differential General Rate and Minimum General Rate

Pursuant to section 94 of the *Local Government Act 2009* and section 80 of the *Local Government Regulation 2012*, the differential general rate to be made and levied for each differential general rate category and, pursuant to section 77 of the *Local Government Regulation 2012*, the minimum general rate to be made and levied for each differential general rate category is as follows:

Category	Rate in the Dollar	Minimum Differential General Rate
Residential 1	1.487	\$1,155.00
Residential 2	1.285	\$1,155.00
Residential 3	1.214	\$1,155.00
Residential 4	1.141	\$1,155.00
Major Shopping Facility	1.83	\$12,645.00
Commercial and Industrial – CBD	1.678	\$1,255.00
Commercial and Industrial – Town	1.529	\$1,255.00
Commercial and Industrial - Rural	1.42	\$1,255.00
Solar / Wind Farm 1 < 30MW	9.591	\$15,590.00
Solar / Wind Farm 31 < 75MW	10.394	\$31,180.00

Category	Rate in the Dollar	Minimum Differential General Rate
Solar / Wind Farm 75MW and above	11.841	\$46,770.00
Extractive	4.97	\$3,780.00
Noxious and Hazardous Industry	1.685	\$1,585.00
Agriculture and farming 1 Value between \$0 - \$325,000	1.335	\$1,155.00
Agriculture and farming 2 Value between \$625,001 - \$850,000	1.021	\$4,340.00
Agriculture and farming 3 Value greater than \$850,000	0.968	\$8,680.00
Horticulture 1 Value between \$0 - \$50,000	4.608	\$1,155.00
Horticulture 2 Value between \$50,001 - \$100,000	3.542	\$2,305.00
Horticulture 3 Value greater than \$100,000	3.216	\$3,540.00
Private Forestry	1.553	\$865.00
Special Uses	1.125	\$1,045.00
Other	4.97	\$1,155.00

5.3 Objection against Categorisation

Pursuant to section 90 of the *Local Government Regulation 2012* the owners of rateable land will be informed that they have the right of objection to the category their land is included in. All objections shall be to the Chief Executive Officer of the Southern Downs Regional Council and the only basis for objection shall be that at the date of issue of the rate notice, the land should belong to a different rating category. All objections will be dealt with pursuant to the provisions detailed in Council's Procedure Objection to Differential Rate Categorisation.

5.4 Minimum Differential General Rate

A minimum differential general rate is set for each differential general rate category to achieve an appropriate contribution from all property owners, irrespective of the valuation of a property.

5.5 Separate Charges

Separate charges are for any other service, facility or activity that is not funded through other rates and charges.

For the 2020/2021 financial year, Council does not intend to levy separate charges.

5.6 Special Rates and Charges

Special rates and charges are for services, facilities and activities that have a special association with particular land because:

- (a) The land or its occupier:
 - (i) Specially benefits from the service, facility or activity; or
 - (ii) Has or will have special access to the service, facility or activity; or
- (b) The land is or will be used in a way that specially contributes to the need for the service, facility or activity; or
- (c) The occupier of the land specially contributes to the need for the service, facility or activity.

i) Rural Fire Equipment Levy

Pursuant to section 94 of the *Local Government Regulation 2012* and section 128A of the *Fire and Emergency Services Act 1990*, Council will levy a special charge (to be known as the "Rural Fire Levy") of \$35.00 on all rateable land within the region that is levied a Class E Emergency Management Levy (pursuant to Part 3 of the *Fire and Emergency Services Regulation 2011*), to fund the ongoing provision and maintenance of rural firefighting equipment, operations and buildings for the rural fire brigades that operate throughout the rural areas of the region.

5.7 Utility Charges

Utility charges are for a service, facility or activity for water, sewerage and waste management.

5.7.1 Water Charges

Water charges are determined, collected and used for the purpose of covering the cost of planning, water demand management and constructing water infrastructure (including interest and redemption charges incurred by Council) and the cost of operating, maintaining and managing the water supply system.

In accordance with section 94 of the *Local Government Act 2009* and section 101(1)(b) of the *Local Government Regulation 2012*, the utility charges for water services will be charged partly according to the water used, using a 2-part charge. The charges apply to all ratepayers who have access or may have access to Council's water supply system and, with limited exceptions, comprise –

- i) An access charge;
- ii) A charge for each kilolitre consumed which increases for higher levels of consumption.

Water Access Charge

Council will levy an access charge on every individual parcel in its land record connected to Council's water supply system based on the number and size of the water connection/s (whether metered or not).

A base access charge is also applied to each parcel that is not connected to the Council's reticulated water supply system if the parcel is located within 100 metres of a water main and where Council is currently able to provide a reticulated water service to that parcel.

Council believes that it is logical and equitable for all ratepayers who have access or may have access to Council's water supply system to contribute to the fixed costs of the water supply operation by way of the access charge.

Notwithstanding the above:

- a) Where a single residential building; a single commercial building or any sporting infrastructure is situated across two or more adjoining parcels, Council will treat

those parcels as if they were amalgamated into a single parcel, and will levy accordingly a single-parcel water charge.

- b) Council may elect to not levy water charges against land that is effectively incapable of further development (if not connected to Council's water supply system).
- c) The ratepayer of a parcel bears the onus of demonstrating to Council it is entitled to the benefit of a qualification or exception in any of paragraphs (a) to (b).

Water Consumption

Water consumption is charged for each kilolitre used on land to which water is supplied and measured by meter, per kilolitre or part thereof for that quantity of water used or estimated to be used.

A three tiered water consumption charge be applied to water consumed. The lower tier water consumption charge be designated the 'first tier consumption charge', the middle tier water consumption charge be designated the 'second tier consumption charge' and the higher tier water consumption charge be designated the 'third tier consumption charge'.

In respect of either half of the 2020/2021 water year -

1. The first tier consumption charge to apply to all water consumed during the course of either half of the 2020/2021 financial year up to the first tier maximum water consumption limit of 110kL.
2. The second tier consumption charge apply to all water consumed during the course of either half of the 2020/2021 financial year above the first tier maximum water consumption limit of 110kL up to the second tier maximum water consumption limit of 2,500kL. The second tier consumption charge shall only be applied after the total quantity of water consumed during the course of either half of the 2020/2021 financial year exceeds the first tier maximum water consumption limit.
3. The third tier consumption charge apply to all water consumed during the course of either half of the 2020/2021 financial year above the second tier maximum water consumption limit of 2,500kL and shall only be applied after the total quantity of water consumed during the course of either half of the

2020/2021 financial year exceeds the second tier maximum water consumption limit.

Water consumption charges will be levied biannually in October/November and April/May each year.

To avoid doubt, once water has passed through the water meter it is the property owner's responsibility.

Supply Area

Council has split the utility charges for water service into two supply areas:

Supply Area 1 will be properties within 100 meters of the water reticulation network of: Allora, Warwick, Yangan, Killamey, Stanthorpe and Wallangarra.

Supply Area 2 will be properties within 100 meters of the water reticulation network of: Dalveen, Leyburn and Pratten.

Water access and consumption charges for each supply area are as follows:

5.7.1.1 Supply Area 1		
Access Charges		
The following water access charges shall apply to domestic and non-domestic properties as described below:		
a.	For each connection	
	Connection Size	Charge per annum
	20 mm	\$594.00
	25 mm	\$921.00
	30 mm	\$1,337.00
	40 mm	\$2,377.00
	50 mm	\$3,714.00
	75 mm	\$8,350.00
	80 mm	\$9,508.00
	100 mm	\$14,857.00
	150 mm	\$33,279.00
b.	Base Access Charge: For each parcel within 100 metres of a treated water main, not connected to the treated water supply system; and where Council is currently able to provide a reticulated water service to that parcel. The maximum number of contiguous parcels under common ownership on which unconnected water charges may be levied shall be four (4).	\$446.00
c.	For each parcel within a Community Title Schemes, Building Units and Group Title Units where individual meters are not connected to each lot	\$594.00
d.	Restricted Flow Charge: For each connection to a Restricted Flow main.	70% of the applicable service type charges as per 1.a above
e.	Restricted Flow Base Access Charge: For each parcel within 100 metres of a Restricted Flow water main, not connected to the water supply system; where Council is currently able to provide a reticulated water service to that parcel but it is not capable of being connected to a full water main. The maximum number of contiguous parcels under common ownership on which unconnected water charges may be levied shall be four (4).	\$312.00
f.	Untreated water connections.	Nil
g.	Fire service connections	Nil

5.7.1.1 Supply Area 1	
Consumption Charges	
The following water consumption charges shall apply per kilolitre (or part thereof) used or estimated to be used as described below:	
Service type	Charge per kilolitre or part thereof
a. For each connection on land supplied treated water and measured by meter	
(1) First Tier Consumption Charge	\$2.01
(2) Second Tier Consumption Charge	\$2.21
(3) Third Tier Consumption Charge	\$2.41
b. For each connection on land supplied untreated water and measured by meter	\$1.01

5.7.1.2 Supply Area 2	
Access Charges	
The following water access charges shall apply to domestic and non-domestic properties as described below:	
a. For each connection	
Connection Size	Total charge per annum
20 mm	\$503.00
25 mm	\$780.00
30 mm	\$1,132.00
40 mm	\$2,012.00
50 mm	\$3,144.00
75 mm	\$7,068.00
80 mm	\$8,049.00
100 mm	\$12,577.00
150 mm	\$28,172.00
b. Base Access Charge: For each parcel within 100 metres of a water main, not connected to the water supply system; and where Council is currently able to provide a reticulated water service to that parcel The maximum number of contiguous parcels in common ownership on which unconnected water charges may be levied shall be four (4).	\$377.00

5.7.1.2 Supply Area 2		
c.	For each lot within a Community Title Schemes, Building Units and Group Title Units where individual meters are not connected to each lot	\$503.00
Consumption Charges		
The following water consumption charges shall apply per kilolitre (or part thereof) used or estimates to be used as described below:		
a.	For each connection on land supplied water and measured by meter	
	(1) First Tier Consumption Charge	\$1.62
	(2) Second Tier Consumption Charge	\$1.78
	(3) Third Tier Consumption Charge	\$1.94

Council may negotiate bulk water charge agreements with high volume consumers.

Pro rata adjustments for new or changed water services – applicable to all water areas

Connected water access charges will be charged from the date the access connection is provided, as documented by Council's Services Installation Record, a developer notification or a licenced plumber's advice.

Changes to water access charges will be charged from the date of the change, as documented by Council's Services Installation Record, a developer notification or a licenced plumber's advice.

For water access connections as a part of a subdivision where no Service Installation Record exists (the meters were installed by the owner/contractor) and only come to Council's attention as part of the subdivision asset transfer documentation – water access charges will be adjusted from the date of lodgement of the plan of subdivision with Council or the Department of Natural Resources, Mines and Energy.

5.7.2 Sewerage Charges

Sewerage charges are determined, collected and used for the purpose of covering the cost of planning and constructing sewerage infrastructure (including interest and redemption charges incurred by Council) and the cost of operating, maintaining and managing the sewerage system. The charge is set so as to recover these costs.

In accordance with section 94 of the *Local Government Act 2009* and section 99 of the *Local Government Regulation 2012*, the utility charges for sewerage services will be charged either to each soil fixture (e.g. W.C. pedestal and urinal) installed on each property (exceptions apply below) or each connection, as set out in the following tables. In the event of no soil fixtures being installed on land connected to Council's sewerage system, a utility charge for sewerage services will be charged per connection.

In respect to domestic sewerage, a sewerage charge is applied per tenement regardless of whether the tenement is separately connected to Council's sewerage system or shares sewerage services such as a single sewerage connection to the property which services multiple tenements. To remove doubt, each tenement is treated as a separate connection. "Tenement" includes any premises used as a separate domicile such as, for example -

- a) A single unit private dwelling; or
- b) A flat, apartment or other dwelling unit used as a separate domicile; or
- c) Residential units erected upon lots created pursuant to the provisions of the *Building Units And Group Titles Act 1980* or the *Body Corporate And Community Management Act 1997*; or
- d) A private (non-commercial) boarding house, hostel, lodging house, or guest house.

A base access charge is also applied to each parcel that is not connected to the Council's reticulated sewerage supply system if the parcel is located within 100 metres of a sewerage main and where Council is currently able to provide a reticulated sewerage service.

Council believes that it is logical and equitable for all ratepayers who have access or may have access to Council's sewerage supply infrastructure to contribute to the fixed costs of the sewerage supply operation by way of the access charge.

Notwithstanding the above:

- a) Where a single residential building; a single commercial building or any sporting infrastructure is situated across two or more adjoining parcels, Council will treat those parcels as if they were amalgamated into a single parcel, and will levy accordingly a single-parcel sewerage charge.
- b) Council may elect to not levy sewerage charges against land that is effectively incapable of further development (if not connected to Council's sewerage supply infrastructure).
- c) The ratepayer of a parcel bears the onus of demonstrating to Council it is entitled to the benefit of a qualification or exception in any of paragraphs (a) to (b).

Supply Area

Council has split the utility charges for sewerage service into two supply areas:

Supply Area 1 will be properties within 100 meters of a sewerage treatment plant network in the areas of Stanthorpe and Warwick. Please note that there are some properties on a common effluent drainage scheme (CED) within this supply area as shown within table one below.

Supply Area 2 will be properties within 100 meters of a CED network in the areas of Dalveen, Killarney and Wallangarra.

Sewerage charges for each supply area are as follows:

Supply Area 1

			Total charge per annum
The following sewerage charges shall apply to properties as described below:			
a.	Residential	For each connection on land used for single unit dwellings and individual residential units (including tenements) irrespective of the number of soil fixtures connected.	\$740.00
b.	Short-Term Accommodation	For each soil fixture installed on land used for short-term accommodation e.g. motels, caravan parks (excluding land with taverns). In the event of no soil fixtures being installed on improved land per connection.	\$555.00
c.	Other Premise	For each soil fixture installed on land used for commercial (other than overnight accommodation), non-profit or other non-residential purposes. In the event of no soil fixtures being installed on improved land per connection.	\$740.00
d.	Base Access Charge	For each parcel within 100 meters of a sewerage main not connected to Council's sewerage system and where Council is currently able to provide a sewerage service to that parcel (exclusions apply). The maximum number of contiguous parcels in common ownership on which unconnected sewerage charges are levied shall be six (6).	\$370.00
e.	CED	For land connected or able to be connected to a CED (Septic) sewerage main, used for any purpose or each parcel applicable for a Base Access Charge being within 100 meters of a CED sewerage main.	75% of the applicable service type charges as above

Supply Area 2

			Total charge per annum
The following Sewerage charges shall apply to properties as described below:			
a.	Residential	For each connection on land used for single unit dwellings and individual residential units (including tenements) irrespective of the number of soil fixtures connected.	\$555.00
b.	Short-Term Accommodation	For each soil fixture installed on land used for short-term accommodation e.g. motels, caravan parks (excluding land with taverns). In the event of no soil fixtures being installed on improved land per connection.	\$415.00
c.	Other Premise	For each soil fixture installed on land used for commercial (other than overnight accommodation), non-profit or other non-residential purposes. In the event of no soil fixtures being installed on improved land per connection.	\$555.00
d.	Base Access Charge	For each parcel within 100 meters of a Sewerage main not connected to Council's Sewerage system and where Council is currently able to provide a Sewerage service to that parcel (exclusions apply). The maximum number of contiguous parcels in common ownership on which unconnected Sewerage charges are levied shall be six (6).	\$280.00

Pro rata adjustments for new or changed sewerage services – applicable to all sewerage areas

Connected sewerage access charges will be charged from the date the access connection is provided, as documented by Council's Services Installation Record, a developer notification or a licenced plumber's advice.

Changes to sewerage access charges will be charged from the date of the change, as documented by Council's Services Installation Record, a developer notification or a licenced plumber's advice.

For sewerage access connections as a part of a subdivision where no Service Installation Record exists (the meters were installed by the owner/contractor) and only come to Council's attention as part of the subdivision asset transfer documentation – sewerage access charges will be adjusted from the date of lodgement of the plan of subdivision with Council or the Department of Natural Resources, Mines and Energy.

Definitions for words used in this section

"Soil fixture"

A sanitary fixture which receives and discharges solid and liquid excreted human waste. A soil fixture may be a toilet, pedestal, waste pan, urinal, slop sink, autopsy table, bedpan or sanitary napkin disposal unit hence soil pipe.

5.7.3 Waste Management Charges

Waste management charges are determined on a user pays basis and collected and used for the purpose of covering the cost of supplying a waste management service for the removal and disposal of waste. The charges are set so as to recover waste management costs including:

- Waste service administration
- Waste facility operation
- Waste minimisation and reduction education
- Post closure of waste facilities

In accordance with section 94 of the *Local Government Act 2009* and section 99 of the *Local Government Regulation 2012*, the utility charges for waste collection services will be charged:

- to each residential dwelling located within a defined compulsory waste collection area; and
- to each residential dwelling located outside a defined compulsory waste collection area and receiving a waste collection service.

A residential dwelling is a lawfully approved residential building used, or capable of being used, for long term residential purposes. Commercial buildings are not applicable for domestic waste collection services and must apply for commercial waste collection services direct with the waste collection service provider. Commercial waste is defined under the *Waste Reduction and Recycling Regulation 2011*.

The waste collection services provided include –

- Residential - waste collection; and
- Residential - recycling collection.

Integrated in the provision of waste management services is a recycling program.

In respect to domestic waste, a waste collection utility charge is applied per Tenement regardless of whether the tenement receives a separate waste collection service and recycling collection service or shares waste collection services such as bulk waste bin services. "Tenement" includes any premises used as a separate domicile such as, for example –

- a) A single unit private dwelling; or
- b) A flat, apartment or other dwelling unit used as a separate domicile; or
- c) Residential units erected upon lots created pursuant to the provisions of the *Building Units And Group Titles Act 1980* Or *The Body Corporate And Community Management Act 1997*; or
- d) A private (non-commercial) boarding house, hostel, lodging house, or guest house.

A residential tenement within a commercial building (e.g. living quarters behind a shop or managers residence in a hotel) and self-contained residential tenements within a retirement village or aged care facility are applicable for domestic waste collection services.

Retirement villages and aged care facilities with 15 or more self-contained tenements will be charged at half the number of self-contained tenements (rounded to the nearest whole number) or the number of bins on-site, whichever is the greater. For example – if a retirement village has 50 units and 30 combined domestic/recycling waste collection bins, 30 services will be applied ($50 \text{ units} / 2 = 25 < 30 \text{ bins}$).

Supply Area

Council has split the utility charges for waste collection service into three supply areas:

Supply Area 1 will be properties in a compulsory waste collection area north of and including the Dalveen collection area.

Supply Area 2 will be properties in a compulsory waste collection area south of the Dalveen collection area.

Supply Area 3 will be properties outside of a compulsory waste collection area receiving a voluntary collection service

Waste management charges for each supply area are as follows:

5.7.3.1 Supply Area 1					
	Collection Service Type	Collection Frequency	Collection Day	Bin Type	Charge Amount per annum
a.	Waste Collection Service (first services is mandatory)	Weekly	Normal	240 Litre Mobile Bin	\$380.00 per combined service
	Recycling Collection Service (first service is mandatory)	Fortnightly	Normal	240 Litre Mobile Bin	
b.	Waste Collection Service Additional (Optional)	Weekly	Normal	240 Litre Mobile Bin	\$253.00 per additional waste service only
c.	Recycling Collection Service Additional (Optional)	Fortnightly	Normal	240 Litre Mobile Bin	\$141.00 per additional recycling service only

5.7.3.2 Supply Area 2					
	Collection Service Type	Collection Frequency	Collection Day	Bin Type	Charge Amount per annum
a.	Waste Collection Service (first services is mandatory)	Weekly	Normal	240 Litre Mobile Bin	\$443.00 per combined service
	Recycling Collection Service (first service is mandatory)	Fortnightly	Normal	240 Litre Mobile Bin	
b.	Waste Collection Service Additional (Optional)	Weekly	Normal	240 Litre Mobile Bin	\$259.00 per additional waste service only
c.	Recycling Collection Service Additional (Optional)	Fortnightly	Normal	240 Litre Mobile Bin	\$224.00 per additional recycling service only
5.7.3.3 Supply Area 3					
	Collection Service Type	Collection Frequency	Collection Day	Bin Type	Charge Amount per annum
a.	Waste Collection Service (first services is mandatory)	Weekly	Normal	240 Litre Mobile Bin	\$450.00 per combined service
	Recycling Collection Service (first service is mandatory)	Fortnightly	Normal	240 Litre Mobile Bin	
b.	Waste Collection Service Additional (Optional)	Weekly	Normal	240 Litre Mobile Bin	\$265.00 per additional waste service only
c.	Recycling Collection Service Additional (Optional)	Fortnightly	Normal	240 Litre Mobile Bin	\$228.00 per additional recycling service only

Pro rata adjustments for new, additional or cancelled services – applicable to all waste collection supply areas

For permanent changes to existing services, a supplementary rate notice will be issued from the date of the change.

For ad hoc or one-off changes, payment must be made before the service will be provided in accordance with the fees set out in Council's Fees and Charges schedule.

New services within a defined compulsory waste collection area (Supply Areas 1 and 2) will be charged from the date of the final building inspection provided to Council or when bins are delivered, whichever is the sooner. New services outside a defined compulsory waste collection area (Supply Area 3) will be charged from the date the bins are delivered.

5.7.4 Trade Waste Charges

Revenue from trade waste charges is used for the purpose of recovering the additional costs of operating, maintaining and managing the Sewerage system, resulting from acceptance of waste from commercial and industrial premises which has an organic strength greater than that of domestic Sewerage and which may also contain a variety of substances such as heavy metals, organic solvents, and chlorinated organics which Sewerage treatment systems are not designed to treat.

In accordance with Section 94 of the *Local Government Act 2009* and section 99 of the *Local Government Regulation 2012*, the utility charge for trade waste will be charged upon all properties discharging trade waste to Council's sewer. The charge is based on waste volume and quality as measured by Council and will be charged on land occupied by trade waste generators.

The following charges will apply:

Flow	0.515 \$/kl
5 Day biochemical oxygen demand (BOD5)	0.567 \$/kl
Suspended Solids (SS)	0.431 \$/kl

The charge is calculated as follows

$$C = Q \times C_q + M_{bod} \times C_{bod} + M_{ss} \times C_{ss}$$

C is the total charge in \$

Q is the total flow in kl

C_q is the unit charge for flow in \$/kl

M_{bod} is the total mass of BOD5 in kg

C_{bod} is the unit charge for BOD5 in \$/kg

M_{ss} is the total mass of SS in kg

C_{ss} is the unit charge for SS in \$/kg

5.8 Payment Terms

Pursuant to section 104(2)(b) of the *Local Government Regulation 2012*, the rate notice must state the due date for payment of the rates and charges. The due date for payment of:

- A half-yearly rate notice will be 60 days from date of issue;
- A rate notice for water consumption charges will be 30 days from date of issue;
- A supplementary rate notice will be 30 days from date of issue.

5.9 Discount

Pursuant to section 130 of the *Local Government Regulation 2012*, the rates made and levied pursuant to Clause 5.2 (differential general rates) be subject to a discount of seven and a half percent (7.5%) provided that:

- a) All of the rates are paid on or before the due date of the rate notice;
- b) All other rates and charges appearing on the rate notice (that are not subject to a 7.5% discount) are paid on or before the due date of the rate notice; and
- c) All other overdue rates and charges relating to the rateable assessment are paid on or before the due date of the rate notice.

5.10 Interest

Pursuant to section 133 of the *Local Government Regulation 2012*, compound interest be charged on all overdue rates, as that term is defined in the *Local Government Regulation 2012*, five (5) days from the due date at the rate of eight point five three percent (8.53%) per annum, calculated on daily rests.

5.11 Levy and Payment

- a) Pursuant to section 104 of the *Local Government Regulation 2012*, Council's Rates and Charges (other than Council's water consumption charges), and the State Government's Emergency Management Levy will be levied half-yearly in July/August 2020 and January/February 2021.
- b) Pursuant to section 104 of the *Local Government Regulation 2012*, Council's water consumption charges will be levied half-yearly in October/November 2020 and April/May 2021.

- c) Pursuant to section 104 of the *Local Government Regulation 2012*, Council provides that Rates and Charges may be paid at any of Council's Service Centres (located throughout the region), at any Australia Post Office, BPAY, Direct Debit, Centrepay and Paying Online via Council's website.

5.12 Cost - Recovery Fees

Council imposes cost - recovery fees for services and facilities supplied by it including (among other things) for any entitlement, facility, service or thing supplied, approval, consent, licence, permission, registration or information given, admission to any structure or place, receipt of any application, product or commodity supplied or inspection undertaken.

The quantum of each fee reflects as far and as accurately as possible the actual cost of providing these services and facilities. Pursuant to section 97(4) of the *Local Government Act 2009*, cost-recovery fees must not be more than the cost to Council of taking the action for which the fee is charged.

5.13 Business Activity Fees

Council has the power to conduct business activities and make business activity fees for services and facilities it provides on this basis. Business activity fees are made where Council provides a service and the other party to the transaction can choose whether or not to avail itself of the service. Business activity fees are a class of charge, which are purely commercial in application and are subject to the Commonwealth's Goods and Services Tax.

Business activity fees include but are not confined to rents, plant hire, private works and hire of facilities as contained in Council's statement of fees and charges.

6 Remission of Rates/Concessions

6.1 Unapparent Plumbing Failures

Pursuant to sections 120, 121 and 122 of the *Local Government Regulation 2012*, if a ratepayer:

- a) Incurs water consumption charges by reason of an unapparent plumbing failure (as defined in Council's Relief from Water Consumption Charges Policy); and

- b) Satisfies the criteria set down in Council's Relief from Water Consumption Charges Policy,

Council is satisfied that such circumstances justify the exercise of the remission power. The quantum of the remission of water consumption charges is to be determined in accordance with Council's Relief from Water Consumption Charges Policy. Council grants this remission on the basis that to require the ratepayer to pay full charges for consumption in circumstances where an unapparent plumbing failure has occurred (through no fault of the ratepayer) would result in hardship.

6.2 Home Haemodialysis Treatment

Pursuant to sections 120, 121 and 122 of the *Local Government Regulation 2012*, if a ratepayer:

- a) Incurs higher water consumption charges as a result of home haemodialysis treatment (as defined in Council's Home Haemodialysis Water Allowance Policy); and
- b) Satisfies the criteria set down in Council's Home Haemodialysis Water Allowance Policy.

Council is satisfied that such circumstances justify the exercise of the remission power. The quantum of the remission of water consumption charges is to be determined in accordance with Council's Home Haemodialysis Water Allowance Policy. Council grants this remission on the basis that to require the ratepayer to pay full charges for consumption in circumstances where home haemodialysis treatment is being provided would result in hardship.

6.3 Not-For-Profit/Charitable Organisations

Pursuant to sections 120, 121 and 122 of the *Local Government Regulation 2012*, Council grant a remission of a percentage of the water access and sewerage charges to approved organisations who:

- a) Have objectives which do not include the making of profit and who provide services to their membership and the community; and
- b) Satisfy the criteria set down in council's rates concession policy.

The quantum of the remission of water access and sewerage charges is to be determined in accordance with Council's Rate Concession Policy. Council grants this

remission on the basis that to require the ratepayer to pay full charges for water access and sewerage charges certain not for profit objectives is being provided would result in hardship.

Pursuant to sections 120, 121 and 122 of the *Local Government Regulation 2012*, Council grants a remission of 25% of the general rate will be granted to approved organisations that:

- a) Have objectives which do not include the making of profit and that provide services to their membership and the community;
- b) Rely mainly on paid labour; and
- c) Satisfy the criteria set down in council's rates concession policy.

Council grants this remission on the basis that to require the ratepayer to pay full general rates will result in hardship.

6.4 Permits to Occupy Pump Sites and Separate Pump Site Assessments

Pursuant to sections 120, 121 and 122 of the *Local Government Regulation 2012*, a remission of 50% of the general rate be granted to all ratepayers who hold a permit to occupy for a pump site, where the permit is not valued with other rateable land and the total assessment area is 25 square meters or less.

6.5 Leased Council Vacant Land

Pursuant to sections 120, 121 and 122 of the *Local Government Regulation 2012*, a remission of 100% of the general rates, separate charges and special charges be granted to all ratepayers who lease vacant Council land that satisfies the criteria set down in Council's Rates Concession Policy.

6.6 Financial Hardship

Pursuant to sections 120, 121 and 122 of the *Local Government Regulation 2012*, Council grant a remission to ratepayers who are having difficulty in paying their rates in one of the following circumstances:

- a) Major medical situations; or
- b) Unusual and severe circumstances.

And where the ratepayer satisfies the criteria set down in Council's Rates Concession policy,

Council is satisfied that such circumstances justify the exercise of the remission power.

The remission is granted by way of deferral of all interest charges and legal recovery from the date of application until 30 June of the current financial year subject to the conditions contained in Council's Rates Concession Policy. Council grants this remission on the basis that to require the ratepayer to pay interest charges and be subject to legal recovery action in circumstances where financial hardship has occurred (through no fault of the ratepayer) would result in hardship.

6.7 Water charges - base access charge

Pursuant to sections 120, 121 and 122 of the *Local Government Regulation 2012*, Council will grant a remission of 100% of the base access charge component of Council's for water utility charges to properties that:

- a) Are located within 100 metres of a water main and where Council is currently able to provide a reticulated water service to that parcel; and
- b) Have received a valuation concession for land used for farming under sections 45 to 48 of the *Land Valuation Act 2010* issued by Department of Natural Resources Mines & Energy.

Council is satisfied that such circumstances justify the exercise of the remission power.

6.8 Covid-19 Rebate

Pursuant to sections 120, 121 and 122 of the *Local Government Regulation 2012*, Council will grant a remission of 1.9% of the calculated differential general rate, water access charge, sewerage access charge and/or waste management charges in relation to and levied in the first half of the 2020/2021 financial year.

6.9 Other remissions and deferrals

Other remission or rate deferral requests will be assessed on their individual merits.

7 Limitation On Increases In Rates And Charges

Pursuant to section 116 of the *Local Government Regulation 2012*, Council will limit the amount of general rate to be levied for the 2020/2021 financial year for land that meets the following criteria:

- a) The land has direct frontage to the Quart Pot Creek parkland; and
- b) Prior to the Quart Pot Creek parkland development the land formed part of a parcel of land of which a part was donated to Council for the purpose of developing the creek parkland corridor; and
- c) The land is still owned by the original owner who made the donation to the Council or is owned by a related member of the family of the original owner who made the donation and the land was gifted to that family member by the original owner.

The general rate to be levied will be an amount no more than an amount equal to the amount of general rate levied on that land in the 2019/2020 financial year increased by 1.9%.

The purpose of applying the 'cap' to these particular properties is to acknowledge the contribution the ratepayers made by voluntarily donating a portion of their land to the Quart Pot Creek parkland development.

8 Other Matters Concerning Rates And Charges

8.1 Collection of Outstanding Rates and Charges

Council requires payment of rates and charges within the specified period and it is Council's practice to pursue the collection of outstanding rates and charges diligently but with due concern for any financial hardship faced by relevant ratepayers. Council's Debt Recovery Policy guides the administration process that is used in the collection of overdue rates and charges. This may include payment arrangements and/or the selection of various recovery actions including the sale of land in accordance with legislative requirements.

8.2 Payments in Advance

Council accepts payments in advance of future rate levies. Interest is not payable on any credit balances held.

8.3 Payment Agreements

Council may allow property owners who are unable to pay their rates by the due date to enter into an agreement to pay by instalments according to an agreed schedule, with no recovery action being taken while the arrangement is being maintained. Interest will not be charged on any outstanding rates if the agreement satisfies the criteria set down in Council's Debt Recovery Policy. An agreement may be accepted if it falls outside of some of the criteria set down in Council's Debt Recovery Policy, however, interest will be charged on any outstanding rates at the rate set by Council's annual budget resolutions.

9 Related Documents

- Debt Recovery Policy PL-FS057
- Discount Policy PL-FS073
- Home Haemodialysis Water Allowance PL-FS068
- Rate Exemption by Resolution Policy PL-FS062
- Rates Concession Policy PL-FS076
- Relief from Water Consumption Charges Policy PL-FS035
- Revenue Policy PL-FS013
- Supplementary Rates Policy PL-FS014

10 Attachments

10.1 Appendix A

Sugarloaf Private Forestry – Map A

Map A



10.2 Appendix B

Land Use Codes

Code	Description	Definition
00	Unspecified	Land not categorised by any other land use code
01A	Vacant Land - Residential	Vacant land being put to no use
01B	Vacant Land – Commercial/Industrial	Vacant land being put to no use approved for subdivision or for use as industrial or commercial land
02	Single Unit Dwelling	Land where the primary use is as a site for a dwelling
03	Multi-Unit Dwelling Flats	The use of a parcel of land for two or more self-contained residential flats but not group or strata title
06A	Outbuildings – Residential	A parcel of land with a relatively minor shed or garage as the main structural improvement. The improvement would be a gross underdevelopment of the site.
06B	Outbuildings – Commercial/Industrial	A parcel of land, approved for subdivision or for use as industrial or commercial land, with a relatively minor shed or garage as the main structural improvement. The improvement would be a gross underdevelopment of the site.
07A	Guest House/Private Hotel	Land used primarily as an accommodation building - room only or room and meals with shared facilities or separate self-contained accommodation (not a motel) not included in 07B.
07B	Combined dwelling and guest house	Land used primarily for a private dwelling and includes commercial guest accommodation for up to 8 guest (room only or room and meals).
08A	Building Format Plan Primary Use Only - Residential	A parcel of land surveyed on a Building Format Plan which may include Common Property; which has attached to it a Community Management Statement and is used for residential purposes.
08B	Building Format Plan Primary Use Only - Commercial/Industrial	A parcel of land surveyed on a Building Format Plan which may include Common Property; which has attached to it a Community Management Statement and is used for commercial/Industrial purposes.
09A	Body Corporate in any strata titled scheme - Residential	Body Corporate in any strata titled scheme (community titles, group titles or building units) used for residential purposes
09B	Body Corporate in any strata titled scheme - Commercial/Industrial	Body Corporate in any strata titled scheme (community titles, group titles or building units) used for commercial/Industrial purposes.
10	Combined Dwelling and Shops	Combined dwelling/multi dwelling and shops i.e. residential flats with shops but not registered on a Building Unit Plan or Group Title Plan

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Code	Description	Definition
11A	Shop Single	A single shop without attached accommodation and may include provision for parking
11B	Single Shop – non-profit/charitable	A single shop owned and used by a charitable organisation where the dominant use is for charitable purposes
12	Shopping Group A	More than one shop and includes provision for car parking for greater than or equal to 30 spaces
13	Shopping Group B	More than one shop and includes provision for car parking for less than 30 spaces
14	Supermarket	Large self-serving shop selling foods and household goods with provision of greater than or equal to 30 car parking spaces
16	Shopping Centre	Shopping centre including regional, sub regional and neighbourhood centres and having more than nine shops under one roof with greater than or equal to 30 car parking spaces
17	Restaurant	Restaurant including fast food outlet eg Kentucky Fried Chicken, McDonalds
18A	Special Tourist Attraction	Any development with special recreation, historical or residential features which is intended to attract visitors (includes tourist village)
18B	Special Tourist Attraction – non profit	Any development with special recreation, historical or residential features which is intended to attract visitors (includes tourist village), run as a non-profit basis by a community organisation
21	Residential Institution (non-medical care)	Aged people's homes not predominantly medical care
22	Car Parks	An area of land which has been prepared to accommodate vehicles either below or at ground level or on suspended concrete floors
23	Retail Warehouse	Isolated large showroom, warehouse used for retail purposes
24	Sales Area Outdoors (Dealers, Boats, Cars etc)	Dealers, boats, cars etc
25	Professional Offices	Building with professional offices, finance, banks, lending agents and brokers which are predominantly offices
26	Funeral Parlours	Funeral parlours
27	Hospitals, Convalescent homes (Medical care, private)	Hospitals, aged peoples home nursing home, convalescent homes. Predominantly medical care
28	Warehouse and bulk stores	Warehouse and bulk stores not used for retail purposes
29	Transport terminal	Freight and/or passengers
30	Service station	Predominantly used for fuel retailing which includes fuelling area, associated fuel area, associated retail shop and associated parking area. If predominantly servicing repairs see Code 36

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Code	Description	Definition
31	Oil Depot and Refinery	Fuel dumps or storage and oil refineries
33	Builders Yard, Contractors	Building and or garden material storage centres (not retail or hardware). Fenced area for parking heavy equipment/materials
34	Cold stores – ice works	Cold stores – ice works
35	General Industry or Medium Industry	Industrial premises that are not Light Industry – Code 36, or Heavy Industry (noxious/offensive) – Code 37A or 37B
36	Light Industry	Light service and manufacturing industries
37A	Heavy Industry (non abattoirs)	Industry from where a deal of offensive noise, odour, dust, etc is produced from the business operations
37B	Heavy industry (abattoirs)	Industry from where a deal of offensive noise, odour dust is produced from abattoir operations
38	Advertising	Advertising – Hoarding. Predominantly used for advertising
40A	Extractive (Quarry)	Any industry which extracts quarry material from the ground
40B	Extractive (Mining)	Any industry which extracts mining material from the ground
41	Child care excluding Kindergarten	Facility for safe keeping of below school age children
42	Hotel/Tavern	Premises licensed by Licensing Commission as hotel or tavern for the sale of liquor including casino
43	Motel	Building predominantly used for overnight accommodation of persons plus vehicle
44	Nurseries (Plants)	Retail of plants and associated garden material
45	Theatres Cinemas	Theatres and cinemas
47	Licensed Club	Any club with liquor licence run with a view to making a profit
48	Sports Clubs, Licensed Clubs and Facilities – non profit	All sporting/fitness/health/bowling and other clubs with or without a liquor licence run as a non-profit organisation
49	Caravan Parks	Caravan parks
50	Other Clubs Non Business	Boy Scouts/Girl Guides etc not run as a business. Memorial Halls, QCWA, School of Arts etc. Sporting Clubs not run as a business including sports fields/area tennis courts
51	Church/Facilities	Churches, places of worship, church hall etc
52	Cemeteries (includes Crematoria)	Cemeteries (includes Crematoria)
55	Library	Library
56	Show Ground, Race Course, Airfield	Airfield parking, hangers – no maintenance. If maintenance see Code 36.
57	Parks, Gardens	Parks and gardens including undeveloped parkland

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Code	Description	Definition
58	Educational including Kindergarten	University, tertiary, state and private, residential colleges/school and non-residential school, kindergarten
60	Sheep Grazing and/or breeding	Growing and/or selling young and mature stock – includes associated studs
65	Cattle Grazing Breeding and Fattening	Mixture of growing and/or selling young and mature stock – includes associated studs
67	Goats	Goat studs and dairies
69	Dairy Cattle	Supplying to milk factory – includes feedlot dairies
71	Oil Seed	Safflower, sunflower linseed etc
72A	Section 25 Valuation Vacant Land – Residential	Vacant land subdivided under Section 25 of the valuation of Land Act
72B	Section 25 Valuation Vacant Land – Commercial/Industrial	Vacant land subdivided under Section 25 of the valuation of Land Act - approved for use as industrial or commercial land
73	Grains	All grains including wheat, barley, oats, maize, rye etc
74	Turf Farm	Growing turf for the purpose of harvesting and sale
76	Tobacco	Land used for the cultivation of tobacco
77	Cotton	Land used for the cultivation of cotton
78	Rice	Land used for the cultivation of rice
79	Orchards	Includes all orchards – citrus, exotic fruit, stone fruits and other fruits and nuts etc
82	Vineyards and Wineries	Land used for the cultivation of grapes, for table or wine production
83	Small Crops and Fodder	All vegetable and small crop items including strawberries (also includes legumes and other improved pasture, used for fodder or stock breeding purposes)
85	Pigs	The breeding and/or growing and/or fattening of pigs in open range or feed lot environment
86	Horses	The breeding and/or growing of horses including for stud purposes, including predominantly stables
87	Poultry	Includes breeding, plus the growing for meat and/or egg production either in a controlled environment or by open runs
88A	Forestry and logs	Growing for the purposes of harvesting areas of natural and/or plantation hardwood or softwood owned either privately or by the Crown not located within the boundary of Map A

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Code	Description	Definition
88P	Forestry and logs – Sugarloaf Private Forestry	Growing for the purposes of harvesting areas of natural and/or plantation hardwood or softwood owned either privately or by the Crown within the Sugarloaf Private forestry, located within the boundary of Map A
89	Animals special	Any animal not listed above eg deer farms, crocodile farms etc (includes dog kennels, cattery, permanent pounds, quarantine stations, cattle dips)
91A	Transformers	Transformer and substation, television/radio, transmission towers
91B	Energy Generation	Land Used for energy generation eg solar, wind, etc
92	Defence Force Establishment	Defence force establishment
95	Reservoir, Dam, Bore Pipeline	Reservoir, Dam, Bore, Pipeline – includes permanent pump site
96	Public Hospital	Public hospital
97	Welfare home/institution	Child/Adult welfare institution
99	Community Protection Centre	Ambulance centre, fire station, state emergency service and headquarters, air sea rescue station, coast guard

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Southern Downs

REGIONAL COUNCIL

Proposed SCHEDULE OF GENERAL FEES and CHARGES 2020/21

(INCLUDING GST TREATMENT)

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Name	Head Of Power	GST	Year 20/21 Fee (incl. GST)
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Southern Downs Regional Council

Sustainable Development

Animals – Registration and Impounding

Stock Route Agistment Permit

Large stock per head per week	Local Government Act 2009 s97 2(a)	N	As set by State Government
Small stock per head per week	Local Government Act 2009 s97 2(a)	N	As set by State Government

Stock Route Travel Permit

Large stock per km per 20 head or part thereof	Local Government Act 2009 s97 2(a)	N	As set by State Government
Small stock per km per 100 head or part thereof	Local Government Act 2009 s97 2(a)	N	As set by State Government

Impounding Fee (per animal)

Horses, cattle	Local Government Act 2009 s97 2(d)	N	\$34.50
Sheep, goats	Local Government Act 2009 s97 2(d)	N	\$34.50
Stallion or bull	Local Government Act 2009 s97 2(d)	N	\$60.00

Supervision Fee

Horses, cattle (for each group of 5 animal or part/day)	Local Government Act 2009 s97 2(d)	N	\$71.00
Sheep, goats (up to 10 head per day)	Local Government Act 2009 s97 2(d)	N	\$40.00
Sheep, goats (where more than 10 for each group of 50 or part/day)	Local Government Act 2009 s97 2(d)	N	\$35.00

Release Fee

Horses, cattle (for each 5 head)	Local Government Act 2009 s97 2(d)	N	\$65.50
Sheep, goats (up to 10 head)	Local Government Act 2009 s97 2(d)	N	\$18.60
Sheep, goats (where more than 10 for each group of 50 or part)	Local Government Act 2009 s97 2(d)	N	\$34.50
Stallion or bull	Local Government Act 2009 s97 2(d)	N	\$65.50

Fee of Notice

Advertisement in Newspaper	Local Government Act 2009 s97 2(d)	N	At Cost + \$54.50
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Droving/Transport

Fee	Local Government Act 2009 s97 2(d)	N	At Cost + \$65.00
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Name	Head Of Power	GST	Year 20/21 Fee (incl. GST)
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All Other Animals

Fee	Local Government Act 2009 s97 2(d)	N	As determined by CEO
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Hire of Cat/Fox Trap or Barking Collar

Hire per week or part thereof	-	Y	\$10.40
Deposit (refundable)	-	N	\$80.00

Cats and Dogs – Registration and Impounding

Dog Registration (Calendar Year)

For each dog kept at any premises;
All dogs within the Southern Downs Region are to be registered from 3 months of age.

Working Dogs

No registration fees apply to working dogs in the Region, except those kept in a designated town area. Written evidence must be provided to demonstrate that the dog is a bone fide Working Dog in accordance with the Animal Management (Cats & Dogs) Act 2008.

> Desexed dogs include dogs that have been purchased from Council as an unclaimed dog, the purchase price for which includes desexing.

> Owners of dogs who produce proof of membership of Dogs Queensland for the current year shall be entitled to a 50% reduction in fees. The owner must demonstrate that they comply with the Planning Scheme & Council's Local Laws.

> Owners of dogs which are kept in a kennel in accordance with the Planning Scheme shall be entitled to a 50% reduction in fees for the first 20 dogs kept at the kennel and a 75% reduction in fees for all dogs in excess of the first 20 dogs kept at the kennel, subject to the kennel complying with the conditions of the planning permit for the use of the site as a kennel, and the Animal Management (Cats & Dogs) Act. Council may cancel this reduction in fees at any time where circumstances change or where matters of non compliance with the planning approval, Local Law or the Act occur.

> Owners of dogs who produce evidence that dogs are registered with the appropriate authorities as seeing-eye dogs/hearing-aid dogs shall not be charged a registration fee.

NOTE: OWNERS OF DOGS ARE ONLY ENTITLED TO ONE REDUCTION IN FEES DEPENDING ON THEIR CIRCUMSTANCES AND CANNOT OBTAIN A NUMBER OF DIFFERENT REDUCTIONS FOR THE SAME DOG.

> A 50% refund may be sought on cancellation of registration before 30 June because of death of dog or relocation of dog. This refund must be requested in writing.

> Any new dog registered after 30 June will be at 50% of the standard annual fee for the first year of registration. (For a dog due for registration prior to 30 June, the full registration fee applies)

The amount of refund of three year dog registration fees for deceased dogs and dogs removed from the region is at the discretion of MES or LLC taking into consideration time elapsed.

> **Pensioner's Discount** on dog registration will be given to all Pension Holders eligible for a Rates Concession

Standard Rate

Desexed – 1 year Registration	Local Government Act 2009 s97 2(a)	N	\$38.00
Desexed – 3 years Registration	Local Government Act 2009 s97 2(a)	N	\$111.00
Pensioner's Desexed Dog – 1 year Registration	Local Government Act 2009 s97 2(a)	N	\$34.00
Pensioner's Desexed Dog – 3 years Registration	Local Government Act 2009 s97 2(a)	N	\$97.50
Not Desexed – 1 year Registration	Local Government Act 2009 s97 2(a)	N	\$151.00
Not Desexed – 3 years Registration	Local Government Act 2009 s97 2(a)	N	\$435.00
Pensioner's Not Desexed Dog – 1 year Registration	Local Government Act 2009 s97 2(a)	N	\$133.50

continued on next page ...

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Name	Head Of Power	GST	Year 20/21 Fee (incl. GST)
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Standard Rate [continued]

Pensioner's Not Desexed Dog – 3 years Registration	Local Government Act 2009 s97 2(a)	N	\$369.00
Guide Dog/Assistance Dog	Local Government Act 2009 s97 2(a)	N	\$0.00
Declared Dangerous Dog	Local Government Act 2009 s97 2(a)	N	\$332.00
Puppy Registration (aged 3-6 months)	Local Government Act 2009 s97 2(a)	N	\$148.00
Puppies desexed after 6 months entitled to refund	Local Government Act 2009 s97 2(a)	N	\$0.00
Upon presentation of proof of desexing			

Discount Period Rate

Discount period is 30 days from issue of the renewal notice.

Desexed – 1 year Registration	Local Government Act 2009 s97 2(a)	N	\$22.50
Desexed – 3 years Registration	Local Government Act 2009 s97 2(a)	N	\$59.00
Pensioner's Desexed Dog – 1 year Registration	Local Government Act 2009 s97 2(a)	N	\$18.00
Pensioner's Desexed Dog – 3 years Registration	Local Government Act 2009 s97 2(a)	N	\$47.50
Not Desexed – 1 year Registration	Local Government Act 2009 s97 2(a)	N	\$134.50
Not Desexed – 3 years Registration	Local Government Act 2009 s97 2(a)	N	\$414.00
Pensioner's Not Desexed Dog – 1 year Registration	Local Government Act 2009 s97 2(a)	N	\$123.00
Pensioner's Not Desexed Dog – 3 years Registration	Local Government Act 2009 s97 2(a)	N	\$348.00
Guide Dog/Assistance Dog	Local Government Act 2009 s97 2(a)	N	\$0.00
Declared Dangerous Dog	Local Government Act 2009 s97 2(a)	N	\$332.00
Puppy Registration (aged 3-6 months)	Local Government Act 2009 s97 2(a)	N	\$131.50
Puppies desexed after 6 months entitled to refund	Local Government Act 2009 s97 2(a)	N	\$106.00
Upon presentation of proof of desexing			

Impounding Release Fees (Registration fee and microchipping extra)

Release of registered dog/release of cat	Local Government Act 2009 s97 2(d)	N	\$76.50
PLUS per day after the first day	Local Government Act 2009 s97 2(d)	N	\$30.50
Release of unregistered dog to owner	Local Government Act 2009 s97 2(d)	N	\$153.00
PLUS per day after the first day	Local Government Act 2009 s97 2(d)	N	\$30.50
PLUS applicable registration fee			

Purchase of unclaimed dogs

Male – Small	Local Government Act 2009 s97 2(d)	Y	\$228.00
Male – Large	Local Government Act 2009 s97 2(d)	Y	\$245.00
Female – Small	Local Government Act 2009 s97 2(d)	Y	\$255.50
Female – Large	Local Government Act 2009 s97 2(d)	Y	\$281.00
Microchipping of animals (extra)	Local Government Act 2009 s97 2(d)	Y	\$59.50
Only animals born or acquired after 1st December 2008 applicable			

Purchase of unclaimed cats

Male	Local Government Act 2009 s97 2(d)	Y	\$102.50
Female	Local Government Act 2009 s97 2(d)	Y	\$195.00

Name	Head Of Power	GST	Year 20/21 Fee (incl. GST)
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Purchase of unclaimed cats [continued]

Microchipping of animals (extra)	Local Government Act 2009 s97 2(d)	Y	\$59.50
Only animals born or acquired after 1st December 2008 applicable			

Purchase of desexed dog or cat

Purchase of desexed dog or cat (not including registration (whole SDRC Area))	Local Government Act 2009 s97 2(d)	Y	\$84.50
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Other Animal Fees

Replacement of registration tag	Local Government Act 2009 s97 2(a)	N	\$5.70
Dangerous Dog signs	-	Y	\$49.00

Wild Dog Bounty

Wild Dog Bounty per head – whole SDRC area	Local Government Act 2009 s97 2(a)	N	\$100.00
Wild Dog Pups (Determined by Authorised Officers)	Local Government Act 2009 s97 2(a)	N	\$50.00

Building Fees

Class 1

Up to 150m2	Local Government Act 2009 s97 2(e)	Y	\$1,180.00
For each additional 10m2 or part thereof	Local Government Act 2009 s97 2(e)	Y	\$51.50
For alterations and additions not exceeding 50m2	Local Government Act 2009 s97 2(e)	Y	\$718.00
NOTE: No Owner Builder Fees, No additional storeys fees			

Removal Buildings

Assessment of building work (including Amenity and Aesthetics assessment)	Local Government Act 2009 s97 2(e)	Y	\$2,050.00
Amenity and Aesthetics Assessment of removal building only	Local Government Act 2009 s97 2(e)	Y	\$164.00/hr Min. Fee incl. GST: \$770.00
Demolition Fee	Local Government Act 2009 s97 2(e)	Y	\$308.00
Security bond for removal dwelling	Local Government Act 2009 s97 2(e)	N	Determined in accordance with building assessment
Partial refund of security bond (does not apply to final release of bond) where inspection is required	Local Government Act 2009 s97 2(e)	N	\$164.00/hr
Partial refund of security bond (does not apply to final release of bond) – where no inspection is required	Local Government Act 2009 s97 2(e)	N	\$164.00/hr
Final release of bond (including inspection) where building work is not completed within 12 months of approval	Local Government Act 2009 s97 2(e)	N	\$164.00/hr

Class 10 – Without Plumbing Fixtures (unless only wash basin)

Up to 100m2	Local Government Act 2009 s97 2(e)	Y	\$513.00
For each additional 10m2 or part thereof	Local Government Act 2009 s97 2(e)	Y	\$31.00

Name	Head Of Power	GST	Year 20/21 Fee (incl. GST)
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Class 10 – With Plumbing Fixtures

Up to 100m2	Local Government Act 2009 s97 2(e)	Y	\$923.00
For each additional 10m2 or part thereof	Local Government Act 2009 s97 2(e)	Y	\$31.00

Class 2-9

For first 200m2	Local Government Act 2009 s97 2(e)	Y	\$1,745.00
For each additional 10m2 floor area or part thereof	Local Government Act 2009 s97 2(e)	Y	\$51.50
Extension up to 100m2	Local Government Act 2009 s97 2(e)	Y	\$923.00
Buildings in excess of 2 storeys or 2,000m2	Local Government Act 2009 s97 2(e)	Y	Quote to be provided

Application for extension of building approval

Application Fee	Local Government Act 2009 s97 2(e)	Y	\$102.50
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Re-inspection fee

Where required to re-inspect building work previously inspected or where application has lapsed (per inspection)	Local Government Act 2009 s97 2(e)	Y	\$164.00/hr Min. Fee incl. GST: \$330.00
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Building Searches

Physical searches on land to see whether all building on the land have received approval	Local Government Act 2009 s97 2(e)	N	\$210.00/hr
Records search	Local Government Act 2009 s97 2(e)	N	\$174.50
This search is using Council's computer and manual records only and may not reflect what is on the land			
Reissue of records search	Local Government Act 2009 s97 2(e)	N	\$82.00
Urgent records search (within 2 working days)	Local Government Act 2009 s97 2(e)	N	\$308.00
Urgent reissue of Records search	Local Government Act 2009 s97 2(e)	N	\$164.00
Certificate of Classification	Local Government Act 2009 s97 2(e)	N	\$210.00/hr
Certificate of Classification – Copy	Local Government Act 2009 s97 2(e)	N	\$92.50

List of Building Approvals Issued Each Month

Application Fee	-	Y	\$615/year or \$62/month
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Change of Classification

Class 1a-1b	Local Government Act 2009 s97 2(e)	Y	\$677.00
Class 10-1	Local Government Act 2009 s97 2(e)	Y	\$1,075.00
Any change within or changing to Classes 2-9	Local Government Act 2009 s97 2(e)	Y	\$210.00/hr Min. Fee incl. GST: \$880.00

Erection of Structures

New pool and fence	Local Government Act 2009 s97 2(e)	Y	\$533.00
Signs and Billboards	Local Government Act 2009 s97 2(e)	Y	\$533.00

Name	Head Of Power	GST	Year 20/21 Fee (incl. GST)
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Erection of Structures [continued]

Awning – erection of an awning to a commercial building	Local Government Act 2009 s97 2(e)	Y	\$667.00
Verandah/Patio/Pergola	Local Government Act 2009 s97 2(e)	Y	\$533.00
Temporary Structure (eg Marquees)	Local Government Act 2009 s97 2(e)	Y	\$164.00/hr Min. Fee incl. GST: \$698.50
Special Structure (cannot comply with a BSA classification)	Local Government Act 2009 s97 2(e)	Y	\$164.00/hr Min. Fee incl. GST: \$715.00

Existing Pool Fence Inspection Fee

Existing Pool Inspection Fee	Local Government Act 2009 s97 2(e)	Y	\$164.00/hr Min. Fee incl. GST: \$279.99
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Inspection Fee

Fee	Local Government Act 2009 s97 2(e)	Y	\$164.00/hr Min. Fee incl. GST: \$279.99
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Other Assessment Requests

Application to Council as a Concurrence Agency for Building Works in accordance with the Sustainable Planning Regulation (excluding removal buildings)	Local Government Act 2009 s97 2(e)	N	\$164.00/hr
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**Amenity and aesthetic impact or particular building work (including shipping containers; dwellings <60m²; dwellings resembling shed; dwelling in flood area),
Whether building (other than Class 1 – 4) may be occupied for residential purpose,
Design and siting (eg siting concession),
Fire safety in particular budget accommodation buildings,
Higher risk personal appearance services,
Building work for residential service**

Application to Council as a Concurrence Agency for Amenity and Aesthetics Assessment of removal building only	Local Government Act 2009 s97 2(e)	N	\$164.00/hr
Application to extend relevant period of building approval for which Council was a Concurrence Agency	Local Government Act 2009 s97 2(e)	Y	\$100.00

Lodgement/Archival Fee

Application Fee	Local Government Act 2009 s97 2(c)	N	\$145.00
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Refund of Building Fees and Plumbing Fees

Application approved but no inspections carried out (where No GST paid on original charge)	-	N	30%
Application assessed but not approved (where No GST paid on original charge)	-	N	50%
Application received, initial processing, including splitting (where No GST paid on original charge)	-	N	90%
Approval Lapsed (where No GST paid on original charge)	-	N	No Refund
Application received, initial processing, including splitting (where GST paid on original charge)	-	Y	90%
Application assessed but not approved (where GST paid on original charge)	-	Y	50%

Name	Head Of Power	GST	Year 20/21 Fee (incl. GST)
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Refund of Building Fees and Plumbing Fees [continued]

Application approved but no inspections carried out (where GST paid on original charge)	-	Y	30%
Approval Lapsed (where GST paid on original charge)	-	Y	No Refund

Request for Development Information (Form 19)

Request	Local Government Act 2009 s97 2(c)	N	\$123.00
D1 – refer to Building Record search (for additional fee); D2 – refer to Certificate of Classification – copy (for additional fee); D3 – refer to Building Record search (for additional fee); E1 – E3 – refer to Standard Planning & Development Certificate (for additional fee)			

Plumbing Fees

Plumbing and Drainage Application

The following fees for plumbing and drainage also apply in respect of septic tank installations and on-site treatment plants

Non-Profit Organisations

50% discount of the Application and Permit Fees for non-profit organisations (upon receipt of a written application to the Director Sustainable Development verifying their non-profit status)

Application for plumbing and drainage works (includes inspection fee)

Class 1 and 10	Local Government Act 2009 s97 2(e)	N	\$115 per fixture
Class 2-9 Building – commercial work (this applies to new buildings and additions to buildings with more than 5 fixtures)	Local Government Act 2009 s97 2(e)	N	Fixture Fee + \$670.00
Relocatable Dwellings (includes in-factory inspection fee)	Local Government Act 2009 s97 2(e)	N	\$318.00
Temporary Site Ablution Buildings	Local Government Act 2009 s97 2(e)	N	\$310.00

Assessment and inspection for internal hydraulic plans including commercial premises, industrial premises, retail premises and multiple unit development for common property

Water and sewer pipe work	Local Government Act 2009 s97 2(e)	N	\$6.15 per metre
Fire service landing valve	Local Government Act 2009 s97 2(e)	N	\$154.00
Sewer maintenance hole (MH)	Local Government Act 2009 s97 2(e)	N	\$154.00

Other

Inspection fee – includes advisory inspection prior to application (to be paid at time of booking)	Local Government Act 2009 s97 2(e)	N	\$158.50
Re-inspection fees – when work not ready or incomplete at time notified for inspection	Local Government Act 2009 s97 2(e)	N	\$308.00
Conversion from Septic to Treatment Plant and or Installation of a Treatment Plant	Local Government Act 2009 s97 2(e)	N	\$308.00
Copy of "as constructed" Drainage Plan – no cost to property owners or plumbers working on behalf of owners with written permission	Local Government Act 2009 s97 2(e)	N	\$70.00

Licence, Registration and Permit Fees

Replacement Licence Fee	Local Government Act 2009 s97 2(a)	N	\$39.00
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Name	Head Of Power	GST	Year 20/21 Fee (incl. GST)
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Licence, Registration and Permit Fees [continued]

Amendment of Licence Fee (Administrative Details of Licence Only)	Local Government Act 2009 s97 2(a)	N	\$68.00
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Food Premises

Notes:

Licence for **Mobile Food Vehicle** not required if licensed by another Local Government.
For **Personal Appearance Services** and **Food Premises**, 'Existing Approved Premises' means, premises has been operating as that use within the last 12 months.
New applications received in April, May or June will be continued until the end of the next licensing period (ie 30 June the next year).

50% discount of the Food Licence and Personal Appearance Fees for non-profit organisations (upon receipt of a written application to the Director Sustainable Development verifying their non-profit status)

Application for Licence Renewals/New Licence for Existing Approved Premise (no plans required)

Low Risk Premises

Bed & Breakfast, Homestay, Motels (that only serve to occupants), Food shops that only sell unpackaged food (all handling/preparation is done elsewhere), Takeaway food bars with 2 or less employees, Domestic Water Carriers, Home Kitchens (depending on food type and volume of food produced) and Other Food Premises considered low risk by Manager Environmental Services.

Low Risk Premises	Local Government Act 2009 s97 2(a)	N	\$255.50
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High Risk Premises

Food manufacturers, Cafe/Restaurant, Takeaway food bar, (3 or more employees), Caterer (on-site and off-site), Childcare centre, Hospital kitchen, Nursing home and Mobile food vehicle, Home Kitchens and Other Food Premises not consider low risk by Manager Environmental Services

High Risk Premises – Category 1	Local Government Act 2009 s97 2(a)	N	\$369.00
High Risk Premises: Premises with a single customer service area & food preparation area			
High Risk Premises – Category 2	Local Government Act 2009 s97 2(a)	N	\$457.00
High Risk Premises: Premises with more than one customer service area & food preparation area			

Additional Inspections

Additional routine inspection(s) required, as determined by inspecting Environmental Health Officer	Local Government Act 2009 s97 2(a)	N	\$174.50
Per inspection			
Additional re-inspection(s) required, as determined by inspecting Environmental Health Officer	Local Government Act 2009 s97 2(a)	N	\$174.50
Per re-inspection			

Application for New Licence or Alterations to Existing Premise (plans required)

Low Risk Premises	Local Government Act 2009 s97 2(a)	N	\$544.00
As defined above.			
High Risk Premises (as defined above) – Category 1	Local Government Act 2009 s97 2(a)	N	\$674.00
High Risk Premises (as defined above) – Category 2	Local Government Act 2009 s97 2(a)	N	\$815.00

Name	Head Of Power	GST	Year 20/21 Fee (incl. GST)
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Design Approval for Food Premises Plans

Design Approval for Food Premises Plans	Local Government Act 2009 s97 2(a)	N	\$402.00
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Temporary Permit Fee (Stall) (Food Licence)

1 event (max 5 days)	Local Government Act 2009 s97 2(a)	N	\$109.00
Annual (Valid for 12 months after date of issue)	Local Government Act 2009 s97 2(a)	N	\$211.50

Food Safety Program Requirement

Accreditation of Food Safety Program with Third Party Audit Report	Local Government Act 2009 s97 2(a)	N	\$310.00
Assessment of Amended Food Safety Program	Local Government Act 2009 s97 2(a)	N	\$244.00

Personal Appearance Service Premises

Notes:

For Personal Appearance Services and Food Premises, 'Existing Approved Premises' means, premises has been operating as that use within the last 12 months.
New applications received in April, May or June will be continued until the end of the next licensing period (ie 30 June the next year).

50% discount of the Food Licence and Personal Appearance Fees for non-profit organisations (upon receipt of a written application to the Director Sustainable Development verifying their non-profit status)

Application for Licence Renewal/Application for New Licence (Existing Approved Premise)	Local Government Act 2009 s97 2(a)	N	\$311.00
Application for New Licence (New Premise or Alterations to Existing Premise)	Local Government Act 2009 s97 2(a)	N	\$614.00

Local Laws

Non-Profit Organisations

50% discount of the Local Law Permit Fees for non-profit organisations (upon receipt of a written application to the Director verifying their non-profit status) - excluding the Local Law Fees for Animals (1.5) and Advertising Devices (1.4))

New Applications

Applications for amendment of approval under Local Laws	Local Government Act 2009 s97 2(d)	N	\$244.00
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Local Law No 5 (Parking) 2011

Parking permit to occupy a parking space in a regulated parking area (Subordinate Local Law Section 7)	Local Government Act 2009 s97 2(a)	N	\$50.00 per day
Application to view security tapes – contested parking infringement	Local Government Act 2009 s97 2(a)	N	\$129.00
Fully refundable if security tape evidence is found to validate contention of error			

Subordinate Local Law No 1.5 (Keeping of Animals) 2011 (Application to keep animals under Schedule 2 of Subordinate Local Law No. 2 (Animal Management) 2011)

Application to keep breeding dogs or breeding cats (Animal Breeder Permit)	Local Government Act 2009 s97 2(a)	N	\$277.00
Any other application for the keeping of animals	Local Government Act 2009 s97 2(a)	N	\$168.50
Annual renewal of approval for the keeping of animals	Local Government Act 2009 s97 2(a)	N	\$45.00

Name	Head Of Power	GST	Year 20/21 Fee (incl. GST)
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Subordinate Local Law No. 1.3 (Establishment or Occupation of a Temporary Home) 2011

Application for Approval under Local Law	Local Government Act 2009 s97 2(a)	N	\$321.00
Application to renew or extend the term of approval	Local Government Act 2009 s97 2(a)	N	\$105.50

Subordinate Local Law No. 1.11 and 1.19 (Accommodation) 2011

New Applications (in addition to annual renewal fee)	Local Government Act 2009 s97 2(d)	N	\$359.00
Annual renewal fee for rental accommodation	Local Government Act 2009 s97 2(a)	N	\$95.00/accommodation unit (maximum \$515.00)
E.g. motel, hotel, bed & breakfast and backpackers etc. Fee per accommodation unit (cabin, suite, dwelling unit or bedroom)			
Rental accommodation search	Local Government Act 2009 s97 2(a)	N	\$165.00/hr

Subordinate Local Law No. 1.8 (Operation of Caravan Parks) 2011

Application for caravan park	Local Government Act 2009 s97 2(d)	N	\$651.00
Plus Annual Fee			

Application for overflow area only

(i) within an existing caravan park	Local Government Act 2009 s97 2(d)	N	\$244.00
(ii) not within an existing caravan park	Local Government Act 2009 s97 2(d)	N	\$435.00

Annual renewal of approval for caravan park

(i) that provides for caravans and/or tents only	Local Government Act 2009 s97 2(d)	N	\$419.00
(ii) that includes complementary accommodation	Local Government Act 2009 s97 2(d)	N	\$544.00
(iii) that includes an overflow area (in addition to (i) or (ii) above)	Local Government Act 2009 s97 2(d)	N	\$109.00
(iv) that is an overflow area only	Local Government Act 2009 s97 2(d)	N	\$109.00
Renewal of approval for 3 year term	Local Government Act 2009 s97 2(d)	N	200% of the fee for an annual renewal of approval

Installation of Advertising Devices (Sub LL No. 1.4)

Billboards – Application for Permit and Annual Renew Fee per billboard

Fees are payable only if an application for a permit is received after 30/09/2019

Advertising tourist use (as determined by Director Sustainable Development)	Local Government Act 2009 s97 2(a)	N	\$125.50
Advertising other type of business located within former Warwick Shire	Local Government Act 2009 s97 2(a)	N	\$234.00
Other	Local Government Act 2009 s97 2(a)	N	\$577.00

Mobile sign located on footpath

Application for permit under Local Law and annual renewal fee, per sign	Local Government Act 2009 s97 2(a)	N	\$2.90 per week
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Name	Head Of Power	GST	Year 20/21 Fee (incl. GST)
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Other Advertising Device

Application for permit under Local Law and annual renewal fee, per sign	Local Government Act 2009 s97 2(a)	N	\$234.00
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Commercial Use of Roads and Regulated Activities on Footpaths (Sub LL No. 1.2 and 1.14)

Application for permit and annual renewal fee for Community Groups and Charities and for planter boxes	Local Government Act 2009 s97 2(a)	N	\$0.00
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Application for Permit under Local law and Annual renewal fee per site for each of the following activities (other than by a community group or charity)

Stationary roadside vending	Local Government Act 2009 s97 2(d)	N	\$2.90 per week
Display of goods for sale on footpath	Local Government Act 2009 s97 2(d)	N	\$2.90 per week
Mobile roadside vending	Local Government Act 2009 s97 2(d)	N	\$2.90 per week
Fundraiser	Local Government Act 2009 s97 2(d)	N	\$2.90 per week
E.g. cake stall, sausage sizzle, car wash			
Display or information booth	Local Government Act 2009 s97 2(d)	N	\$2.90 per week
Musical or theatrical performance (eg busking)	Local Government Act 2009 s97 2(d)	N	\$2.90 per week
Other commercial use of road not described elsewhere	Local Government Act 2009 s97 2(d)	N	\$2.90 per week

Application for permit under Local Law and annual renewal fee for Footpath Dining per site

Within the principal centre zone of Warwick and Stanthorpe	Local Government Act 2009 s97 2(a)	N	\$87.00 + \$16.50/chair
In all other areas	Local Government Act 2009 s97 2(a)	N	\$49.00 + \$11.00/chair

Operation of Temporary Entertainment Events (Sub LL No. 1.12)

Music Events

Single day event, maximum 500 people	Local Government Act 2009 s97 2(a)	N	\$501.00
Single day event, maximum 1,000 people	Local Government Act 2009 s97 2(a)	N	\$707.00
Multiple day event or high impact (fee includes officer attendance at event)	Local Government Act 2009 s97 2(a)	N	\$1,360.00

Other Events

Camping only	Local Government Act 2009 s97 2(a)	N	\$196.00
Single day, low impact event (as determined by Director Sustainable Development)	Local Government Act 2009 s97 2(a)	N	\$196.00
Other single day events, medium impact (includes motor sport (not racing))	Local Government Act 2009 s97 2(a)	N	\$501.00
Multiple day events or high impact, including motor racing (fee includes officer attendance at event)	Local Government Act 2009 s97 2(a)	N	\$1,360.00

Miscellaneous Health/Pest Fees

Transfer Fee

Non-Profit Organisations

50% discount of the Transfer Fees for non-profit organisations (upon receipt of a written application to the Director verifying their non-profit status)

Name	Head Of Power	GST	Year 20/21 Fee (incl. GST)
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Transfer Fee [continued]

Transfer of approval (or applicable approval fee if this is lesser amount)	Local Government Act 2009 s97 2(a)	N	\$101.00
Issue of new permit following cancellation of permit in accordance with Local Law	Local Government Act 2009 s97 2(a)	N	\$135.00 + permit fee
Release Fee for impounded goods (per item impounded, as determined by Director Sustainable Development)	Local Government Act 2009 s97 2(d)	N	\$168.50
Health Search Inspection Fee (including food premises, caravan parks, ERA's ad personal appearance services premises)	Local Government Act 2009 s97 2(c)	N	\$228.00 + \$99.00/hr for greater than 2 hours
Water Quality Testing Fee (Drinking Water Only)	-	N	\$245.00 + Qld Health Lab Charge

Application for Permit involving variation of Local Law provisions (does not include annual fee)

Determined by Director Sustainable Development	Local Government Act 2009 s97 2(a)	N	\$135.50
Requiring Council resolution	Local Government Act 2009 s97 2(a)	N	\$391.00

Charge Out Rate

Environmental Health Officer and Environmental Officer (includes vehicle costs and charged at quarter hour increments after the first hour)	-	N	\$98.00/hr
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Hire of Spray Equipment Unit

NOTE: No GST if levied under Local Law

To Farmer Groups and individuals – per week	-	Y	\$0.00
If landholder spraying on own land			
To Farmer Groups and individuals – per day	-	Y	\$0.00
If landholder spraying on own land			
To Farmer Groups and individuals – Security deposit	-	N	\$261.50
Maximum hire period is 2 weeks			

Tree Pear Injectors

Tree pear injectors (Contractors excluded) Security Deposit	-	N	\$102.50
Maximum hire period is 2 weeks			

Pest Plant Treatment – on site time (only if approved by MES in special circumstances)

NOTE: No GST if levied under Local Law

1 hour or more (If not levied under local law GST applies)	-	Y	At Cost + \$148.00 Administration Fee
15 minutes (If not levied under local law GST applies)	-	Y	\$73.85
30 minutes (If not levied under local law GST applies)	-	Y	\$155.60
Administration Fee for Premises without a Notice to Clear (If not levied under local law GST applies)	-	Y	At Cost + \$33.00
15 minutes (If levied under Local Law No GST)	-	N	\$61.50

Name	Head Of Power	GST	Year 20/21 Fee (incl. GST)
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Pest Plant Treatment – on site time (only if approved by MES in special circumstances) [continued]

30 minutes (If levied under Local Law No GST)	-	N	\$129.00
1 hour or more (If levied under Local Law No GST)	-	N	At Cost + \$148.00 Administration Fee
Administration Fee for Premises without a Notice to Clear (If levied under Local Law No GST)	-	N	At Cost + \$33.00

Slashing of Overgrown Allotments

NOTE: No GST if levied under Local Law

Applicable to whole of SDRC area (If not levied under local law GST applies)	-	Y	At Cost + \$179.00
Applicable to whole of SDRC area (If levied under Local Law No GST)	-	N	At Cost + \$179.00

Sale of Pest Animal Control Baits

30 gram Foxoff econobait – 30 pack	-	Y	\$55.00
60 gram Foxoff fox bait – 12 pack	-	Y	\$33.00
60 gram Doggone – 12 pack	-	Y	\$33.00

Waste Disposal Fees

Note: where there is no weighbridge or weighbridge is inoperable, tonnage will be deemed using State Government Regulation.

Note: QSWL (Queensland State Waste Levy) is a State Government Levy.

Note: Scrap metal and clean earth can be disposed of for no charge, at waste facilities that accept these products.

Note: Contaminated soil will only be accepted with test results in compliance with the *Environmental Protection Regulation 2019*. The appropriate fee will be applied dependent on the classification of the waste (Category 1 or 2 Regulated Waste). At least 7 days notice is required prior to the disposal of material to determine whether the material can be accepted.

Keys for Refuse Facilities (key cost + admin costs)	-	Y	\$22.50
Copy of Waste Disposal Docket	-	Y	\$102.50

Commercial Waste Disposal Fees – Stockpile space subject to availability

C & I Waste – Commercial and Industrial	-	Y	SDRC \$75 + QSWL \$88 = Total \$163.00 per tonne
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Under the *Waste Reduction and Recycling Act 2011*, Commercial and Industrial Waste means waste generated from any of the following activities, unless the waste is construction and demolition waste—

- (a) a manufacturing or industrial activity;
- (b) a mining activity;
- (c) a recycling activity, including, for example, sorting, resource recovery and reprocessing;
- (d) wholesale or retail trading;
- (e) an activity carried out at domestic premises under a commercial arrangement; *Example*— waste generated from a printing business carried out at domestic premises
- (f) providing accommodation services;
- (g) providing hospitality services, including, for example, catering;
- (h) a primary industry activity, including, for example, an agricultural, forestry or fishing activity;
- (i) an activity within the meaning of veterinary science under the *Veterinary Surgeons Act 1936*, section 2A;
- (j) providing health services, including, for example, operating a nursing home;
- (k) providing educational services;
- (l) an activity carried out by a charity or church;

Name	Head Of Power	GST	Year 20/21 Fee (incl. GST)
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Commercial Waste Disposal Fees – Stockpile space subject to availability [continued]

(m) a concert or other entertainment event;
(n) another business activity, including, for example, an administrative service.

Hydrovac truck waste (only for loads that contain clean, uncontaminated earth and water)	-	Y	SDRC \$75.00 + QSWL \$0.00 = Total \$75.00 per tonne
Note: If loads do not meet this criteria, the C&D Waste to Landfill fee will apply.			
C & D Waste to Landfill (mixed load)	-	Y	SDRC \$75 + QSWL \$88 = Total \$163.00 per tonne
C & D Waste – Construction and Demolition to stockpile (clean concrete only)	-	Y	SDRC \$45.00 + QSWL \$0.00 = Total \$45.00 per tonne
Under the <i>Waste Reduction and Recycling Act 2011</i> , Construction and Demolition Waste-) means waste generated from carrying out building work within the meaning of the <i>Building Act 1975</i> , section 5; and) without limiting paragraph (a), includes waste generated from building, repairing, altering or demolishing infrastructure for roads, bridges, tunnels, sewerage, water, electricity, telecommunications, airports, docks or rail.			
Green Waste or Pallet Waste to stockpile	-	Y	SDRC \$45.00 + QSWL \$0.00 = Total \$45.00 per tonne
Note: Only clean (unpainted and untreated) pallets are accepted to stockpile.			
Asbestos	-	Y	SDRC \$150.00 + QSWL \$0.00 = Total \$150.00 per tonne
Note: This fee is applicable for asbestos containing material exempt from the Queensland Waste Levy in accordance with the Department of Environment and Science fact sheet, 'Queensland waste levy and asbestos waste disposed in Queensland'. For any asbestos containing material that is not exempt, the Queensland Waste Levy will also be applicable.			
Category 1 Regulated Waste (Refer Schedule 7, Environmental Protection Regulation 2008)	-	Y	SDRC \$75.00 + QSWL \$176.00 = Total \$251.00 per tonne
Category 2 Regulated Waste (Refer Schedule 7, Environmental Protection Regulation 2008)	-	Y	SDRC \$75.00 + QSWL \$121.00 = Total \$196.00 per tonne

Commercial Operators Only

Refrigerators, freezers and air conditioning units	-	Y	SDRC \$10.00 + QSWL \$0.00 = Total \$10.00 per unit
Gas Bottles (each)	-	Y	SDRC \$5.00 + QSWL \$0.00 = Total \$5.00 per unit

Waste Generated Outside of SDRC Area (Asbestos not accepted from outside SDRC)

Name	Head Of Power	GST	Year 20/21 Fee (incl. GST)
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Waste Generated Outside of SDRC Area (Asbestos not accepted from outside SDRC) [continued]

Commercial Users	-	Y	Applicable Commercial Waste SDRC & QSWL Fees + \$30/tonne
Domestic Users	-	Y	Applicable Commercial Waste SDRC & QSWL Fees

Disposal of Tyres

Note: Any tyres not listed are not accepted at Council's Waste Facilities.

Note: For any tyres with dirt or rubbish in the cavities, please refer to the fees for dirty tyres below.

Passenger Car/Motorcycle	-	Y	SDRC \$5.50 + QSWL \$0.00 = Total \$5.50 per unit
Passenger Car/Motorcycle – with rim or dirty	-	Y	SDRC \$8.50 + QSWL \$0.00 = Total \$8.50 per unit
Light Truck and 4WD	-	Y	SDRC \$8.50 + QSWL \$0.00 = Total \$8.50 per unit
Light truck and 4WD – with rim or dirty	-	Y	SDRC \$15.50 + QSWL \$0.00 = Total \$15.50 per unit
Truck	-	Y	SDRC \$20.00 + QSWL \$0.00 = Total \$20.00 per unit
Truck – with rim or dirty	-	Y	SDRC \$37.50 + QSWL \$0.00 = Total \$37.50 per unit
Fork Lift/Bobcat	-	Y	SDRC \$20.00 + QSWL \$0.00 = Total \$20.00 per unit

Sale of Mulch – when available

Sale of Bulk Mulch (per tonne) to be at the discretion of the Director or Manager of Waste	-	Y	\$30.00
This fee includes a visual clearance certificate from a licensed Class A asbestos removalist. An indemnity form will need to be signed by the customer before any material is removed.			

Council's 240 litre Wheelie Bins for Community/Special Events

Wheelie Bins (hire of bin only – no service and no delivery)	-	Y	\$0.00
Wheelie Bins cleaning fee – per bin	-	Y	\$11.00
Wheelie Bins damaged or not returned to be replaced	-	Y	At cost

Name	Head Of Power	GST	Year 20/21 Fee (incl. GST)
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Planning Fees

A Development Application will not be a properly made application for the purposes of Section 51 of the Planning Act 2016 unless accompanied by the prescribed fee.

Combined applications (involving more than one type of development) and/or multiple land uses

Fees for a combined application are to be the sum of those fees that would have been required in the event of a separate development application being lodged for each type (e.g. Material Change of Use, Reconfiguration of a Lot, Building Work and Operational Work). Where an application involves more than one type of land use, then the fee is to be based on the highest land use fee for the application.

Refund of Fees for Withdrawn Applications

If an application is withdrawn before it is decided by Council a percentage of the application fee will be refunded depending on the process stage reached at the time of withdrawal:

- Application Stage: 75%
- Information and Referral Stage: 50%
- Public Notification Stage: 25%
- Decision Stage: Nil

Note: If an application lapses during the DAS process no refund of fees is applicable.

Name	Head Of Power	GST	Year 20/21 Fee (incl. GST)
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Development Applications for Material Change of Use

Material Change of Use		
Category 1	Category 2	Category 3
Rural use	Rural use	Rural use
<ul style="list-style-type: none"> Animal husbandry Animal keeping Cropping Roadside stall Rural workers' accommodation - up to and including 12 guests 	<ul style="list-style-type: none"> Aquaculture Intensive horticulture Rural industry 	
Residential use	Residential use	Residential use
<ul style="list-style-type: none"> Caretaker's accommodation Community residence Dual occupancy Home based business Non-resident workforce accommodation - up to and including 12 guests Rooming accommodation - up to and including 12 guests 	<ul style="list-style-type: none"> Multiple dwelling - up to and including 12 units Non-resident workforce accommodation - more than 12 guests Relocatable home park Residential care facility - up to and including 50 dwelling units Retirement facility - up to and including 50 dwelling units Rooming accommodation - more than 12 guests 	<ul style="list-style-type: none"> Multiple dwelling - 13 or more units Residential care facility - 51 or more dwelling units Retirement facility - more than 50 dwelling units
Industrial use	Industrial use	Industrial use
<ul style="list-style-type: none"> Extractive industry - extracting up to 5,000 tonnes Low impact industry - up to and including 750m2 GFA Warehouse - up to and including 750m2 GFA 	<ul style="list-style-type: none"> Extractive industry - more than 5,000 tonnes and up to and including 100,000 tonnes High impact industry - up to and including 2,000m2 GFA Low impact industry - more than 750m2 GFA Medium impact industry Special industry Transport depot - up to and including 4,000m2 site area Warehouse - more than 750m2 GFA 	<ul style="list-style-type: none"> Extractive industry - more than 100,000 tonnes High impact industry - more than 2,000m2 GFA Transport depot - more than 4,000m2 site area
Business use	Business use	Business use
<ul style="list-style-type: none"> Agricultural supplies store - up to and including 750m2 GFA 	<ul style="list-style-type: none"> Adult store Food and drink outlet - more than 500m2 GFA Function facility Health care services Office - more than 500m2 GFA Service station 	<ul style="list-style-type: none"> Shop - more than 2,000m2 GFA Showroom - more than 2,000m2 GFA Theatre - more than 2,000m2 GFA

Name	Head Of Power	GST	Year 20/21 Fee (incl. GST)
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Development Applications for Material Change of Use [continued]

<ul style="list-style-type: none"> Office - up to and including 500m2 GFA Outdoor sales Parking station Service industry Shop - up to and including 500m2 GFA Showroom - up to and including 500m2 GFA Veterinary services Wholesale nursery 	<ul style="list-style-type: none"> Shop - more than 500m2 GFA and up to and including 2,000m2 GFA Showroom - more than 500m2 GFA and up to and including 2,000m2 GFA Theatre - up to and including 2,000m2 GFA 	
Tourist use	Tourist use	Tourist use
<ul style="list-style-type: none"> Short-term accommodation - up to and including 4 units Tourist park - up to and including 20 individual sites Winery 	<ul style="list-style-type: none"> Motor sport facility Short-term accommodation - more than 4 units and up to and including 12 units Tourist park - more than 20 individual sites 	<ul style="list-style-type: none"> Hotel Short-term accommodation - more than 12 units
Community services use	Community services use	Community services use
<ul style="list-style-type: none"> Club Emergency services Outdoor sport and recreation - up to and including 200m2 GFA Park 	<ul style="list-style-type: none"> Cemetery Child care centre Community use Crematorium Educational establishment Funeral parlour Hospital Indoor sport and recreation - up to and including 2,000m2 GFA Outdoor sport and recreation - more than 200m2 GFA and up to and including 1,000m2 GFA Place of worship 	<ul style="list-style-type: none"> Detention facility Outdoor sport and recreation - more than 1,000m2 GFA
Other use	Other use	Other use
<ul style="list-style-type: none"> Telecommunications facility Utility instillation 	<ul style="list-style-type: none"> Air services Major electricity infrastructure Permanent plantation Renewable energy facility Substation 	

Separate categories:

- Intensive animal industry - as per the current charge in Fees and Charges

Impact Assessment

Category 1 (per table above)	Local Government Act 2009 s97 2(e)	N	\$2,200.00
Category 2 (per table above)	Local Government Act 2009 s97 2(e)	N	\$5,500.00
Category 3 (per table above)	Local Government Act 2009 s97 2(e)	N	\$8,000.00
Feedlots and Piggeries (SCU = Standard Cattle Unit, SPU = Standard Pig Unit)	Local Government Act 2009 s97 2(e)	N	\$3.50/SPU or SCU (maximum \$27,200.00)
Large Poultry Farms (as determined by the Director Sustainable Development)	Local Government Act 2009 s97 2(e)	N	\$1,400.00 per 100,000 birds or part thereof

Name	Head Of Power	GST	Year 20/21 Fee (incl. GST)
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Impact Assessment [continued]

Impact Assessable development commenced without Development Approval, where a Show Cause and/or Enforcement Notice has been issued (this fee is in addition to the development application fee)	Local Government Act 2009 s97 2(e)	N	\$1,800.00
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Code Assessment

Category 1 (per table above)	Local Government Act 2009 s97 2(e)	N	\$1,600.00
Category 2 (per table above)	Local Government Act 2009 s97 2(e)	N	\$3,200.00
Category 3 (per table above)	Local Government Act 2009 s97 2(e)	N	\$5,500.00
Dwelling house or ancillary shed in the Rural or Rural Residential Zone which are Accepted development subject to requirements but becomes code assessable development under s5.3.3(2) of the planning scheme	Local Government Act 2009 s97 2(e)	N	\$920.00
Code assessable development, including development that becomes code assessable development under s5.3.3(2) of the planning scheme, commenced without Development Approval, where a Show Cause and/or Enforcement Notice has been issued (this fee is in addition to the development application fee)	Local Government Act 2009 s97 2(e)	N	\$1,000.00

Development Applications for Reconfiguring a Lot – Impact Assessment

Subdivision for rural residential purposes	Local Government Act 2009 s97 2(e)	N	\$4,000.00 + \$165.00/extra lot
Realignment of boundaries	Local Government Act 2009 s97 2(e)	N	\$3,385.00
Subdivision by Community Title Scheme – when completed with MCU application	Local Government Act 2009 s97 2(e)	N	\$900.00 + \$85.00/extra lot
Subdivision by Community Title Scheme – other than as indicated above	Local Government Act 2009 s97 2(e)	N	\$1,750.00 + \$165.00/extra lot
Reconfiguring a lot other than as indicated above	Local Government Act 2009 s97 2(e)	N	\$2,800.00 + \$165.00/extra lot

Development Applications for Reconfiguring a Lot – Code Assessment

Reconfiguring a lot (other than as described below)	Local Government Act 2009 s97 2(e)	N	\$1,500.00 + \$165.00/extra lot (maximum fee \$27,200)
Subdivision by Community Title Scheme – when combined with a MCU application	Local Government Act 2009 s97 2(e)	N	\$725.00 + \$165.00/extra lot

Request for Approval of Plans of Subdivision

All reconfigurations other than those listed below	Local Government Act 2009 s97 2(e)	N	\$500.00 + \$65.00/extra lot
Realignment of boundaries which are subject to Impact Assessment	Local Government Act 2009 s97 2(e)	N	\$725.00
Building Format Plan	Local Government Act 2009 s97 2(e)	N	\$900.00 + \$60.00/extra lot
Re-approval of lapsed Plan of Subdivision	Local Government Act 2009 s97 2(e)	N	\$460.00
Re-inspection for compliance with conditions of Development Approval (following failed compliance inspection)	Local Government Act 2009 s97 2(e)	N	\$360.00

Name	Head Of Power	GST	Year 20/21 Fee (incl. GST)
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Applications for Preliminary Approval

Building works assessable under the Planning Scheme ie Demolition or removal of a building on the Local Heritage Register	Local Government Act 2009 s97 2(e)	N	\$4,100.00
Variation request for Preliminary Approval varying the effect of the Planning Scheme (this fee is in addition to the development application fee)	Local Government Act 2009 s97 2(e)	N	\$1,800.00
All other applications for Preliminary Approval	Local Government Act 2009 s97 2(e)	N	As for Impact or Code Assessment

Concurrence Agency Response for Building Work on Local Heritage Place

Building works on a local heritage place – internal works and/or minor external works only	Local Government Act 2009 s97 2(e)	N	\$200.00
Building works on local heritage place involving external works	Local Government Act 2009 s97 2(e)	N	\$900.00

Where new structures:

- are in keeping with the form and scale of the existing building
- utilise similar materials to those in the existing building or utilise neutral materials and finishes;
- incorporate similar elements, detailing and ornamentation to those in the existing building;
- do not dominate the street elevation of the place; and
- do not impact on the setting of the place.

Building works on local heritage place involving external works, other than described above	Local Government Act 2009 s97 2(e)	N	\$2,000.00
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Exemption Certificates

Application under Queensland Heritage Act for Exemption Certificate for works on Local Heritage Place	Local Government Act 2009 s97 2(e)	N	\$200.00
Application under the Planning Act 2016 for Exemption Certificate for assessable development	Local Government Act 2009 s97 2(e)	N	\$575.00

Change Representations, Change Applications and Extension Applications

Making an extension application to extend a currency period of a development approval	Local Government Act 2009 s97 2(e)	N	\$800.00
Making representations about an Infrastructure Charges Notice (i.e. request for a Negotiated notice)	Local Government Act 2009 s97 2(e)	N	\$275.00

Making Change Representations during the applicant's appeal period (i.e. request a Negotiated decision)

(i) involving changes to more than two conditions but less than five conditions	Local Government Act 2009 s97 2(e)	N	\$400.00
Where a request is made due to a Council error, the Director may waive the fee			
(ii) involving changes to five or more conditions	Local Government Act 2009 s97 2(e)	N	\$800.00
Where a request is made due to a Council error, the Director may waive the fee			
(iii) making change representations other than described above	Local Government Act 2009 s97 2(e)	N	\$0.00

Making a change application to change a development approval

(i) If a minor change	Local Government Act 2009 s97 2(e)	N	\$800.00
(ii) if a change, other than a minor change, required to undergo public notification	Local Government Act 2009 s97 2(e)	N	As for an impact assessable application
(iii) if a change, other than a minor change, not required to undergo public notification	Local Government Act 2009 s97 2(e)	N	As for a code assessable application

Name	Head Of Power	GST	Year 20/21 Fee (incl. GST)
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Other Planning Fees

Development application involving staging (this fee is in addition to the application fee)	Local Government Act 2009 s97 2(e)	N	\$175.00/Stage in excess of one stage
Request for application to be considered under a Superseded Planning Scheme (this fee is in addition to the development application fee)	Local Government Act 2009 s97 2(e)	N	\$820.00
Part of application fee retained by Council if development application does not proceed due to application not being properly made within legislative timeframe	Local Government Act 2009 s97 2(e)	N	\$200.00
Re-submission of an application that lapsed during the assessment process – if submitted within six months of lapse of application and generally accords with former proposal and relevant provisions of the Planning Scheme remain unchanged	Local Government Act 2009 s97 2(e)	N	80% of applicable fees
Other applications pursuant to Planning Act 2016 not detailed above	Local Government Act 2009 s97 2(e)	N	\$1,950.00
Other applications pursuant to Planning Scheme not detailed above	Local Government Act 2009 s97 2(e)	N	\$1,550.00
Public Notification sign	Local Government Act 2009 s97 2(e)	Y	\$55.00
Fee to bond works required by Development Approval	Local Government Act 2009 s97 2(e)	N	\$820.00
Peer review of technical report submitted with development application (need for review to be determined by Director Sustainable Development)	Local Government Act 2009 s97 2(e)	Y	\$150.00 + Actual Cost
A fee proposal will be obtained from the external consultant and forwarded to the applicant for payment within 10 days of receiving a copy of the fee proposal. In the event that the actual consultant's fee is greater or less than the fee proposal, Council will refund any excess amount to the applicant, or alternatively the applicant is required to pay any shortfall to Council			
Copy of Decision Notice of Planning Approval	Local Government Act 2009 s97 2(c)	N	\$60.00

Planning Certificates

Limited Planning and Development Certificate	Local Government Act 2009 s97 2(e)	N	\$350.00
Standard Planning and Development Certificate	Local Government Act 2009 s97 2(e)	N	\$750.00
Full Planning and Development Certificate	Local Government Act 2009 s97 2(e)	N	\$1,800.00

Development Contributions

For contributions relating to development approvals issued on or after 14 August 2012: As per the Adopted Infrastructure Charges Resolution on the Southern Downs Regional Council Website

Date of AIC Notice 14 August 2012 – 30 June 2013	-	N	Charge on AIC Notice + 7.5%
Date of AIC Notice 1 July 2013 – 31 December 2013	-	N	Charge on AIC Notice + 6.0%
Date of AIC Notice 1 January 2014 – 30 June 2014	-	N	Charge on AIC Notice + 4.5%
Date of AIC Notice 1 July 2014 – 31 December 2014	-	N	Charge on AIC Notice + 3.5%
Date of AIC Notice 1 January 2015 – 30 June 2015	-	N	Charge on AIC Notice + 3.0%
Date of AIC Notice 1 July 2015 – 31 December 2015	-	N	Charge on AIC Notice + 2.0%
Date of AIC Notice 1 January 2016 – 30 June 2016	-	N	Charge on AIC Notice + 1.8%
Date of AIC Notice 1 July 2016 – 31 December 2016	-	N	Charge on AIC Notice + 1.8%
Date of AIC Notice 1 January 2017 – 30 June 2017	-	N	Charge on AIC Notice + 1.5%
Date of AIC Notice 1 July 2017 – 31 December 2017	-	N	Charge on AIC Notice + 1.0%
Date of AIC Notice 1 January 2018 – 30 June 2018	-	N	Charge on AIC Notice + 0.5%

Name	Head Of Power	GST	Year 20/21 Fee (incl. GST)
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For contributions relating to development approvals issued on or after 14 August 2012: As per the Adopted Infrastructure Charges Resolution on the Southern Downs Regional Council Website
[continued]

Date of AIC Notice After 30 June 2018	-	N	Charge on AIC Notice
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For contributions relating to development approvals issued prior to 14 August 2012

Park Contributions (in lieu of Park Land; per allotment)

Fee	-	N	\$1,335.00
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Headworks Contributions

Water Supply Headworks (in designated areas)	-	N	\$4,205.00
Sewerage Headworks (in designated areas)	-	N	\$2,565.00

Carparking Contributions (per car parking space not provided on site)

Fee	-	N	\$3,280.00
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Operational Works Fees

Note: The fees listed under Operational Works Fees do not include sanitary plumbing/drainage works, water service installation or works that are elsewhere included in the Fees and Charges.

Note: Where a specific Operational Works fee is not specified in this section, the relevant planning fee applies (eg Request for Negotiated Decision and lapsing of not properly made application)

Development Applications for Operational Works

Code assessable operational works other than Engineering Works	Local Government Act 2009 s97 2(a)	N	\$1,445.00
Impact assessable operational works for advertising device inconsistent with the acceptable outcomes of the Advertising Devices Code	Local Government Act 2009 s97 2(a)	N	\$6,900.00
Earthworks up to 200 cubic metres and not exceeding an area of 1,000 square metres	Local Government Act 2009 s97 2(a)	N	\$2,450.00
Earthworks other than above	Local Government Act 2009 s97 2(a)	N	\$3,915.00
Driveway crossover (per single cross over)	Local Government Act 2009 s97 2(a)	N	\$289.00
Stormwater crossover (per single cross over)	Local Government Act 2009 s97 2(a)	N	\$289.00
Street lighting (up to five street lights)	Local Government Act 2009 s97 2(a)	N	\$446.00
Street lighting (over five street lights)	Local Government Act 2009 s97 2(a)	N	\$440.00+ \$58.50/additional light

Development Applications for Operational Works Associated with a Material Change of Use or Reconfiguring a Lot

Note: Fees are based on the value of the operational works approval. 50% of the fee (for design approval) is payable at the date of lodgement of design plans. The balance amount is payable prior to pre-start meeting.

Up to \$9,999	Local Government Act 2009 s97 2(a)	N	\$595.00 or 8% of the value of works whichever is higher
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Name	Head Of Power	GST	Year 20/21 Fee (incl. GST)
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Development Applications for Operational Works Associated with a Material Change of Use or Reconfiguring a Lot [continued]

\$10,000 – \$49,999	Local Government Act 2009 s97 2(a)	N	\$915.00 + 7% of the value of works above \$10,000.00
\$50,000 – \$499,999	Local Government Act 2009 s97 2(a)	N	\$4,210.00 + 4% of the value of works above \$50,000.00
\$500,000 – \$999,999	Local Government Act 2009 s97 2(a)	N	\$23,390.00 + 3% of the value of works above \$500,000.00
Over \$1 Million	Local Government Act 2009 s97 2(a)	N	\$39,780.00 + 0.75% of the value of works above \$1 Million

Development Applications for Operational Works other than those associated with a Material Change of Use or Reconfiguring a Lot

These works include roadworks, car parks, stormwater drainage, wastewater infrastructure, water supply infrastructure and other associated works. This can involve provision of new services, or diversion, modification, alteration or replacement of existing services.

Note: Fees are based on the value of works. 50% of the fee (for design approval) is payable at the date of lodgement of design plans. The balance amount is payable prior to pre-start meeting.

Up to \$9,999	Local Government Act 2009 s97 2(a)	N	\$840.00 or 9% of the value of works whichever is higher
\$10,000 – \$49,999	Local Government Act 2009 s97 2(a)	N	\$1000.00 + 8% of the value of works above \$10,000.00
\$50,000 – \$499,999	Local Government Act 2009 s97 2(a)	N	\$4,410.00 + 5% of the value of works above \$50,000.00
\$500,000 – \$999,999	Local Government Act 2009 s97 2(a)	N	\$28,370.00 + 3.5% of the value of works above \$500,000.00
Over \$1 Million	Local Government Act 2009 s97 2(a)	N	\$47,930.00 + 0.8% of the value of works above \$1 Million

Other Operational Works Fees

Request to change an Existing Development Approval	Local Government Act 2009 s97 2(a)	N	\$800.00
Assessment of amended plans where such amendments are of a major nature (per amended plan)	Local Government Act 2009 s97 2(a)	N	\$260.00
Re-inspection fee – Payable where insufficient preparation, or contractor's staging and/or programming of works necessitates additional inspections (per inspection)	Local Government Act 2009 s97 2(a)	N	\$391.00
Preparation of an Infrastructure agreement	Local Government Act 2009 s97 2(a)	N	At Cost

Name	Head Of Power	GST	Year 20/21 Fee (incl. GST)
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Bond for works required by a Development Approval

Request to allow the bonding of works	-	N	\$800.00
Bond for works under \$50,000	-	N	200% of estimated cost
Bond for works \$50,000 or over	-	N	150% of estimated cost

Security Deposit

The security deposit is for the purpose of ensuring the due and proper performance of the works associated with the approval. The security bond is to be lodged with Council prior to the pre-start meeting. Prior to the pre-start meeting, the Owner shall lodge or procure to be lodged with Southern Downs Regional Council a security deposit of: The Supervising RPEQ Engineer shall provide the Council an estimate of the value of the works (in the form of a schedule of rates) prior to the lodgement of security for subsequent confirmation in writing of appropriate security. Where Council considers this estimate of value inappropriate, it may require a revised estimate and schedule of rates. The security deposit shall be either of the following: (a) cash; or (b) an unconditional irrevocable guarantee (bank guarantee) from a financial institution approved by Council.

The costs of and incidental to providing the security (including, without limitation, all stamp duty and other taxes payable in respect of the security) shall be borne by the developer. At the pre-start meeting, a copy of the Council receipt (if the bond is paid by cash) or a copy of the completed Bank Guarantee, is to be supplied as evidence that the security bond has been provided.

Where estimated value of works is up to \$50,000	-	N	\$7,000
Where estimated value of works is from \$50,000 to \$100,000	-	N	\$7,000 plus 5% of the estimated value of works exceeding \$50,000
Where estimated value of works is over \$100,000	-	N	\$7,000 plus 3% of the estimated value of works exceeding \$50,000

"On Maintenance" Bond

Bond	-	N	10% of the constructed cost of the works
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Before the works can be placed "on maintenance" a bank guarantee (in favour of Council), to the value of 10% of the constructed cost of the works is to be lodged with Council. This bond, provided by and in the name of the developer, is held for twelve months or until the works are placed "off maintenance". Prior to the development being placed "on maintenance" all fees and documentation, including "As Constructed" drawings, must be provided to, and accepted by, Council. The works are not generally placed "off maintenance" until all outstanding items from the "on maintenance" inspection have been rectified.

Name	Head Of Power	GST	Year 20/21 Fee (incl. GST)
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Infrastructure Services

Administration Charges in Respect of Private Works

Private Works Charges – The charge for private works is calculated as follows

Labour	-	Y	Labour Cost (including oncosts)
Plant	-	Y	At cost according to internal hire rates
Materials	-	Y	At cost (including stores oncosts)
Total Charge	-	Y	(Labour + Plant + Materials) x 1.25

Works on Road Reserves

Minor Works in Road Reserve Permit

Application fee – street pavement or footpath works or crossing into private property, Private Water Crossing, Irrigation Pipe Crossing, Anchor Tie Downs, Awning Works	-	N	\$175.00
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Sewerage Fees

Connection Fee – Sewerage and CED

CCTV inspection of sewer main	-	Y	\$6.75/m
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(a) All connections on allotments where the developer has installed the jump-up and marked the location of the connection on site

Fee	Local Government Act 2009 s97 2(a)	N	\$0.00
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(b) All other connections in Council's defined sewerage areas or designated CED areas

Fee	Local Government Act 2009 s97 2(a)	N	\$2,000.00
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(c) additional fee for properties not currently rates for wastewater and are not required to pay wastewater headworks contributions as a condition of a development approval

Properties to be connected to the Warwick wastewater scheme	Local Government Act 2009 s97 2(a)	N	As per the fee for Headworks Contribution in the Development Contributions Section
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Name	Head Of Power	GST	Year 20/21 Fee (incl. GST)
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(c) additional fee for properties not currently rates for wastewater and are not required to pay wastewater headworks contributions as a condition of a development approval [continued]

Properties to be connected to the Stanthorpe wastewater scheme	Local Government Act 2009 s97 2(a)	N	As per the fee for Headworks Contribution in the Development Contributions Section
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(d) Reconnection if vacant charges apply

Fee	Local Government Act 2009 s97 2(a)	N	\$2,000.00
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Disconnection Fee – Sewerage & CED

Where property is to be left vacant (if work carried out by Council)	Local Government Act 2009 s97 2(a)	N	\$1,105.00
If work carried out by licensed plumber/drainier	Local Government Act 2009 s97 2(a)	N	Refer to plumbing fees

Location of Services (Water and Sewerage)

(a) Works near Water Supply or Sewerage infrastructure application	-	Y	\$316.00
(b) On site inspection (only)	-	Y	\$254.50
(c) Physical location (requiring equipment)	-	Y	As per the Private Works Charges system

Extensions or special connections

Fee	-	Y	As per the Private Works Charges system
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Disposal of Septic Tank Wastes at Sewerage Treatment Plant

Warwick STP and Stanthorpe STP	-	N	\$49.00 per kilolitre
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Recycled Water

Community Clubs and Schools – not for commercial use – Class A supplied to on-site storage – per ML	-	N	\$253.50
Community Clubs and Schools – not for commercial use – Class A supplied direct to irrigation at main's pressure – per ML	-	N	\$253.50
Commercial Users – Class A – per ML	-	N	\$253.50
Class B Stanthorpe	-	N	As per current agreement

Trade Waste (Trade waste charges are subject to review)

Trade waste application fee	-	N	\$164.00
Category 1 Annual Fee (fixed)	-	N	\$83.50
Category 2 Annual Fee (fixed)	-	N	\$83.50

continued on next page ...

Name	Head Of Power	GST	Year 20/21 Fee (incl. GST)
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Trade Waste (Trade waste charges are subject to review) [continued]

Category 2 – Discharge to sewer: Quality Charge – per kl	-	N	\$0.60
Category 3 – Annual Fee	-	N	\$552.00
Category 3 – Discharge to sewer: Quality Charge – BOD5 per kg	-	N	\$0.95
Category 3 – Discharge to sewer: Quality Charge – TSS per kg	-	N	\$0.90
Category 3 – Discharge to sewer: Quality Charge per kl	-	N	\$0.60
Non complying Category 1 and 2 (excluding volumetric)	-	N	\$473.00
Non complying Category 3	-	N	As per Trade Waste Management Plan
Other charges such as inspections, lab tests	-	N	Full Cost Recovery

Water Fees

(a) All connections on allotments where the developer has installed the service and meter	Local Government Act 2009 s97 2(a)	N	\$0.00
(b) Single 20mm connection for full and restricted flow service where the developer has installed the water service components excluding the actual water meter	Local Government Act 2009 s97 2(a)	N	\$332.00
(c) All other 20mm connections	Local Government Act 2009 s97 2(a)	N	\$2,130.00
(d) All other single connections greater than 20mm and all multiple connections	Local Government Act 2009 s97 2(a)	N	As per the Private Works Charges System
(e) Additional fee for properties not currently rated for water supply and are not required to pay water supply headworks contributions as a condition of a development approval	Local Government Act 2009 s97 2(a)	N	As per the fee for Headworks Contribution in the Development Contributions section
Properties to be connected to the Warwick water supply scheme			
Properties to be connected to the Stanthorpe water supply scheme			
Disconnection Fee – for 20mm domestic residential services only	Local Government Act 2009 s97 2(a)	N	\$772.00
Disconnection Fee – for all other services	Local Government Act 2009 s97 2(a)	N	As per the Private Works Charges System
Water meter test (refundable if faulty) – for 20mm meters only	Local Government Act 2009 s97 2(a)	N	\$576.00
Water meter test (refundable if faulty) – for meters greater than 20mm	Local Government Act 2009 s97 2(a)	N	By Quote
Fire Flow Test – Single hydrant	Local Government Act 2009 s97 2(a)	Y	\$352.00
Fire Flow Test – Dual hydrant	Local Government Act 2009 s97 2(a)	Y	\$574.00
Bulk Water – per KL	Local Government Act 2009 s97 2(a)	N	\$6.80
Water supply standpipe key deposit – deposit on key to standpipe (refundable on return)	-	N	\$171.50

Engineering Works Fees

Flood level requests (development) ARI 1% flood level only	-	N	\$171.50
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Cemeteries

Cemetery Notes

1. A high reservation fee was paid prior to 1 July 2014 allowing for a reduced burial fee.

Name	Head Of Power	GST	Year 20/21 Fee (incl. GST)
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Cemeteries [continued]

2. Where a plaque fee is included in the interment fee: If the family have not finalised the arrangements for the plaque with Council within 12 months of the date of interment, the customer will be required to pay any additional costs for the plaque in the subsequent financial year.

3. Second interment may not be permitted in Southern Downs Cemeteries due to insufficient ground depth.

Burial Fees

Walls and Vaults

Outdoor Burial Wall

Single vault	-	Y	\$10,680.00
Interment fee	-	Y	\$2,985.00

Vault (Below Ground)

Purchase – one single (including interment)	-	Y	\$3,670.00
Interment in reserved vault	-	Y	\$2,985.00
Removal of monumental work (if required)	-	Y	\$670.00

Vault (Above Ground)

Purchase – one single (including interment)	-	Y	\$6,795.00
Purchase – two singles (including one interment)	-	Y	\$11,090.00
Interment in reserved vault	-	Y	\$2,985.00
Removal of monumental work (if required)	-	Y	\$670.00

Lawn Cemetery

Stanthorpe

Burial in plot reserved prior to 1 July 2014 (refer Cemetery Note 1)	-	Y	\$1,670.00
Burial in a new plot or one reserved after 1 July 2014	-	Y	\$3,100.00
Second interment	-	Y	\$1,940.00
Fees include plaque fitting fee			

Warwick, Allora and Killamey

Burial	-	Y	\$3,995.00
Fees include standard bronze plaque (refer Cemetery Note 2)			
Second interment	-	Y	\$2,835.00
Fees include standard bronze plaque (refer Cemetery Note 2)			

Eden Gardens Warwick

No second interments permitted

Fees include standard bronze plaque (refer Cemetery Note 2)

Name	Head Of Power	GST	Year 20/21 Fee (incl. GST)
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Eden Gardens Warwick [continued]

Burial in a plot purchased prior to 18 March 1993	-	Y	\$2,105.00
Burial in a plot purchased after 18 March 1993	-	Y	\$3,995.00
Burial in an unreserved (new) plot in General Lawn	-	Y	\$5,135.00
Burial in an unreserved (new) plot in Inner Circle	-	Y	\$5,685.00

The Grove Warwick

Fees include standard bronze plaque (refer Cemetery Note 2)

Burial in a plot with a reservation	-	Y	\$3,995.00
Burial in a plot without a reservation (new)	-	Y	\$4,890.00
Second interment	-	Y	\$2,835.00

Wallangarra

Burial in a new plot or one reserved after 1 July 2014	-	Y	\$3,100.00
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Monumental/General Cemetery

Stanthorpe and Wallangarra

Burial in a plot reserved prior to 1 July 2014	-	Y	\$1,715.00
Burial in a new plot or one reserved after 1 July 2014	-	Y	\$3,140.00
Fees include permit to erect monument			

All Other Cemeteries

Burial	-	Y	\$3,140.00
Second interment	-	Y	\$1,820.00
Fees include permit to erect monument			

Children (1 to 10 years of age)

Lawn Cemetery

Stanthorpe

Burial	-	Y	\$2,060.00
Second interment	-	Y	\$900.00
Fees include plaque fitting fee			

Eden Gardens Warwick

No second interments permitted

Fees include standard bronze plaque (refer Cemetery Note 2)

Burial General Lawn	-	Y	\$4,095.00
Burial Inner Circle	-	Y	\$4,640.00

Name	Head Of Power	GST	Year 20/21 Fee (incl. GST)
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The Grove Warwick

Fees include standard bronze plaque (refer Cemetery Note 2)

Burial	-	Y	\$3,855.00
Second interment	-	Y	\$1,835.00

Warwick, Allora and Killamey

Fees include standard bronze plaque (refer Cemetery Note 2)

Burial	-	Y	\$2,960.00
Second interment	-	Y	\$1,835.00

Monumental/General Cemetery

All Cemeteries

Fees include permit to erect monument

Burial	-	Y	\$2,105.00
Second interment	-	Y	\$1,380.00

Stillborn or Baby (under 1 year of age)

All Cemeteries

Burial (without plaque)	-	Y	\$850.00
Burial (with plaque)	-	Y	\$1,550.00
Refer Cemetery Note 2			

Reservation Fees – Reservation fees are non refundable at time of interment

All Lawn Cemetery	-	Y	\$235.00
All Monumental/General Cemetery	-	Y	\$235.00
The Grove (includes site fee)	-	Y	\$871.00
Eden Gardens – General Lawn	-	Y	\$1,020.00
Eden Gardens – Inner Circle	-	Y	\$1,525.00

Cremated Remains All Cemeteries

Interment (Site fee to be included on unreserved sites)

Columbarium, Garden, Grove	-	Y	\$450.00
Full service including awning & chairs	-	Y	\$900.00

Site Fee (not paid on sites reserved prior to 1 July 2014) refer Cemetery Note 1

Columbarium	-	Y	\$75.00
Garden	-	Y	\$75.00

Name	Head Of Power	GST	Year 20/21 Fee (incl. GST)
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Reservation (includes site fee)

Columbarium (single)	-	Y	\$180.00
Columbarium (double)	-	Y	\$220.00
Garden	-	Y	\$180.00

Memorialisation

Plaque	-	Y	At cost
Administration Fee	-	Y	\$125.00
Fitting/Placement (as part of service)	-	Y	\$0.00
Base (if applicable)	-	Y	At cost

Other Fees

Break open concrete/remove monumental work	-	Y	\$670.00
Permit to erect monument	-	N	\$140.00
Burial on Private Land – new application assessment only (Subordinate Local Law 1.13 conditions apply)	-	N	\$130.00
Burial on Private Land – already approved by Council	-	N	\$6,515.00

Plaque Administration (Other than lawn)

Administration	-	Y	\$125.00
Fitting/Placement	-	Y	\$110.00

Services conducted after hours, on weekends or public holidays

All interments that require work to be carried out after hours, on weekends or public holidays	-	Y	\$143.50 per half hour, maximum \$1,435.00
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Exhumation

Body (includes grave opening and removal of monumental work)	-	Y	\$6,970.00
Cremated remains	-	Y	\$130.00
Transfer Vault to Vault	-	Y	\$2,100.00

Hire of Public Halls

Warwick Town Hall

Function Hire – including wedding receptions

Private function hire	-	Y	\$770.00
Includes day for hirer to set up and day for hirer to clean up (3 days hire)			
Additional set up/cleaning day	-	Y	\$65.00
Per day			

Name	Head Of Power	GST	Year 20/21 Fee (incl. GST)
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Function Hire – including wedding receptions [continued]

Foyer/Bar Area only	-	Y	\$190.00
Per day			
Foyer/Bar Area only	-	Y	Not for Profits No Hire Costs
Up to 4 hours			
Funeral/Memorial/Wake Service	-	Y	\$300.00
Schools, Churches, Not for Profit Organisations	-	Y	\$300.00
Proof of Not for Profit status required			

Rehearsal

Rehearsal – Two hours maximum	-	Y	\$100.00
No discounts. No audience viewing. Bond not required			
Rehearsal – Four hours maximum	-	Y	\$190.00
No discounts. No audience viewing. Bond not required			

Bond

Hire bond	-	N	\$1,000.00
Refundable once final inspection completed and everything deemed to be left in original condition			

Extra Services (no discounts)

Set up (if not done by hirer) 24 hours notice required	-	Y	\$554.00
Cleaning (if not done by hirer) 24 hours notice required	-	Y	\$603.00
Fees may also apply if hirer does not pack up/clean to Council's standard			

Allora Community Hall

Function Hire including wedding receptions

Private function hire	-	Y	\$600.00
Includes day for hirer to set up and day for hirer to clean up (3 days hire)			
Not for profits No Hire Cost			
Additional set up/cleaning day	-	Y	\$65.00
Per day			
Funeral/Memorial/Wake Service	-	Y	\$300.00
Schools and Churches	-	Y	\$300.00
Proof of Not for Profit Status required			

Rehearsal

Rehearsal – Two hours maximum	-	Y	\$99.50
No discounts. No audience viewing. Bond not required			

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Name	Head Of Power	GST	Year 20/21 Fee (incl. GST)
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Rehearsal [continued]

Rehearsal – Four hours maximum	-	Y	\$190.00
No discounts. No audience viewing. Bond not required			

Bond

Hire bond	-	N	\$1,000.00
Refundable once final inspection completed and everything deemed to be left in original condition			

Extra Services (no discounts)

Set up (if not done by hirer) 24 hours notice required	-	Y	\$400.00
Cleaning (if not done by hirer) 24 hours notice required	-	Y	\$600.00
Fees may also apply if hirer does not pack up/clean to Council's standard			

Stanthorpe Civic Centre

Function Hire – including wedding receptions

Whole Building	-	Y	\$960.00
Includes day for hirer to set up and day for hirer to clean up (3 days hire)			
Main Auditorium and Exhibition Space	-	Y	\$684.00
Main Auditorium and Supper Room	-	Y	\$684.00
Exhibition Space	-	Y	\$335.00
Supper Room per day	-	Y	\$300.00
Per day			
Additional set up/cleaning day	-	Y	\$124.50
Up to 4 hours			

Rehearsal

Rehearsal – Two hours maximum	-	Y	\$99.50
No discounts. No audience viewing. Bond not required			
Rehearsal – Four hours maximum	-	Y	\$190.00
No discounts. No audience viewing. Bond not required			

Bond

Hire bond	-	N	\$1,000.00
Refundable once final inspection completed and everything deemed to be left in original condition			

Extra Services (no discounts)

Set up (if not done by hirer) 24 hours notice required	-	Y	\$363.00
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Name	Head Of Power	GST	Year 20/21 Fee (incl. GST)
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Extra Services (no discounts) [continued]

Cleaning (if not done by hirer) 24 hours notice required	-	Y	\$600.00
Fees may also apply if hirer does not pack up/clean to Council's standard			

Stanthorpe Civic Centre Meeting Rooms

Hire of Stanthorpe Civic Centre Meeting Rooms	-	Y	\$5.05/m2 per week
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Casual Hire

Civic Centre Large Meeting Room (upstairs to left, 62m2)	-	Y	\$100.00
Civic Centre Large Meeting Room (upstairs to right, 59m2)	-	Y	\$100.00
Shared kitchenette facilities available – must be cleaned by hirer following event			

Stanthorpe Office Space

Hire of office space – Stanthorpe	-	Y	\$4.90/m2 per week
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Parks

Storm King Dam Hire for Water Sport Competitions (waters closed to public, spectators permitted on foreshore) – per day	-	Y	\$111.00
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Sundry Fees – Infrastructure Services

Abandoned Vehicle Impounding Fee	-	N	\$448.00
Abandoned Vehicle Release Fee	-	N	\$569.00

Name	Head Of Power	GST	Year 20/21 Fee (incl. GST)
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Corporate and Community Services

Saleyards

Cattle (including 1 off scale NLIS scan)

Online Cattle Sales Levy	-	Y	\$0.99
Yarded regular sales per head	-	Y	\$9.30
Yarded regular store sales per head	-	Y	\$9.30
Carcass competition and Fat Cattle competition (through agent) per head	-	Y	\$9.30
Infrastructure Replacement Levy Cattle per head	-	Y	\$1.15
EU pre-scanning and checking EU eligibility per head	-	Y	\$4.70

Agent Fee – National Vendor Declaration

NVD scanning (this is per NVD)	-	Y	\$1.65
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NLIS Fees

Saleyards Tag Fee (per tag) (replacement of non-reader tag)	-	Y	\$14.80
Saleyards Tag Fee (per tag) (fitted by agent prior to scan)	-	Y	\$14.80
Saleyards Tag Fee (per tag) (presented at scan without tag)	-	Y	\$38.00
NLIS Sheep Tag Fee (per tag)	-	Y	\$1.00

Sheep and Goats

Online Sheep Sales Levy	-	Y	\$0.66
Sold per head	-	Y	\$0.85
Infrastructure Replacement Levy Sheep per head	-	Y	\$0.45

Horses

Yarded per head	-	Y	\$8.20
Infrastructure Replacement Levy Horses per head	-	Y	\$1.15

Stud, Horse, Goat and Sheep Sales

Application fee in advance at time of booking (plus standard yard dues per head)	-	Y	\$784.00
Bookings must be made 6 weeks in advance			

Special Store and Fat Cattle Sales

Application fee in advance at time of booking (plus standard yard dues per head)	-	Y	\$164.00
Bookings must be made 6 weeks in advance			

Name	Head Of Power	GST	Year 20/21 Fee (incl. GST)
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Application Fees

Any individual/agent who receives any type of commission from the sale of livestock will be required to pay agent selling permit fees. These fees will be payable even where sales are made through contracted auctioneers and commissions are earned by a third party, then that third party will be liable to pay the agent selling permit fees.

New Agent	-	Y	\$1,500.00
Agent – Cattle Selling Permit (including Security Access Gate Key)	-	Y	\$5,875.00
Agent – Sheep Selling Permit (including Security Access Gate Key)	-	Y	\$3,460.00
Agent – Special Stud Sale Selling Permit – per sale	-	Y	\$718.00
Replacement Security Access Key	-	Y	\$45.50

Transshipping Fees

All cattle and horse – per head (removed within 24 hours)	-	Y	\$1.40
Infrastructure Replacement Levy Cattle and Horses per head	-	Y	\$1.10
All sheep and goats – per head (removed within 24 hours)	-	Y	\$0.30
Infrastructure Replacement Levy Sheep and Goats per head	-	Y	\$0.40

Private Weighings

All sales must be conducted through an agent with a current Warwick Saleyards selling permit

Minimum fee	-	Y	\$88.50
Or per head whichever is the greater	-	Y	\$9.30
Horses per head	-	Y	\$8.00
Infrastructure Replacement Levy per head	-	Y	\$1.15

Holding Fees – except in relation to use of the yards for regional events where there is a recognised community benefit (eg Warwick Campdraft and Rodeo, Warwick Show etc) where no holding fee will be applicable

Cattle and Horses – per head per day	-	Y	\$2.60
Applicable midday on Thursday following cattle sale or held longer than 24 hours for stock not purchased at sale			
Sheep and Goats – per head per day	-	Y	\$0.30
Applicable midday on Friday following sheep sale or held longer than 24 hours for stock not purchased at sale			

Use of Saleyards Infrastructure to Process Stock

Minimum charge	-	Y	\$52.50
Plus charge per head	-	Y	\$2.40
Infrastructure Replacement Levy per head (cattle)	-	Y	\$1.15
Agents who have a current selling permit are exempt from this charge			

Truck Wash Facility

Use of facility (per minute)	-	Y	\$0.95
Minimum	-	Y	\$6.00
Avdata Truck Wash Tag	-	Y	\$45.00

Name	Head Of Power	GST	Year 20/21 Fee (incl. GST)
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After Hours Access (AvData Gatekeeper) must have own Avdata tag

Yearly Access Fee First Tag (application)	-	Y	\$106.00
Yearly Additional Avdata Tag	-	Y	\$11.20
Avdata Gate Tag	-	Y	\$45.00

Feeding Charges

All stock must be fed to the satisfaction of the Superintendent. All stock will be fed at 10.00 am the day following the sale, unless special arrangements have been made.

Small Bale Hay Cost + Fee	-	Y	Cost per Bale + \$4.40 Handling Fee
Round Bale Hay Cost + Fee	-	Y	Cost per Bale + \$21.80 Handling Fee

Disposal of Dead Animals – from Saleyards

Per animal > 100kg	-	Y	\$183.50
Per animal < 100kg	-	Y	\$36.00

Call Out Fee

Monday – Saturday	-	Y	\$198.00
Sunday	-	Y	\$294.50

Sale of Animal Waste

Sale of Animal Waste (waste is to be loaded and transported at the purchasers own expense and risk) – per box trailer or ute load	-	Y	\$10.00
Minimum \$5.30			

Advertising Space

Conditions of Hire: Only available for businesses within the Southern Downs Region and only products generally associated with farming and primary production can be displayed

Space 1 (900mm x 600mm x 4,800mm) – per year	-	Y	\$1,015.00
Space 2-7 (1,200mm x 2,400mm) – per year	-	Y	\$759.00
Space 8-12 (900mm x 2,700mm) – per year	-	Y	\$507.00
Product Display Area – per week	-	Y	\$58.50

Stanthorpe Fitness Centre

Gym only

Casual visit	-	Y	\$11.00
Casual visit – student	-	Y	\$8.50
Casual visit – People with disability via NDIS/Endeavour Foundation	-	Y	\$3.50
1 Month	-	Y	\$55.00
12 Months	-	Y	\$525.00

Name	Head Of Power	GST	Year 20/21 Fee (incl. GST)
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Gym and Exercise Classes

1 Month	-	Y	\$80.00
12 Months	-	Y	\$790.00

General Fees and Charges

10 Visits	-	Y	\$85.00
20 Visits	-	Y	\$160.00
Court Hire (between 6pm and 10pm) per hour	-	Y	\$53.00
Court Hire (between 7am and 6pm) per hour	-	Y	\$42.50
Gymnastics per 1.5 hours	-	Y	\$13.00
Gymnastics per hour	-	Y	\$10.00
Gymnastics Room Hire (per hour, per person) includes limited set up of equipment	-	Y	\$6.00
Former Office Room (2 hour session, includes gym)	-	Y	\$35.00
Aerobic Room Hire per hour	-	Y	\$35.00
Aerobic Room Hire (schools only) per hour	-	Y	\$26.00
Court Hire (schools only) per hour	-	Y	\$30.00
Showers (during critical water restrictions – local residents only – proof of identity required)	-	Y	\$3.10
Showers (during critical water restrictions – local residents only – proof of identity required)	-	Y	\$0.00
Spin Bikes (group exercise)	-	Y	\$11.00
Gym Circuit (group exercise)	-	Y	\$11.00
Heart Fit (group exercise)	-	Y	\$7.00
Table Tennis (all ages)	-	Y	\$5.20
Line Dancing (group exercise)	-	Y	\$7.00
Tai Chi (group exercise)	-	Y	\$11.00
Step Pump (group exercise)	-	Y	\$11.00
Cardio (group exercise)	-	Y	\$11.00
Complete Abs (group exercise)	-	Y	\$11.00
Weights and Balance (group exercise)	-	Y	\$8.00
Strength and Toning (group exercise)	-	Y	\$11.00
Latin Line Dancing (group exercise)	-	Y	\$11.00
Kids Bootcamp (group exercise)	-	Y	\$8.00
Group Punch (group exercise)	-	Y	\$11.00
Exercise to Music (group exercise)	-	Y	\$11.00
Raging Aging (group exercise)	-	Y	\$7.00
Boot camp (group exercise)	-	Y	\$11.00
Box Fit (group exercise)	-	Y	\$11.00
Strength and conditioning (group exercise)	-	Y	\$11.00

Stanthorpe Out of School Care

Vacation Care per child	-	N	\$44.00
Per day (8.00am to 6.00pm)			
After School Hours Care per child	-	N	\$19.00
Per afternoon (3.00pm to 6.00pm)			

Name	Head Of Power	GST	Year 20/21 Fee (incl. GST)
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Swimming Pools

Stanthorpe Swimming Pool

Admission Fees

Child	-	Y	\$2.30
Adult	-	Y	\$4.50
Season Pass – Child	-	Y	\$165.00
Season Pass – Adult	-	Y	\$200.00
Season Pass – Family (2 adults and 2 children)	-	Y	\$345.00

Allora and Killarney Swimming Pools

Admission Fees

Child	-	Y	\$2.10
Adult	-	Y	\$3.20
Season Pass – Child	-	Y	\$90.00
Season Pass – Adult	-	Y	\$115.00
Season Pass – Family (2 adults and 2 children)	-	Y	\$325.00
Family Swim Pass	-	Y	\$8.80

Schools

School half day	-	Y	\$205.00
School full day	-	Y	\$295.00

Swimming Club

Club Night Hire (Max 3 hours)	-	Y	\$48.00
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Warwick Indoor Recreation and Aquatic Centre

Aquatics

Family Membership should not be offered to new members. Past family members can discuss with Manager re Family Memberships.

Casual Per Person

Adult	-	Y	\$5.90
Concession	-	Y	\$4.70
Family (up to 2 adults and 4 children)	-	Y	\$19.50

10 Visit Pass

Adult	-	Y	\$53.00
Concession	-	Y	\$41.00

Name	Head Of Power	GST	Year 20/21 Fee (incl. GST)
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25 Visit Pass

Adult	-	Y	\$128.00
Concession	-	Y	\$103.00

1 Month Membership

Adult	-	Y	\$60.00
Concession	-	Y	\$45.00

3 Month Membership

Adult	-	Y	\$159.99
Concession	-	Y	\$110.00

6 Month Membership

Adult	-	Y	\$270.00
Concession	-	Y	\$190.00

12 Month Membership

Adult	-	Y	\$450.00
Concession	-	Y	\$350.00

Direct Debit (Fortnightly) – Direct debit contracts must be for a minimum of 6 months

Adult	-	Y	\$19.90
Concession	-	Y	\$15.90
Adult Joining Fee	-	Y	\$59.00
Concession Joining Fee	-	Y	\$25.00
Suspension Fee	-	Y	\$10.00

Membership Transfer Fee

Transfer Fee	-	Y	\$55.00
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Pool Hire

1 Lane 25m (Not for Profit)	-	Y	\$26.50
Per hour			
1 Lane 25m (Commercial)	-	Y	\$27.00
Per hour			
1 Lane Learn to Swim (Not for Profit)	-	Y	\$19.50
Per hour			
1 Lane Learn to Swim (Commercial)	-	Y	\$20.00
Per hour			

Name	Head Of Power	GST	Year 20/21 Fee (incl. GST)
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Pool Hire [continued]

Hydrotherapy (Not for Profit)	-	Y	\$46.00
Per hour			
Hydrotherapy (Commercial)	-	Y	\$48.00
Per hour			

Special Hire

School Carnival – exclusive use of pool hall – up to 4 hours	-	Y	\$340.00
School Carnival – exclusive use of pool hall – up to 7 hours	-	Y	\$500.00
Swim Club Night – up to 5 lanes – up to 2 hours	-	Y	\$85.00
Outside Business Hours – per hour – excl staff cost	-	Y	\$120.00
Staff Hire (Minimum 1 hour) – per hour	-	Y	\$59.00

Stadium

*Court hire bookings that require carpet to be laid will include an extra fee of \$200 for one court and \$400 for two courts

*Bookings must complete facility hire instructions and requirements

1 court (Not for profit) – per hour	-	Y	\$60.00
1 court (Commercial) – per hour	-	Y	\$85.00
2 courts (Not for profit) – per hour	-	Y	\$85.00
2 courts (Commercial) – per hour	-	Y	\$125.00
1 court (Not for profit) – per day*	-	Y	\$400.00
1 court (Commercial) – per day*	-	Y	\$550.00
2 courts (Not for profit) – per day*	-	Y	\$500.00
2 courts (Commercial) – per day*	-	Y	\$800.00
Function – offer according to needs*	-	Y	POA
Carpet laying – 1 court	-	Y	\$200.00
Carpet laying – 2 courts	-	Y	\$400.00

Learn To Swim

Group lesson 30 minutes (1 child)	-	N	\$14.90
Private lesson 30 minutes (maximum 2 children)	-	N	\$42.00
Lesson through NDIS (special needs)	-	N	\$0.00
Equipment and training levy per term per child	-	Y	\$5.50
An equipment and training levy of \$5.00 per term per participant is in place for equipment and training purposes			

Group Fitness

Casual Per Person

Adult	-	Y	\$13.00
Concession	-	Y	\$9.80

Name	Head Of Power	GST	Year 20/21 Fee (incl. GST)
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10 Visit Pass

Adult	-	Y	\$115.00
Concession	-	Y	\$90.00

25 Visit Pass

Adult	-	Y	\$270.00
Concession	-	Y	\$210.00

Gym

Casual Per Person

Adult	-	Y	\$13.00
Concession	-	Y	\$9.80

10 Visit Pass

Adult	-	Y	\$115.00
Concession	-	Y	\$90.00

25 Visit Pass

Adult	-	Y	\$265.00
Concession	-	Y	\$210.00

1 Month Membership

Adult	-	Y	\$90.00
Concession	-	Y	\$75.00

3 Month Membership

Adult	-	Y	\$235.00
Concession	-	Y	\$200.00

6 Month Membership

Adult	-	Y	\$415.00
Concession	-	Y	\$320.00

12 Month Membership

Adult	-	Y	\$710.00
Concession	-	Y	\$555.00

Direct Debit (Fortnightly) Direct Debit contracts must be for a minimum of 6 months

Adult	-	Y	\$29.90
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Name	Head Of Power	GST	Year 20/21 Fee (incl. GST)
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Direct Debit (Fortnightly) Direct Debit contracts must be for a minimum of 6 months [continued]

Concession	-	Y	\$24.90
Adult Joining Fee	-	Y	\$59.00
Concession Joining Fee	-	Y	\$25.00
Suspension Fee	-	Y	\$10.00

Membership Transfer Fee

Transfer Fee	-	Y	\$55.00
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Family Membership should not be offered to new members. Past family members can discuss with Manager re Family Memberships.

All-In-One Membership

1 Month Membership

Adult	-	Y	\$120.00
Concession	-	Y	\$99.00

3 Month Membership

Adult	-	Y	\$320.00
Concession	-	Y	\$255.00

6 Month Membership

Adult	-	Y	\$555.00
Concession	-	Y	\$420.00

12 Month Membership

Adult	-	Y	\$950.00
Concession	-	Y	\$710.00

Direct Debit (Fortnightly) Direct Debit contracts must be for a minimum of 6 months

Adult	-	Y	\$39.90
Concession	-	Y	\$29.90
Adult Joining Fee	-	Y	\$59.00
Concession Joining Fee	-	Y	\$25.00
Suspension Fee	-	Y	\$10.00

Membership Transfer Fee

Transfer Fee	-	Y	\$55.00
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Family Membership should not be offered to new members. Past family members can discuss with Manager re Family Memberships. **Fly in/fly out enquiries can have Gold Membership at the Gym rate. One joining fee.

Name	Head Of Power	GST	Year 20/21 Fee (incl. GST)
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Special Programs

Sports Ability – Casual	-	Y	\$4.00
Senior Fit – Casual	-	Y	\$6.50
Badminton – Casual	-	Y	\$6.00

Personal Training

Per 30 minute session	-	Y	\$45.00
Per 45 minute session	-	Y	\$65.00
5 x 30 minute pack (valid 3 months)	-	Y	\$180.00
10 x 30 minute pack (valid 6 months)	-	Y	\$350.00

Beach Volleyball

Court – per hour	-	Y	\$25.00
Court – per day	-	Y	\$100.00

Indoor Rock Climbing

Belay instruction (initial qualification)	-	Y	\$59.00
Remains current for as long as client climbs 3 times every six months, first 3 climbs are free			
Casual per person – Adult	-	Y	\$8.00
Casual per person – Concession	-	Y	\$5.00

Stadium

Casual per person – Adult	-	Y	\$4.50
Casual per person – Concession	-	Y	\$3.80

School Groups

Pool – per student	-	Y	\$3.70
Stadium – per student	-	Y	\$3.70
Gym – per student	-	Y	\$4.60
Rockwall – per student	-	Y	\$4.60

Aerodromes

Conditions: Aerodrome may be closed to aircraft (Emergency Services aircraft excepted); Full payment of fee required prior to closure of aerodrome; The hirer must reimburse Council for any damage caused during the hire period; Depending on the time of day, noise limitations may apply; Applications for hire will be considered individually and may be refused at the discretion of Council

Aerodromes – Additional or replacement key	-	Y	\$16.50
Landing Fee Warwick and Stanthorpe Aerodromes (Emergency Services Exempt from payment) – per annum	-	Y	\$270.00
Landing Fee Warwick and Stanthorpe Aerodromes (Emergency Services Exempt from payment) – per landing	-	Y	\$10.00
Aircraft (including gliders) will be charged for each arrival or full stop landing.			
Aircraft Parking Fee (more than 24 hours)	-	Y	\$10.00
Aerodrome Runway Hire (conditions apply) – per day	-	Y	\$1,845.00

Name	Head Of Power	GST	Year 20/21 Fee (incl. GST)
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Connolly Dam and Washpool Reserve

Camping Site Fee

Children (under 13 years of age) – per camper per night	-	Y	\$6.70
Adults (13 years of age and over) – per camper per night	-	Y	\$14.00
Family (2 adults and up to 2 children under 13 years of age) – per night	-	Y	\$36.00
Additional Children (under 13 years of age) – per camper per night	-	Y	\$6.70
Children under 4 years of age	-	Y	\$0.00

Powered Sites (in addition to Camping Site Fee)

Site Fee	-	Y	\$6.70
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Bagged Ice

Fee per 5kg bag	-	Y	\$6.70
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Fred Rogers Camp

Sports Hall

Daily Hire per person per day (Group hire only – minimum 10 people)	-	Y	\$15.40
Hire Bond	-	N	\$256.50
Refundable once final inspection completed and everything deemed to be left in original condition			

Main Hall

Sporting/Community/Schools (non commercial) per day	-	Y	\$770.00
Commercial use per day	-	Y	\$2,515.00
Hire Bond	-	N	\$515.00
Refundable once final inspection completed and everything deemed to be left in original condition			

Kitchen

Daily use	-	Y	\$155.00
Hire Bond	-	N	\$515.00
Refundable once final inspection completed and everything deemed to be left in original condition			

Dormitory

Per person per night (no linen provided)	-	Y	\$36.00
Hire Bond	-	N	\$256.00
Refundable once final inspection completed and everything deemed to be left in original condition			

Kayak

Daily hire	-	Y	\$51.50
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Name	Head Of Power	GST	Year 20/21 Fee (incl. GST)
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Kayak [continued]

Hire Bond	-	N	\$102.50
Refundable once final inspection completed and everything deemed to be left in original condition			

Cottage

Daily rate	-	Y	\$154.00
Weekly rate	-	Y	\$615.00
Hire Bond	-	N	\$615.00
Refundable once final inspection completed and everything deemed to be left in original condition			

Allora Race Track

For use of the Allora Racecourse for horse training purposes

1-5 horses – annual fee	-	Y	\$310.00
6-10 horses – annual fee	-	Y	\$600.00
11-15 horses – annual fee	-	Y	\$900.00

Libraries

Public Meeting Rooms (including Willi Street Rooms)

Meetings or similar functions by community, charity, welfare, school and church groups	-	Y	\$5.00
Meetings, conferences, seminars and similar functions by other users per day	-	Y	\$67.50
Meetings, conferences, seminars and similar functions by other users – meetings of up to 5 hours duration	-	Y	\$44.00

Membership

Membership subscription for non-Regional Council residents (except Tenterfield Shire) – annual fee	-	N	\$30.00
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Miscellaneous

Library Bag	-	Y	\$3.00
Inter-library Loan Charge (Public Library)	-	Y	\$2.30
Inter-library Loan Charge (Special/University Library)	-	Y	As charged by lending library
Late Fee	-	N	\$1.00 per day (maximum \$15.00)
Facsimile Fees	-	Y	\$2.70
Sale of USB	-	Y	\$7.10
Headphones	-	Y	\$1.20
Recyclable coffee cups	-	Y	\$0.20

Name	Head Of Power	GST	Year 20/21 Fee (incl. GST)
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Photocopies and Printing

A4 Page (black and white)	-	Y	\$0.20
A3 Page (black and white)	-	Y	\$0.40
A4 Page (colour)	-	Y	\$1.50
A3 Page (colour)	-	Y	\$3.00

Replacement Charges

Membership Card	-	N	\$3.00
Library Item	-	N	Cost of item

Sundry Fees Corporate and Community Services

Photocopying, Scanning and Printing Fees

Photocopy, Scanning and Printing at Admin Office – per A4 one side – black and white	-	Y	\$0.65
Photocopy, Scanning and Printing at Admin Office – per A4 double sided – black and white	-	Y	\$0.75
Photocopy, Scanning and Printing at Admin Office – per A4 one side – colour	-	Y	\$0.75
Photocopy, Scanning and Printing at Admin Office – per A4 double sided – colour	-	Y	\$0.95
Photocopy, Scanning and Printing at Admin Office – per A3 one side – black and white	-	Y	\$0.95
Photocopy, Scanning and Printing at Admin Office – per A3 double sided – black and white	-	Y	\$1.25
Photocopy, Scanning and Printing at Admin Office – per A3 one side – colour	-	Y	\$1.15
Photocopy, Scanning and Printing at Admin Office – per A3 double sided – colour	-	Y	\$1.55
Hard copy of Council's Annual Budget	-	N	\$18.00
Hard copy of Council's Annual Report	-	N	\$18.00
Copy of reports on CD	-	N	\$12.00
Postage and packaging of CD (as per Australia Post)	-	Y	\$12.40

Provision of ad-hoc documents in electronic format

Provision of ad-hoc documents in electronic format	-	N	\$6.20
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Search Fees

Property Search Fees	Local Government Act 2009 s97 2(c)	N	\$222.50
Urgent property search fees (within 2 working days)	Local Government Act 2009 s97 2(c)	N	\$277.00
Counter search (ownership, valuation, rates and charges)	Local Government Act 2009 s97 2(c)	N	\$28.00
Property & Rating transaction list (pdf copies free to current owner or last owner if requested within 12 months of the sale/transfer) Per property	Local Government Act 2009 s97 2(c)	N	\$23.00
Archived transactions not held in Property & Rating System are subject to Archives/Records Search & Retrieval Fee			
Water Meter Readings	Local Government Act 2009 s97 2(c)	N	\$82.00
Administration Fee for Dishonoured Payment	-	N	\$33.00
Real Estate Agent Search Fee	Local Government Act 2009 s97 2(c)	N	\$1,360.00
Rate & Certificate Refund Processing Fee – for all rate & certificate refund transactions (one free rate refund per year)	-	N	\$24.50

Name	Head Of Power	GST	Year 20/21 Fee (incl. GST)
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Search Fees [continued]

Archive/Records Search and Retrieval Fee	-	N	\$54.80/hour or part thereof for greater than 1 hour
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Right to Information – In accordance with fees set by State Government

Application Fee	Local Government Act 2009 s97 2(c)	N	As set by State Government
Inspection and processing fee	Local Government Act 2009 s97 2(c)	N	As set by State Government
Photocopying	Local Government Act 2009 s97 2(c)	N	As set by State Government

Miscellaneous Fees

Bond for large events such as circuses or similar amusements/events	-	N	\$1,285.00
Refundable upon passing inspection by Council staff			
Copy of Rate Notice (pdf copies free to current owner for notices within the current financial year)	Local Government Act 2009 s97 2(c)	N	\$9.80

Rural Numbering

Rural addressing number – new installation	-	N	\$100.00
Rural addressing number – supply of replacement module only	-	N	\$57.50


Digital Mapping & GIS

Requests for Digital Mapping/aerial photography and GIS Data or similar	Local Government Act 2009 s97 2(c)	N	Labour Costs (including on costs) x 1.25
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5. SUSTAINABLE DEVELOPMENT REPORTS

5.1 Material Change of Use - Corporation of the Roman Catholic Diocese of Toowoomba, 64A Guy Street, 47B-47C Wood Street, Warwick

Document Information

 Southern Downs REGIONAL COUNCIL	Report To: Special Council Meeting	
	Reporting Officer:	Meeting Date: 29 May 2020
	Manager Strategic Planning and Prosperity	ECM Function No/s: MCU\02118 & RC\01791

Recommendation

THAT Council further consider the application for Reconfiguration of a Lot (4 into 2 lots) and Material Change of Use for the purpose of a Service station on land at 64A Guy Street & 47B-47C Wood Street, Warwick, described as Lot 20 RP133205, Lot 82 W134636, Lots 1 and 2 RP64891, Parish of Warwick, County of Merivale at the Special Council Meeting.

Report

On 27 May 2020 the application for Reconfiguration of a Lot (4 into 2 lots) and Material Change of Use for the purpose of a Service station on land at 64A Guy Street & 47B-47C Wood Street, Warwick, described as Lot 20 RP133205, Lot 82 W134636, Lots 1 and 2 RP64891, Parish of Warwick, County of Merivale, was presented to the General Council Meeting for consideration. A copy of the original report is attached.

The matter was deferred pending further clarification being sought in relation to the following matters:

1. The interface between the subject development and St Mary's Hall, which is included on the Local Heritage Register.
2. The proposed vehicle access locations, giving consideration to the surrounding features and land uses, including the reduction of three car parking spaces in Guy Street.
3. The potential increase in traffic utilising Acacia Avenue and conflict with the primary school and Church uses.

Council officers are currently sourcing further information in relation to these matters, however this information will not be available until 28 May 2020. A supplementary report will be prepared and provided to the Councillors prior to the Special Council Meeting on 29 May 2020 to enable the matter to be further considered.


Council has written to the applicant to seek a further extension of the decision making period, in accordance with the Development Assessment Rules, until after the Special Council Meeting.

Attachments

1. Material Change of Use report presented to General Council Meeting, 27 May 2020 [1](#)

13.1 Material Change of Use – Corporation of the Roman Catholic Diocese of Toowoomba, 64A Guy Street, 47B-47C Wood Street, Warwick

Document Information

 Southern Downs REGIONAL COUNCIL	Report To: General Council Meeting	
	Reporting Officer:	Meeting Date: 27 May 2020
	Planning Officer	ECM Function No/s: MCU\02118 & RC\01791

APPLICANT:	Corporation of the Roman Catholic Diocese of Toowoomba, St Mary's Parish, Warwick C/- Precinct Urban Planning
OWNER:	Corporation Of The Roman Catholic Diocese Of Toowoomba
ADDRESS:	64A Guy Street & 47B-47C Wood Street, Warwick
RPD:	Lots 1 and 2 RP64891, Lot 20 RP133205, Lot 82 W134636, Parish of Warwick, County of Merivale
ZONE:	Mixed use
PROPOSAL:	Service station
LEVEL OF ASSESSMENT:	Impact
SUBMITTERS:	One (1) submission
REFERRALS:	Department of State Development, Manufacturing, Infrastructure and Planning
FILE NUMBER:	MCU\02118 & RC\01791

Recommendation Summary

THAT the application for Reconfiguration of a Lot (4 into 2 lots) and Material Change of Use for the purpose of a Service station on land at 64A Guy Street & 47B-47C Wood Street, Warwick, described as Lot 20 RP133205, Lot 82 W134636, Lots 1 and 2 RP64891, Parish of Warwick, County of Merivale, be approved subject to conditions.

Report



Figure 1: Subject land

The applicant seeks Development Permits for a Reconfiguration of a Lot (4 into 2 lots) and Material Change of Use for the operation of a Service Station on land described as Lot 20 RP133205, Lot 82 W134636 and Lots 1 & 2 RP64891.

The subject lots are located north of Wood Street and adjoin Guy Street to the west and Acacia Avenue to the east, adjoining residential properties north of the site. The lots have a total site area of 5,701 square metres.

Lots 1 and 2 RP64891 do not have vehicular access whereas, Lots 82 W134636 and Lot 20 RP133205 have dual access, from Wood Street and Acacia Avenue.

Currently Lot 82 W134636 and Lot 20 RP133205 are listed on the Local Heritage Register due to the significance of St Mary's Hall, which is located over both lots. The western portion of Lot 20 RP133205 and Lot 1 RP64891 are occupied by tennis and squash courts. The tennis courts have not been utilised for such use for some time, however the squash courts are still in operation.

Proposal

There are two aspects of the proposed development for assessment. The subject lots are proposed to undergo Reconfiguration of a lot, followed by the construction of a Service station on proposed Lot 3. The reconfiguration will be required to be resolved prior to the Service station commencing use.

Reconfiguring a Lot

The applicant has proposed to amalgamate two of the four lots and realign the boundaries; this aspect of the development is Code assessable. The proposed reconfiguration will allow for the heritage listed building, St Mary's Hall, to be wholly located on proposed Lot 4, and the proposed Service station to be located on proposed Lot 3 on the corner of Guy Street and Wood Street.

Proposed Lot 3 will maintain an area of 3,151 square metres, and proposed Lot 4 will have an area of 2,546 square metres. The common boundary of proposed Lots 3 and 4 will be obstructed by a building on Lot 20 RP133205. Prior to the sealing of the survey plan, the building encroachment will be rectified; no buildings will overhang from their respective lots.

The Realignment of Boundaries will result in St Mary's Hall setback from the common boundary by approximately 6.0 metres. The existing access from both Wood Street and Acacia Avenue are proposed to remain.

Material Change of Use

The applicant seeks approval to establish a Service station on proposed Lot 3. This aspect of the development is Impact assessable and therefore underwent public notification.

Details of the proposed Service station are as follows:

- Operating hours of 24 hours per day, 7 days a week.
- A gross floor area (GFA) of 250 square metres, total building footprint of 745 square metres.
- Contain four (4) two-sided fuel dispensers providing two vehicle fill points per dispenser.
- Truck canopy makes provision for one (1) one-sided fuel dispenser providing a high-flow diesel fill point for large vehicles.

The applicant has provided the following detail:

The proposed development will be single storey and have a maximum height of 8.05m above natural ground level. This maximum height is associated with a blade wall [pylon sign] that will be utilised for future signage. The shop component of the Service station will have a maximum height of 6m, whilst the proposed car fuel forecourts and truck canopy will have a maximum height of 5.6m and 6m respectively.

Proposed Lot 3 will contain three (3) 110 kilolitre fuel tanks: one (1) 110 kilolitre tank of diesel and two (2) 110 kilolitre tanks of unleaded.

The estimated number of employees to work onsite is 4-5 people.

As previously outlined, the site currently contains St Mary's Hall, four (4) other buildings and three (3) outdoor tennis courts. As part of the proposed development the four (4) other buildings and the tennis courts will be demolished. Although these buildings are not included on the Local Heritage Register, there is a sense of attachment from the community to these buildings and the use of them for sport and recreation uses and gatherings. The need to manage the process in considering community expectations surrounding these buildings, has been raised with the landowners. St Mary's Hall will not be structurally affected by the proposed development.

Vehicular access and manoeuvrability

The Service station will be accessible by a two-way crossover on Wood Street, with three (3) points of exit: two (2) via Guy Street and one (1) via the two-way crossover on Wood Street; all entry and exit movements are left turn only. The two (2) exits via Guy Street will allow for vehicles accessing the high-flow diesel to exit by a separate exit north of the site.

Council's Engineers have undertaken multiple site inspections to assess the manoeuvrability and visibility of the site and surrounding environment. Currently there are three (3) parallel car parking spaces along the Guy Street frontage of the proposed Service station, with two (2) existing street trees which are likely to impair visibility upon egressing from the site.

Council has recognised that the proposed left-in, left-out treatments are similar to a Service station previously approved along Albion Street at an intersection with traffic lights, which later proved to be unsuitable for the area. Access and egresses of the site were later altered to allow for exit only onto the State-controlled road. The point of difference between the previously approved development and the subject fuel station is the size of the lot and the inclusion of heavy vehicles in the subject application. Council officers have again made contact with the Department of Transport and Main Roads to discuss this previous approval and the subject application to ensure their satisfaction, prior to any approval. Furthermore the applicant has provided a Traffic Impact Assessment, Noise Assessment Report and Engineering and Stormwater Management Plan in support of the application, which has been endorsed by the State Assessment Referral Agency and Department of Transport and Main Roads.

Local Heritage Listing

Lot 82 W134636 and Lot 20 RP133205 are both identified as being a Local Heritage Place of significance due to St Mary's Hall being located over the two lots, as per Figure 1 and Figure 2. The place is significant as per the following statement, in accordance with the Southern Downs Local Heritage Register:

- *for its association with the local historical theme of the development of social and cultural institutions*
- *for its architectural value as a good representation example of a large ornate timber hall*
- *for its social value to the community as a focus of religious and recreational activity.*

The buildings located on the western portion of Lot 20 RP133205 to be removed (see Figure 5) are not heritage listed buildings nor fall within the definition of a Local Heritage Place in accordance with the Southern Downs Local Heritage Register. The buildings to be removed include the four (4) buildings as outlined in Figure 4 and Figure 5.



Figure 2: Local Heritage Overlay



Figure 3: Local Heritage Place - St Mary's Hall

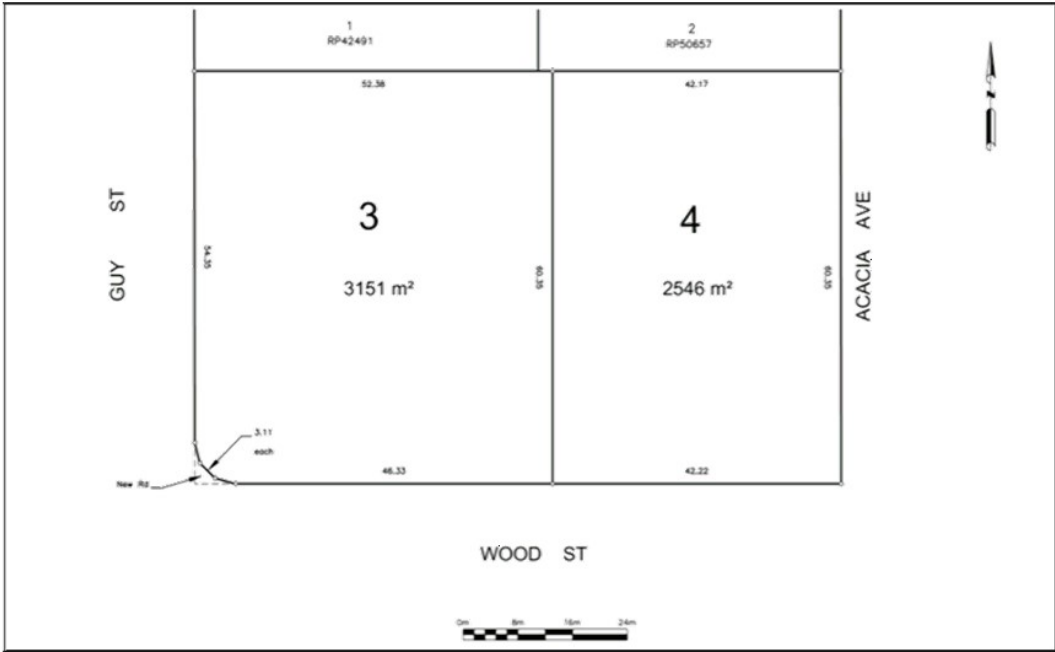


Figure 4: The four buildings proposed to be removed from Wood Street elevation



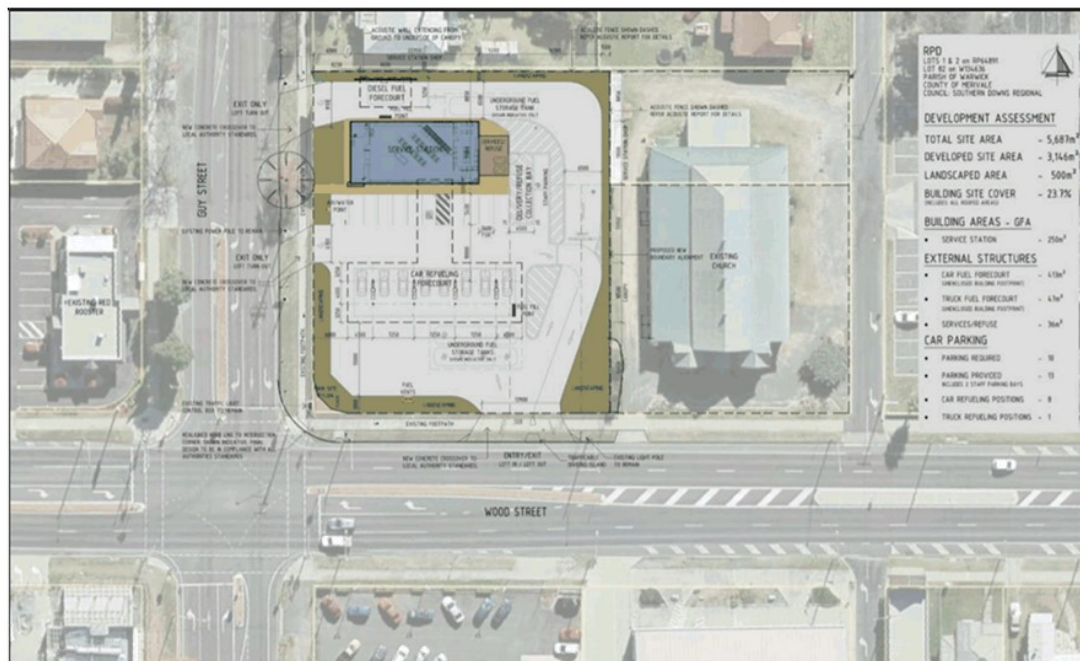
Figure 5: Buildings proposed to be removed from the site

Proposed Reconfiguration of Lots





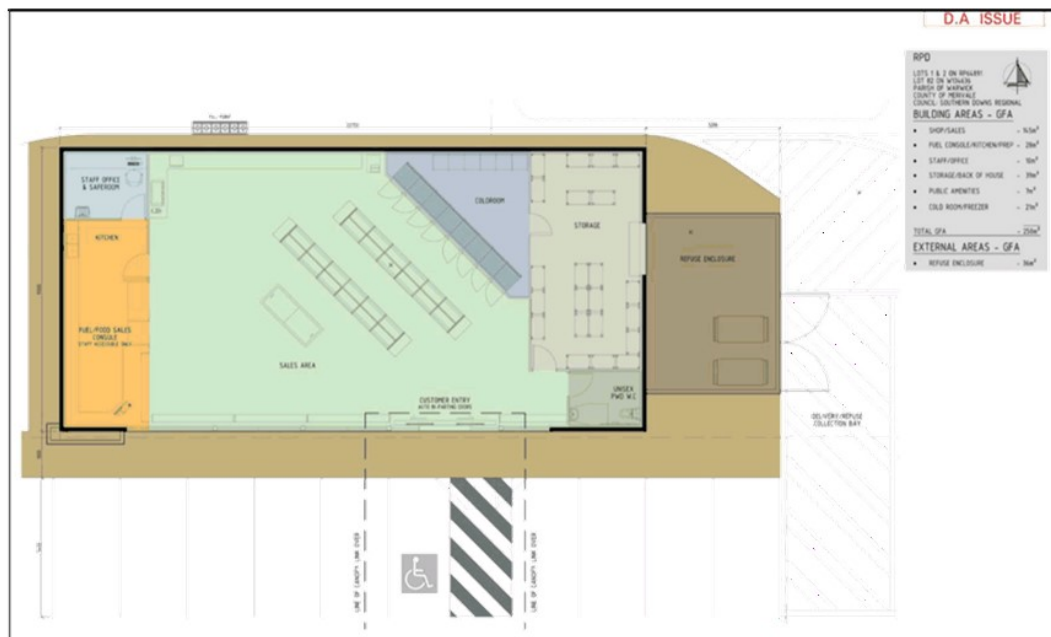
Proposed Material Change of Use – Site Plan



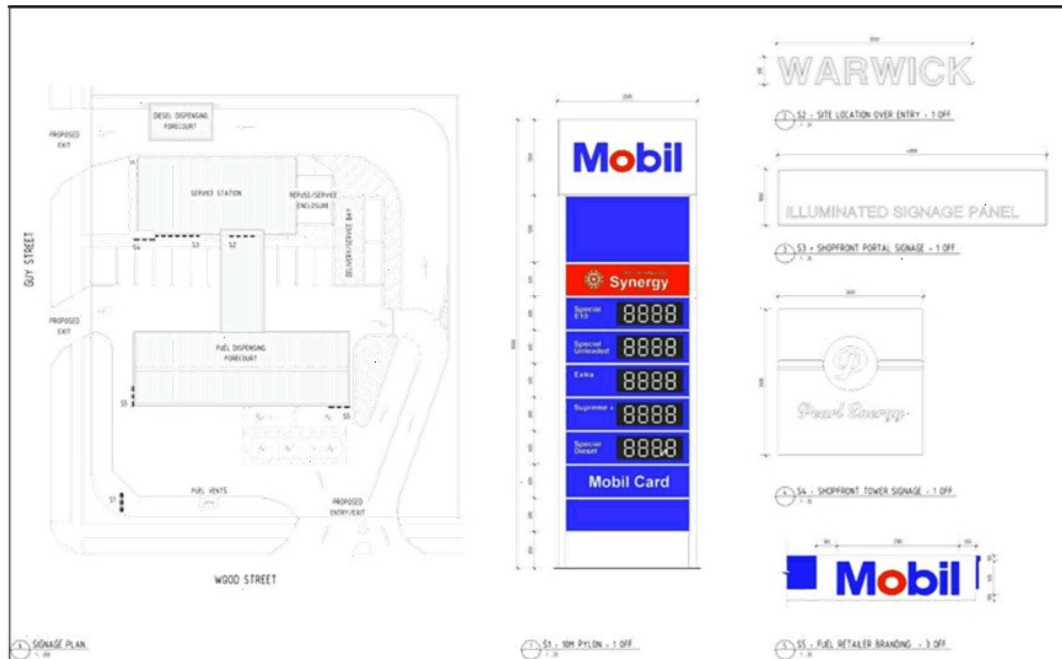
Proposed Demolition Works of the Four Buildings



Proposed Building Flood Plan



Signage Plan & Details



Building Elevations & Perspectives





Wood Street Frontage



Referral

The application required referral to the Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP) due to the subject lots being located within 25 metres of the State transport corridor and within 100 metres of an intersection with a State-controlled road, being Wood Street. The DSDMIP require conditions to be attached to any approval, see Schedule 3.

Submissions

The public notification period commenced on Monday, 17 February 2020 and ended on Monday, 9 March 2020. During the notification period one (1) properly made submission was received by Council.

The applicant has provided a response to the matters arising in submissions and is included in the response as relevant in *italic font*.

Matters Raised in Submissions	Response
General matters	
Noncompliance with Workplace Health and Safety Act as it is not at an acceptable level due to the proximity to occupied buildings, areas of public gathering and roadways.	Local governments are no longer responsible for the licensing and handling of flammable and combustible liquids since the repeal of the <i>Dangerous Goods Safety Management Act 2001</i> . The safe storage and handling of flammable and combustible liquids is now under the jurisdiction of the <i>Work Health and Safety Regulation Queensland</i> , which is regulated by Workplace Health and Safety Queensland. Therefore, the subject development application itself does not require assessment against the <i>Work Health and Safety Act 2011</i> .
Several academic articles demonstrate the need for "belts" to be established around petrol stations near sensitive receptors i.e. residential housing, vulnerable populations.	If separation distances were imposed in the Planning Scheme to reflect the 100 metre buffer this would likely require Service stations to be located on rural land,

<p>The establishment of 100 metre wide buffers are required to reduce health effects. Furthermore, trees and green space are provided within the buffer to assist in mitigation of the use.</p>	<p>reducing the accessibility of the use to local businesses and residents. Furthermore, it would fragment and reduce the rural productivity of the land.</p> <p>As reflected in the assessment of the application, a series of reports and management plans were drawn to ensure that the use can be adequately mitigated and not exceed a scale reasonable for the area.</p>
<p>There is no overriding need for a service station located on Wood Street.</p> <p>There were two service stations located along the road and they failed to continue over the past 25 years.</p>	<p>There are nine (9) existing Service stations operating in Warwick, located along the length of Wallace Street, Wood Street, Albion Street, Helene Street, New England Highway and the Cunningham Highway.</p> <p>The Strategic Intent of the Planning Scheme permits for development along the frontage of Wood Street servicing the visiting public and local residents. It is not Council's role to dictate the proposals which are lodged regarding the use of the land. It is Council's role to assess the application against the Planning Scheme. Provisions in relation to separation distances between Service stations could be a consideration for any new planning scheme.</p>
<p>Children utilising the footpath will have several access crossovers. The development is placing unnecessary risk on people, when considering the application is for an unnecessary facility.</p>	<p>The proximity to the childcare centre is a consideration for Council, particularly the pedestrian and vehicle movements during peak drop-off and pick-up times at both the childcare centre and the nearby school.</p> <p>Given the distances of separation between the crossovers and lines of sight, the development will not compromise the safety of pedestrians. Conditions will be imposed to ensure landscaping doesn't impair visibility.</p>
<p>The demolition of the squash courts will increase obesity rates and prevent exercise and activities; contra to health objectives of the government.</p>	<p>The tennis and squash courts are owned by the St Mary's Parish, Warwick and are hired to various groups and associations. <i>The school has recently constructed the Mackillop Centre which is utilised by the school for sporting functions, PE and Music lessons, cultural events and assemblies. Additionally, the Southern Downs Regional Council provides a range of sporting courts and fields within the Warwick area including Queens Park, St Marks Park and Morgan Park.</i> There remain numerous abilities for a person to undertake recreational activities in the region.</p>
<p>Should the Service station be unsuccessful as per previous fuel stations have been along Wood Street, the site will be an eyesore.</p>	<p>The applicant has proposed several measures to ensure that the development is sympathetic and consistent to the existing area.</p>
<p>Public and environmental health i.e. noise and odour</p>	
<p>The operation of the service station, 24 hour a day, 7 days a week will result in constant noise, light and odour pollution to nearby uses.</p>	<p>The applicant has proposed a series of reports by noise and traffic engineers with a series of recommendations and how any</p>

	potential nuisances can be appropriately addressed i.e. reduction of hours.
The construction of a wall will not prevent the effect of air pollutants blown by the elements to the residential buildings north of the site.	Fuel vents are proposed to be located along the frontage of the site. Odour associated with the refuelling of heavy vehicles will be mitigated through the following measures: erection of an acoustic wall, fences, landscaping and canopy over the fuel forecourt.
The location of trucks refuelling is within close proximity to a residential building i.e. 4.0 metres.	
There are environmental and health concerns regarding the proximity to residential and urban services i.e. Medical centre, Childcare centre.	
The refuelling of long-haul trucks within urban areas should not be permitted in the Planning Scheme, due to the pollutants contaminating the air quality.	
Stormwater runoff is likely to significantly increase pollution.	The subject site's impervious area is currently greater than the proposed Service station. However, due to the varying nature of the existing and proposed uses the applicant has proposed to install a containment system which will be installed within the fuel dispensing areas. This will allow for contaminants to be captured using filtration technology to reduce the levels of contaminants to be discharged via stormwater infrastructure.
Location of air conditioning compressors are proposed to be closely located to the residential property boundary, affecting quality of sleep.	Air-conditioning units are located east of the Shop component of the Service station with screening around the units. Acoustic fence will also assist in mitigating any noise associated the units or otherwise.
St Mary's Hall would fall well under the safety belt zone for fuel emissions, the elderly will be subject to the hazards.	A series of conditions will be imposed to ensure that neighbouring lots are adequately buffered from the use. <i>The proposed development has been designed and will be operated in accordance with applicable national fuel retailers' standards and regulations, and the recommendations provided within the Noise Impact Assessment and Engineering Report and Stormwater Management Plan to ensure that there are no significant impacts on the adjoining St Mary's Parish Hall.</i>
Traffic movements	
The location of the Wood Street crossover is likely to cause congestion and traffic with vehicles turning due to the traffic lights within close proximity of the crossover.	A Traffic Impact Assessment was submitted with a report, including traffic counts and noise monitoring. This was undertaken on a weekday to ensure that the assessments would take into account movements on a school day. The Wood Street crossover will be conditioned for use as a left-in, left-out only. The site has been designed to allow for a 19 metre AV to enter from Wood Street and egress the site in a forward gear via Guy Street. Sighting from Wood Street and Guy Street is consistent with Austroads Guidelines.

Inability to manoeuvre a heavy vehicle from the Guy Street exit without crossing lanes of traffic.	<p>A Traffic Impact Assessment was submitted alongside the development application. Recommendations were suggested, including works to be undertaken including the kerb widening, to allow for a 19m long AV to turn left from Guy Street onto Wood Street.</p> <p>To ensure that all vehicles are able to exit the site safely, line marking will be required to ensure the exit ways are kept clear when vehicles are queuing at the traffic lights.</p>
In favour of the development	
The placement of the fuel bowzers for the fuelling of cars facing the road is acceptable to a point.	

Assessment against the Planning Scheme – Reconfiguring of a Lot

Benchmarks applying to the development
<p>The following codes of the Southern Downs Planning Scheme are benchmarks applying to the development:</p> <ul style="list-style-type: none"> – 8.2.6 Heritage overlay code – 9.4.7 Reconfiguring a lot code

Heritage overlay code

AO5 *Development does not:*

- (a) *reduce public access to the Local heritage place; or*
- (b) *result in a Local heritage place being severed or obscured from public view.*

The proposed reconfiguration will allow for the heritage place to be located wholly on one lot. Neither the access nor public view of St Mary's Hall will be negatively impacted as a result of the reconfiguration.

Reconfiguring a lot code

PO6 *Lots in zones other than the Low density residential, Medium density residential, Rural, Rural residential and Township zones are of sufficient size to accommodate uses and buildings and associated structures identified in the overall outcomes of the applicable zone codes.*

The proposed development is located in the Mixed use zone, providing a transition area between the commercial centre and surrounding residential areas. The applicant seeks a change of use of the site for the purpose of a Service station following the reconfiguration of lots, the suitability of Service station on proposed Lot 3 will be further assessed against the Mixed use zone code to ensure the development meets compliance with the zone code. The proposed lot sizes of 3,151 square metres and 2,546 square metres achieves compliance with the PO, and the suitability of the proposed buildings and services to be located on the land will be further assessed in the report.

AO7 *No existing building extends over more than one lot or is located closer to any boundary than required under an applicable code in this planning scheme or in the Building Code of Australia.*

It is proposed that following the amalgamation of two of the lots, the boundaries will be realigned allowing for the Service station and St Mary's Hall to be wholly located on their respective lots. Currently one of the four buildings proposed to be removed to make allowance for the Service station will overhang the common boundary of the lots. Prior to the sealing of the survey plans a building approval is to be obtained for the demolition to achieve the desired boundary alignment as per plans prepared by Parkinson Surveyors, dated 19 November 2019. Conditions will be imposed to ensure that prior to the sealing of the survey plan that all buildings are to be contained on each lot, without a building extending beyond their respective lot, achieving compliance with the AO.

AO14 *Where a site has a frontage to a road with a reserve width of 10 m or less the development provides a dedication of land along the full length of the frontage for road widening purposes. The area to be dedicated shall be that which falls within a minimum distance of 5 m from the centre line of the original road reserve boundaries.*

Acacia Avenue provides primary access to St Mary's Hall and will continue to do so. The Acacia Avenue road is approximately 6.1 metres in width, 3.0 metres from the centreline to Lot 82W134636. In order to achieve compliance with AO14 approximately 2.0 metres of land will be required to be dedicated to Council for road widening purposes, achieving 5.0 metres in width from the centreline to proposed Lot 4.

AO16.1

(a) All lots in the Low density residential, Medium density residential, Rural residential, Principal centre, District centre, Specialised centre, Mixed use and Industry zones are connected to reticulated water.

AO16.2

(a) Except in Allora, all lots in the Low density residential, Medium density residential, Principal centre, District centre, Specialised centre, Mixed use and Industry zones are connected to the reticulated sewerage system.

The subject lots all have existing connections to reticulated water and sewer services. There is an existing wastewater infrastructure traversing Lot 20 RP133205. It will be a condition of any approval that an easement in favour of Council is to be established over the infrastructure to allow future access to Council's infrastructure and ensure no permanent structures are constructed over the sewer line.

Assessment against the Planning Scheme – Material Change of Use

The proposed Service station is required to be assessed against the entirety of the planning scheme, not limited to the specified to the Assessment Benchmarks listed in the Tables of Assessment, allowing for the strategic framework behind the implementation of the planning scheme to be taken into consideration in the assessment of the development.

Part 3 Strategic Framework

The strategic framework sets the policy direction for the planning scheme and forms the basis for ensuring appropriate development occurs within the planning scheme area for the life of the planning scheme.

3.3 Settlement pattern

3.3.1 Strategic outcomes

(10) There is an effective, convenient network of centres providing business, commercial and retail services for the region. The central business districts of Warwick and Stanthorpe are the location for all higher order business, commercial and retail activity including large supermarkets, department stores and other commercial uses with a regional focus. The centres of Killamey and Allora support retail, office and community functions with a district focus. Local retail and business services are provided in the villages and in some suburban locations.

(13) The health, wellbeing, amenity and safety of communities and individuals are protected from the impacts of air and noise emissions, as well as hazardous materials.

3.3.4 Element – Commercial development

Commercial development meets the needs of the community for goods and services, provides for employment, culture and entertainment and in the case of the central business districts of Warwick and Stanthorpe provides a vibrant and exciting focus and strong sense of place for the community and visitors.

3.3.4.1 Specific outcomes

(4) The strong sense of place in the central business districts is supported by the continuing use and adaptive reuse of heritage buildings and the sympathetic respect for heritage character reflected in new development, street works and public places.

(7) Expanded opportunities for a range of business ventures, including home based businesses and alternative retailing is provided to ensure that the Southern Downs' urban and rural communities are provided with services, facilities and employment opportunities to meet their existing and future needs.

3.3.4.2 Land use strategies

(1) Adequate land is provided within the central business centres in Warwick and Stanthorpe to facilitate the use of these centres as the commercial and retail hubs of the Southern Downs. These centres provide comprehensive, convenient, safe and attractive commercial facilities in the northern and southern parts of the region. All significant government, retail and business development, excluding retailing of large and bulky goods, is located in these centres. Large supermarkets and department stores are located exclusively in these centres. The heritage character of the areas is retained by continuing commercial use and adaptive reuse of heritage buildings. Adjoining developments and public places are respectful and sympathetic to the heritage buildings.

(2) The areas adjacent to the central business areas of Warwick and Stanthorpe exhibit the mix of land uses traditionally found in city frame areas. This is a transition area of mixed commercial, retail, low impact industrial and residential uses. These areas provide for some extension of commercial and servicing functions but the existing character, mix of existing uses and the slow speed of land use change limits development in these areas to low impact, small scale uses. The character and type of development is significantly different within individual streets and neighbourhoods of the frame area, consequently land use planning for this area must be sensitive to local conditions and character. This area will not include major retail uses such as supermarkets or department stores but may include showrooms, low impact industry uses and limited business uses depending on the particular location. The amenity and functionality of these areas relies on control over the impacts of development to ensure a harmonious mix of uses.

(6) Provision is made for showrooms and large and bulky goods retailing in planned locations with good visibility and access and where they do not contribute towards ribbon development. Within these locations some tourist and low impact industry uses may locate to take advantage of the accessibility and visibility of the locality. The amenity and functionality of these areas relies on control over the impacts of development to ensure a harmonious mix of uses.

(8) The existing and planned commercial areas are promoted and protected to ensure that their viability and role as commercial and community centres is maintained. Unplanned and piecemeal expansion of the commercial areas, out of centre development and ribbon development will not occur.

The proposed development is located outside of the central business district of Warwick, fronting the section of Wood Street which provides connection between the Cunningham Highway and the New England Highway. The proposed development will service the touring public and local residents, conveniently located along the arterial road.

Given the variety of uses within close vicinity of the proposed Service station this indicates that the area supports a mix of activities which can be adequately mitigated to ensure that the amenity and functionality of these areas are not compromised.

Benchmarks applying to the development
<p>The following codes of the Southern Downs Planning Scheme are benchmarks applying to the development:</p> <ul style="list-style-type: none"> - 6.2.8 Mixed use zone code - 8.2.6 Heritage overlay code - 9.4.2 Carparking and loading code - 9.4.4 Landscaping code - 9.4.6 Outdoor lighting Code - 9.4.7 Physical infrastructure code - 9.4.8 Stormwater management code

Mixed use zone code

6.2.8.2 Purpose

(1) *The purpose of the Mixed use zone code is to provide for a mix of activities that may include business, retail, residential, tourist accommodation and associated services, service industry and low impact industry uses.*

(2) *The overall outcomes sought for the zone code are as follows:*

(a) *The zone provides a transition area between the commercial centre and the surrounding residential areas. The individual character of different parts of the zone is maintained by limiting the mix of uses in different localities within the zone to provide some continuity and meet the reasonable expectations of people living and working in the area. In various parts of the zone, subject to location, a range of appropriately scaled commercial, residential and industrial uses may be provided. These uses include multiple dwellings, small shops that service the surrounding area, shops selling large and bulky goods, outdoor showrooms for motor vehicles and equipment, restaurants, tourist accommodation and highway oriented service providers. Industrial uses are limited to small scale low impact industries and service industries.*

(b) *Non-residential development does not undermine the viability of the central business area contained in the Principal centre zone or District centre zone. Development does not compromise the viability of the centres hierarchy. The zone does not contain business activities such as supermarkets, shopping centres or other uses that are designed for a regional or district catchment.*

(c) *Uses are located, designed and managed in a manner that minimises external impacts.*

(d) *New development respects and enhances the streetscape of the surrounding area particularly in terms of scale, character and built form and incorporates a high standard of built design.*

(e) *Development does not adversely impact on the safety and efficiency of the road network including the State controlled network.*

(f) *The viability of both existing and future uses and operations in the zone are protected from the intrusion of incompatible uses.*

(g) *Where an area has a predominantly residential nature, such as west of Guy Street in Warwick, the character, scale and nature of the area is protected by limiting development to small scale office development and promoting reuse of existing residential buildings for commercial purposes.*

(h) *Retail uses are limited mainly to small shops to serve the needs of local residents and the people employed in the area, in all localities except on lots fronting Wood Street, Warwick, and High Street, Stanthorpe. On the eastern side of the Warwick central business area and in Stanthorpe (but not on sites fronting High Street) showrooms and shops selling large and bulky goods are appropriate.*

(m) On sites with frontage to Wood Street or Albion Street, Warwick, or High Street, Stanthorpe, uses that service the travelling public such as tourist accommodation and fast food outlets are provided, and these developments are designed and operated to minimise impacts on the adjoining area while also ensuring traffic efficiency and safety.

The subject site is located on the corner of Wood Street and Guy Street, in the Mixed use zone. Surrounding uses provide a variety of uses such as Food and drink outlets, industry uses, residential properties and community uses. The proposed Service station is not considered to be unreasonable given the zoning and location along the state-controlled road network.

The location of the Service station is convenient for tourists and local residents. The use would not be more appropriately located within the central business district given the nature of the use. Whilst the use abuts two residential properties and a community hall, the use can be adequately mitigated to ensure the scale of the development is not out of the scope of the area.

PO3 *The main roads through Warwick and Stanthorpe change the character of the adjoining area by increasing the amount of passing traffic. On sites fronting Wood Street, Warwick, and High Street, Stanthorpe, development is limited to highway oriented uses including food outlets, offices, restaurants, motels and other uses that provide services for the touring public. Consideration of these uses in this location is subject to assessment of the impacts of strip commercial development on the traffic flow and built form amenity of the area.*

The development has frontage to Wood Street, which acts as a connector road between the New England Highway and Cunningham Highway and is therefore, subject to large volumes of traffic. The proposed use of a Service station will provide services for the local and touring public, such as fuel and basic convenience supplies. The use of the Service station is proposed to operate 24 hours a day, 7 days a week.

Nearby land uses to the proposed development offer a range of services, including food and drink outlets, a hall, residential uses, medical centres and a car dealership. Surrounding uses with the exception of the food and drink outlets, generally operate during the hours of daylight, the most susceptible nearby uses are likely to be the adjoining and surrounding residential properties.

A combination of mitigation measures will be conditioned to make certain that the impact to the area is acceptable given the nature of the Mixed use zone. This will include a reduction of operation hours from 6.00am to 10.00pm, comparable to the hours of Hungry Jacks, Red Rooster and Development Permits issued within close vicinity to the development for the purpose of a fuel station, all in which adjoin at least one residential property. Not only will the reduction of hours ensure consistency in the area, it will assist in achieving compliance with the Performance outcome.

Furthermore, an acoustic wall will be constructed immediate to the diesel fuel forecourt and acoustic fencing will also be provided along the northern and eastern boundaries of the proposed lot, assisting in reducing noise associated with the use itself. The planting of trees and shrubs will also assist in framing the development and reducing any amenity concerns. The development can be conditioned to comply with the Performance outcome.

PO6 *Premises are of a type and scale consistent with the built form and character of the adjoining area. The appearance and siting of buildings, other structures, car parking areas or signage is compatible with the local streetscape character, the style and design of nearby buildings and is respectful and sympathetic to any Local heritage place.*

The proposed building work will involve the construction of the Shop component of the Service station, two fuel dispensary areas, and erection of signage. The Shop will achieve a height of 4.8 metres and the upper most point of the forecourts will achieve a height of 6 metres. This is taking into account the height of the canopy and the acoustic wall of the diesel forecourt. The pylon sign will be located approximately 53 metres west of the heritage building and will achieve a height of 8.0 metres. The height of the sign is neither considered out of character for the area nor uncommon for the proposed use.

Furthermore, acoustic fencing and landscaping will be provided along the eastern boundary, adjoining St Mary's Hall, and along the northern boundary, to assist in reducing potential light and noise impacts, maintaining high levels of amenity between the two lots. The car fuelling forecourt

and service counter are located behind the St Mary's Hall's building line, not dominating the streetscape. The proposed development achieves compliance with the Performance outcome.

PO7 *The height, site cover and setbacks for buildings all combine to respect or enhance the character and amenity of their streets and neighbouring premises via a built form that:*

- (a) creates comfortable pedestrian environments;*
- (b) closely relates the building to the streets, public spaces and pedestrian routes; and*
- (c) retains the existing predominant streetscape character.*

The applicant has provided the following commentary:

The proposed development has been designed to ensure the height, site cover and setbacks for buildings all combine to respect and enhance the character and amenity of the streetscape and surround area. The built form:

- Creates a comfortable pedestrian environment;*
- Integrates with existing public space and pedestrian routes where possible; and*
- Retains the existing building design and landscaping.*

The proposed service station will have Gross Floor Area (GFA) of 250m² and a total building footprint (including forecourts and refuse storage) of 745m², equating to a total site coverage of 23.6%.

Buildings are located in excess of the required building setbacks and the design and layout of the development is sympathetic to the existing environment. Conditions will be imposed to ensure that the proposed use will not dominate the streetscape or surrounding area.

AO9 *A 6m wide landscaped area adjoins the primary street frontage and a 3m landscaped area adjoins any other street frontage.*

PO9 *Landscaped setbacks to all uses create an attractive, consistent streetscape that retains the existing streetscape character.*

The applicant has proposed to provide a 3.0 metre landscaped area along the Guy Street and Wood Street frontages, not in compliance with AO9. Development surrounding the site generally has reduced landscaping areas due to the state-controlled road and nature of the uses. As a result of the site having been used for the purpose of sporting courts, there was no current landscaping provided along either road frontages due to the courts having a large impervious area. Considering the use is located on an intersection with a collector and arterial road it is essential that whilst the amenity of the site is upheld that the functionality of the site is not compromised. The reduced landscaping width along Wood Street is not considered to be of detriment, the landscaping is considered to satisfy the Performance outcome.

AO10.2 *Landscaping frames the development but does not screen the development from the street.*

There is no fencing to be provided along either the Guy Street or Wood Street frontages, the planting of trees and shrubs will be provided as an alternative. The planting of trees and shrubs along the Guy Street and Wood Street frontages are not to grow to a height in excess of a metre within proximity to the vehicle crossovers, as this will protect the visibility of customers entering and exiting the site. Acoustic fencing will be provided along the northern and eastern property boundaries, reducing in height when within six metres of the road boundary to ensure a clear line of sight upon entry and exit.

The proposed fencing will achieve a maximum height of 3.2 metres along the northern and eastern property boundaries, similar in height to the existing tennis court fencing. Landscaping will incorporate fencing to the site to ensure that it does not dominant the streetscape. Prior to commencing building works the applicant will be condition to supply further detail in regards to fencing materials, ensuring that the fence will be sympathetic in design to the adjoining residence and hall. The proposed landscaping will not wholly screen the development from the street, maintaining safe and secure pedestrian movements.

AO12

(a) Access to car parking areas and service areas is via rear access lanes wherever possible;

- (b) Parking and service areas are situated at the rear of the site;*
- (c) Shared driveways are used to minimise the number of separate vehicle crossovers.*

PO12 *Car parking areas, service areas and access driveways are located where they will not unduly intrude upon pedestrian use of footpaths and will not dominate the streetscape.*

All vehicular access to the site must be from the Wood Street crossover only. Car parking areas are accessible via the car refuelling forecourt from the Wood Street crossover. The site will have three (3) crossovers; entry from Wood Street, two exits via Guy Street, and a third via the Wood Street crossover.

The Wood Street crossover has a pedestrian island located centre to the crossover ensuring that should pedestrians and vehicles utilise the network at the same point in time there is a place of refuge.

There is the possibility that traffic may attempt to enter the site via the Guy Street exits, the applicant has proposed signage as per Figure 6. However, this does not ensure that vehicles approaching from the north will see signage prior to entering the site; a condition will be imposed to ensure signage is visible upon approaching the site.

The Guy Street heavy vehicle exit will cease the use of three (3) existing car parking spaces on the street. It is reasonable to assume the parking spaces were in association with the use of the squash and tennis courts, therefore the decrease in car parking spaces along Guy Street will not adversely impact on the operation of Guy Street.

As a result of the distances of separation between the Wood Street and Guy Street crossovers, and the proposed pedestrian island the driveways are not considered to unduly intrude upon pedestrian use of footpaths. Proposed landscaping and fencing works are considered to adequately buffer the use from the street to ensure the use does not dominate the streetscape.

PO13 *Development incorporates satisfactory servicing, access, circulation and parking arrangements for private, public transport and emergency vehicles.*

The applicant has lodged a Traffic Impact Assessment as part of the application, as has the application required referral to the State Assessment Referral Agency (SARA) due to the proximity of the use to the state-controlled road; conditions from the referral agency are shown in Schedule 3 of the Development Permit.

To ensure seamless traffic circulation and movements it is recommended in the traffic report that signage and line-marking should be installed, as indicated in Figure 5. Additionally keep clear line markings over the Guy Street exits will be required to allow for any vehicle type to safely manoeuvre to their desired lane. Conditions will be imposed to ensure that clear, directional signage is provided.

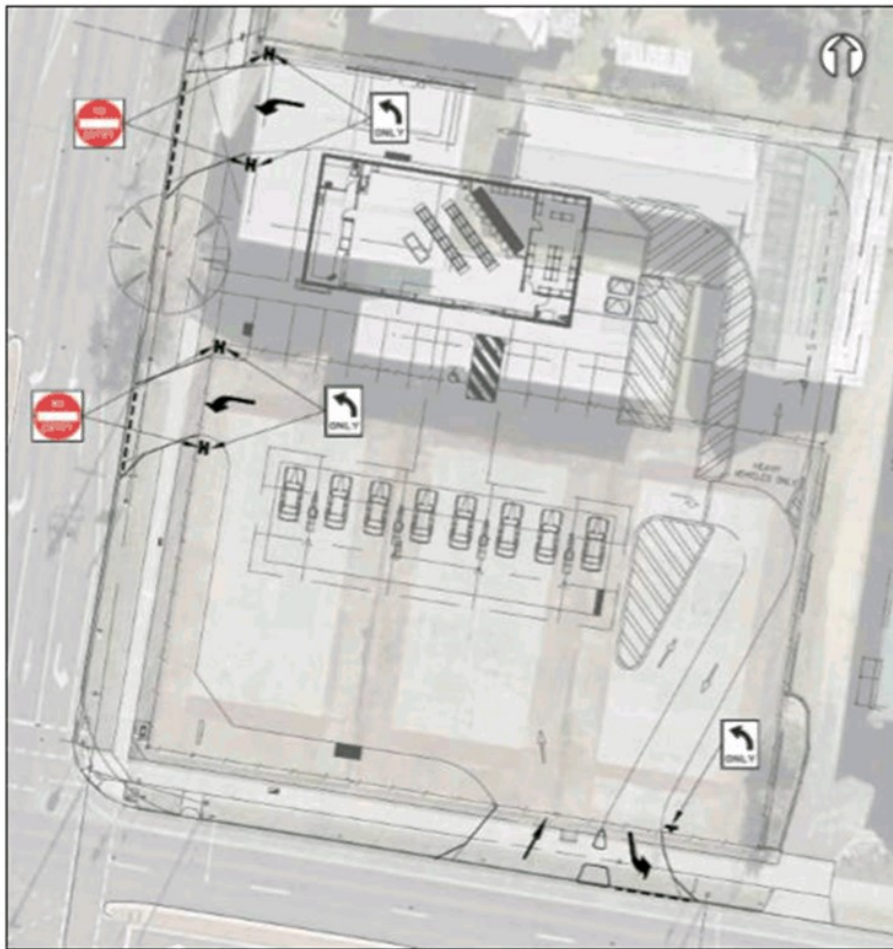


Figure 6: Proposed signage plan, prepared by PTT Traffic and Transport Engineers

PO16 All uses are designed and operated to preserve or improve the physical conditions of the adjoining area including noise, light, air quality, vehicle and pedestrian generation and flow.

Upon conducting a site visit, a Council Officer identified some visibility concerns likely to be of impact to the site and surrounding vehicle and pedestrian movements. Upon exiting from the Guy Street crossovers customers will have reduced vision of oncoming traffic from the north due to a street tree and parallel parking spaces outside of the neighbouring residence.

Figure 7 demonstrates the visibility upon exiting the site from the heavy vehicle exit should a vehicle be parked in this space. Whilst, vehicles exiting from the high flow diesel fuel court are likely to be heavy vehicles and therefore their sight position would be elevated, precautions should be made to ensure adequate sighting for a standard passenger vehicle. Conditions will be imposed regarding the removal of the existing tree beyond proposed Lot 3 and for the most southern parallel car parking space to be decommissioned; this will improve the site and flow of vehicles and pedestrians.

A likely source of light pollution is the proposed pylon sign to be located on the southwestern corner of the lot, the levels of illumination will be required to be in accordance with the Outdoor lighting code and not exceed 8 lux from 1.5 metres from the outside boundary. By restricting hours of operation this will also therefore reduce the hours of illumination, and the potential noise and odour impacts. The development can be conditioned to comply with the Performance outcomes.



Figure 7: Sight vision from Guy Street upon exiting the site

PO17 Where a proposed development adjoins land used for residential purposes the development is designed and operated to mitigate any adverse impacts on the amenity of the residential use.

Following the Reconfiguration of Lots the proposed development will adjoin three (3) lots; two (2) residential properties (see Figure 8) and one (1) lot used as a community purposes – St Mary's Hall. All lots will be buffered by landscaping and an acoustic fence. The dwelling at 64 Guy Street, Lot 1 RP42491, the most vulnerable to nuisances such as noise, light, and odour, is proposed to have an acoustic wall buffering the residence and the diesel fuel forecourt for the use of heavy vehicles.



Figure 8: Adjoining residential property - 64 Guy Street, Warwick

PO18 All uses are located, designed, oriented and constructed to minimise nuisance caused by noise, vibration and dust emissions generated by the State controlled road network.

The proposed use triggered referral to SARA due to the proximity of the use to the state-controlled road; conditions have been imposed as reflected in Schedule 3 of the conditions.

Heritage overlay code

AO1.1

- (a) The use retains or restores the original use of the Local heritage place; or
- (b) The use is respectful of the original purpose of the Local heritage place.

The land west of St Mary's Hall has previously been utilised for sport and recreation purposes, currently the tennis courts are in a state of disrepair and are an eyesore in their current condition. The buildings located to the west of Lot 20 are used as squash courts, fitness classes and other community activities, and storage, which are proposed to be removed from the site. The removal of the courts and buildings to the west of Lot 20 will allow for increased amenity of the site and has been designed in consideration of the heritage place. This is evident through landscaping, fencing and the proposed building setbacks. The lot in its current state is not well-maintained; the application seeks to provide a development that is integrated with its surroundings and remain respectful to the heritage place.

AO1.2 The development:

- (a) Does not require significant modification of the Local heritage place; or
- (b) Will ensure the conservation of the Local heritage place; or
- (c) Is undertaken in accordance with The Burra charter: The Australian International Council on Monuments and Sites (ICOMOS) charter for places of cultural heritage significance; or
- (d) Is undertaken in accordance with an approval or exemption certificate issued under the Queensland Heritage Act.

The development will not require modification to the Local heritage place. The proposed development will allow for the neighbouring site to have increased amenity, not taking away from the significance of the building and its place within the region. As per the Local Heritage Register, the

Local Heritage Place is associated with the hall itself and its building footprint; an exemption certificate is not required as no building work will be subject to the building.

AO2 All new buildings are setback from all street frontages at least the same distance as the Local heritage place.

Proposed building work is setback beyond the building line of St Mary's Hall.

AO4.1 Development has a height equal to or less than the adjoining Local heritage place.

PO4 The built form is respectful to and sympathetic to the adjoining Local heritage place.

The applicant has provided the following justification:

The shop component of the Service station will have a maximum height of 6m, whilst the proposed car fuel forecourts and truck canopy will have a maximum height of 5.6m and 6m respectively.

The proposed built form has been designed and located to ensure greater setbacks and lower building heights than the adjoining Local heritage Place to ensure the buildings are subservient to and do not detract from the character values of the St Mary's Hall.

It is to be noted that the pylon sign will achieve a height of 8.0 metres beyond the height of the Local Heritage Place however, given the location of the sign in the southwest corner of proposed Lot 3; the sign will not be of detriment to the Hall. The development satisfies the Performance outcome.

Carparking and loading code

AO1.1 The number of parking and loading spaces is not less than the minimum number specified in Table 9.4.2.4. Where the calculation of applicable parking rates results in a fraction, the number required will be the next highest whole number. Council may accept an alternative to providing the required spaces on the development site in accordance with Planning Scheme Policy – Off Street Carparking.

Table 9.4.2.4 stipulated that for use of a Service station, 1 space per 25 square metres of gross floor area is required to achieve compliance with the AO, incurring 10 car parking spaces. The applicant has detailed that 13 car parking spaces are proposed, in excess of the requirement.

AO2 Except in the case of a dwelling house, parking spaces, manoeuvring areas, queuing areas, loading, set down and pickup areas and driveways meet the design requirements of Australian Standard AS 2890.1 – Parking facilities - Off-street car parking and AS 2890.2 Parking facilities - Off-street commercial vehicle facilities.

PO2 The layout of the development provides adequate, clearly defined and easily accessible on site vehicle parking and manoeuvring areas and loading and manoeuvring areas for delivery and service vehicles.

The applicant has provided a Traffic Impact Assessment prepared by PTT Traffic & Transport Engineering, the following commentary was provided relevant to the design requirements –of Australian Standard AS 2890.1 and AS 2890.2:

The proposed left-in / left-out driveway on Wood Street would be located approximately 30m from the Wood Street / Guy Street signalised intersection. This separation distance complies with:

- Australian Standards AS2890.11, which requires that access driveways be located a minimum of 6m from the kerb tangent point*
- common practice for an access driveway on a major road (i.e. Wood Street) to be located a minimum of 30m from the property boundary of the intersecting major road (i.e. Guy Street) and to be clear of all queuing areas and turn lanes associated with the intersection*

To enable simultaneous usage of the Wood Street access by an entering articulated vehicle (AV) and an exiting passenger vehicle, a 14m wide crossover is proposed. The crossover would be generally in accordance with a Type D (left-in / left-out) driveway design as per the Institute of Public Works Engineering Australasia (IPWEA) Standard Drawing RS-051(F). Figure 3.2

show swept paths of a 19m AV entering the site with a passenger vehicle (B99) going in the other direction.

The design and layout of on-site car parking is generally consistent with the requirements of Council's Planning Scheme and Australian Standard AS2890.1:2004 Parking Facilities Part 1: "Off-Street Car Parking" (AS2890.1) in terms of bay dimensions, aisle widths, vehicle circulation and manoeuvring. This is typified by:

2.6m wide by 5.4m long customer parking spaces 2.4m wide by 10.8m wide staff tandem parking spaces 2.4m wide by 5.4m long PWD spaces with 2.4m wide by 5.4m long adjacent shared space parking aisles in excess of 6.2m wide

The signage is to be installed based upon the recommendation of the Traffic Impact Assessment is shown in Figure 6. Allowance has been made as reflected in vehicle swept paths and the applicants response, that the layout of the development will allow for access to parking spaces and adequate area for manoeuvrability satisfying the Performance outcome.

A03 *Except in the case of a dwelling house, parking areas including parking spaces, queuing areas, loading, set down and pickup areas and driveways are constructed in accordance with Planning Scheme Policy – Carpark Construction.*

Operational Works will be required as the number of carparks to be provided is greater than 10 spaces. Car parking areas will be sealed, suitably laid, lined and marked as detailed in the *Planning Scheme Policy – Carpark Construction*.

A06

... (b) Only one footpath crossing is provided for each frontage to the site. Design of the driveway across the footpath is in accordance with IPWEAQ Standard Drawings for residential and commercial driveways.

(d) Footpath and kerb crossovers are located clear of existing stormwater inlet structures, water and sewerage infrastructure fittings, any other existing utility infrastructure and street trees.

PO6 *Vehicular accesses:*

(a) are appropriate for:

- (i) the capacity of the carpark;*
- (ii) the volume, frequency and type of vehicle usage; and*
- (iii) the function and configuration of the access road; and*

(b) minimise any potentially adverse impact on:

- (i) the safety and efficiency of the road;*
- (ii) the integrity of any infrastructure within the road reserve; and*
- (iii) the safety of access to adjacent properties.*

Vehicle accesses are located and designed in accordance with AS2890.1, as per the Traffic Impact Report. The subject site will have three (3) footpath crossovers, which is not in accordance with A06 (b). The Wood Street crossover is 13 metres in width; the applicant has proposed a pedestrian island to ensure that manoeuvrability is not compromised. Given the separation distances between the crossovers, the vehicle accesses are not considered to compromise the safety of pedestrians and the functionality of the site. Furthermore, speed bumps along the Guy Street crossovers have been recommended to slow vehicles exiting the site to queue at the traffic lights, increasing the safety of pedestrians and users; the development can be conditioned to comply with the Performance outcome.

A07 *Approval from the Department of Transport and Main Roads is obtained for any works (including property access) for:*

- Work within boundaries of a State-controlled road; and*
- Direct access to a State-controlled road.*

The application was referred to SARA as previously detailed, and a pre-lodgement meeting was held with SARA and representatives for the Department of Transport and Main Roads. The road accesses are to be constructed in accordance with Council's Standards and the Department of Transport and Main Road's Planning & Design Manual, as Schedule 3 details. A condition of approval from SARA

includes the need to widen the kerb near the Guy Street, Wood Street intersection on the recommendation from the Traffic Impact Assessment.

AO9

...(c) Vehicles being unloaded or loaded with goods stand completely on site and do not impede vehicle access to more than 10 parking spaces.

(d) Service vehicles enter and leave the site in a forward gear.

In accordance with Schedule 3, road access locations are to be designed and constructed in accordance with Southern Downs Regional Council requirements and the Department of Transport and Main Road's Planning & Design Manual. Conditions will be imposed to ensure that all vehicles leave the site in forward gear and that during periods of delivery and unloading parking spaces are not affected.

Landscaping code

PO1 Development is landscaped in a manner which:

- *Makes a positive contribution to the streetscape and enhances the appearance of the facility;*
- *Integrates natural landscape features such as rock outcrops and existing large trees and existing native vegetation;*
- *Enhances buffer areas around property boundaries;*
- *Compliments the relative size and nature of the development;*
- *Screens the view of service, carparking and loading areas;*
- *Enhances the appearance of screens and acoustic fences; and*
- *Ensures the functionality of outdoor space.*

AO1 In partial fulfilment of the PO –

Landscaping is carried out in accordance with a planting plan prepared by a suitably qualified landscape designer that:

(a) incorporates all proposed planting, paving, fences, recreational facilities and other landscape elements necessary to meet the performance outcomes; and

(b) incorporates the following information:

- (i) Location and species of existing trees, including street trees;*
- (ii) Location and species of proposed plants and a schedule of plants and plant size;*
- (iii) Soil type;*
- (iv) Location of drainage, sewerage and other underground services and overhead power lines;*
- (v) Irrigation details;*
- (vi) Proposed surfaces;*
- (vii) Fence height and material;*
- (viii) Location of doorways and windows of buildings on the site;*
- (ix) Location of any existing or proposed solar collectors on the site;*
- (x) Contours or spot levels as required;*
- (xi) Scale and north point.*

A landscaping plan is required to be drawn to ensure the planting of trees and shrubs within the development will adequately buffer the use, complement the amenity of the site and surrounding uses, in particular the neighbouring Local Heritage Place. Conditions will be imposed for the landscaping plan to be provided to Council prior to building work having commenced.

Outdoor lighting code

AO1.1

...(b) All outdoor lighting complies with AS 4282 Control of obstructive effects of outdoor lighting.

AO1.2 *The level of illumination 1.5 m outside the boundary of the site from any source, direct or reflected, shall not exceed 8 lux measured at any level upwards from the ground exclusive for the road frontage.*

Conditions will be to reflect the AO1.1 and AO1.2, ensuring that surrounding uses are not compromised.

Physical infrastructure code

PO5 *All noise sensitive uses are located, designed, oriented and constructed to minimise nuisance caused by noise, vibration and dust emissions generated by the State controlled road and rail network.*

As previously detailed, noise sensitive uses such as residential uses are proposed to have acoustic fencing and an acoustic wall installed, the reduction of hours will also assist in achieving compliance with the Performance outcome.

PO7 *Adequate access is provided to all sewers, stormwater drains and water mains for future maintenance.*

There is an existing wastewater infrastructure traversing Lot 20 RP133205. A condition of approval will be imposed to require an easement in favour of Council over the infrastructure to allow future access to Council's infrastructure and ensure no permanent structures are constructed over the sewer line.

The applicant has proposed to connect to the existing stormwater line on Acacia Avenue. A condition for an easement over the stormwater line is also required.

AO9 *Where a site has a frontage to a road with a reserve width of 10 m or less the development provides a dedication of land along the full length of the frontage for road widening purposes. The area to be dedicated shall be that which falls within a minimum distance of 5 m from the centre line of the original road reserve boundaries.*

Acacia Avenue provides primary access to St Mary's Hall and will continue to do so. Acacia Avenue from eastern property boundary is approximately 6.1 metres in width, 3.0 metres from the centreline to Lot 82 W134636. In order to achieve compliance with AO9, approximately 2.0 metres of land will be required to be dedicated to Council for road widening purposes, achieving 5.0 metres in width from the centreline to proposed Lot 4.

Stormwater management code

AO1 *Stormwater drainage design:*

(a) *Ensures that the development flows leaving the site are discharged to a lawful point of discharge without causing any actionable nuisance (in general terms this implies no worsening as a result of the discharge);*

(b) *Maximises the use of natural overland drainage paths through their identification, and minimises earthworks that will result in stormwater run-off being redirected;*

(c) *Ensures stormwater management complies with Table A (Construction phase - stormwater management design objectives) in Appendix 2 of the State Planning Policy.*

Note: Applicants may be requested to prepare a site based stormwater management plan to demonstrate compliance with the performance outcome.

The proposed development will result in reduced impervious area in comparison to the lot as it stands. The land does gradually fall to the east by approximately 0.5 metres over 50 metres. The applicant has proposed: ...that stormwater runoff from the proposed Service station development will discharge into a new gully pit at the rear of site which will connect to the existing stormwater infrastructure at Acacia Avenue.

Water runoff from the service station will fall to a containment system, such as SPEL Stormwater Stack, to capture and retain flows from the fuel dispensing areas. SPEL will allow for contaminants within the fuel dispensing areas to be captured, using filtration technology to reduce the levels of contaminants to be discharged via stormwater infrastructure.

AO2.1 *An erosion and sediment control plan (ESCP) demonstrates that release of sediment-laden stormwater is avoided for the nominated design storm, and minimised when the nominated design storm is exceeded, by addressing design objectives in Table A (Construction phase - stormwater management design objectives) in Appendix 2 of the State Planning Policy for:*

- *Drainage control;*
- *Erosion control;*
- *Sediment control;*

- Litter, hydrocarbons and other contaminants;
- Waterway stability and flood flow management;
- Temporary drainage works; and
- Emergency spillways on temporary sediment basins.

Addressing the design objectives may include enhancing the achievement of some objectives if achievement of other objectives is impractical.

AO2.2 Erosion and sediment control practices (including any proprietary erosion and sediment control products) are designed, installed, constructed, operated, monitored and maintained, and any other erosion and sediment control practices are carried out in accordance with local conditions and appropriate recommendations from a suitably qualified person.

The applicant has provided the following commentary regarding the need to undertake an erosion and sedimentation control plan:

Using the International Erosion Control Association's (IECA) Erosion Hazard Assessment Procedure AustIECA, 2016a), we believe the proposed development site represents a low erosion risk as no trigger values were equalled or exceeded and resulted in a total score of only 11 (Refer Appendix B for Erosion Hazard Assessment Form). IECA requires that a preliminary Erosion and Sediment Control Plan (ESCP) be submitted to the local government for approval during the planning phase if the development obtains a total point score of 17 or greater or when any trigger value is scored or exceeded.

The proposed site will only be exposed for a minimal amount of time during the earthworks required for service trenching and constructing the building platforms. The trenches will only be exposed while the services are being installed and then will be covered by the proposed building works. Appendix C shows the International Erosion Control Association Australasia standard drawings and control notes applicable to this development.

The construction contractor is responsible for ensuring that soil and debris does not leave the site as well as the confines of the construction zone and is not deposited on external roads or existing in-use areas due to the proposed earthworks and construction activity.

The applicant's response is considered to satisfy AO2.1. In order to achieve compliance with AO2.2 a Site Based Management Plan will be imposed to ensure that all necessary precautions and actions are place should any complaints be received during the construction and operation of the use.

Infrastructure Charges

In accordance with the Adopted Infrastructure Charges Resolution (No.2) 2015, following the proposed reconfiguration of lots the premise will attain a credit as the land is located in the Mixed use zone. The Mixed use zone is to provide for a mix of activities that may include business, retail, residential, tourist accommodation and associated services, service industry and low impact industry uses, the scope of which the proposed Service station falls within.

The Resolution details that the credit for commercial or industrial land or the like, the amount that would be payable if the land was developed, based on a gross floor area (GFA) of 40% and an impervious area of 90%. As the use of the site will not exceed the assumed amount of 40% site coverage and 90% impervious area, there is no additional infrastructure charge applicable.

Recommendation

THAT the application for Reconfiguration of a Lot (4 into 2 lots) and Material Change of Use for the purpose of a Service station on land at 64A Guy Street & 47B-47C Wood Street, Warwick, described as Lots 1 and 2 RP64891, Lot 20 RP133205, Lot 82 W134636, Parish of Warwick, County of Merivale, be approved subject to conditions.

Schedule 1 - Southern Downs Regional Council Conditions for the purpose of Reconfiguring a Lot

Approved Plans

1. The development of the site is to be generally in accordance with the following proposal plans submitted with the application, and subject to the final development being amended in accordance with the conditions of this approval.

Plan Name	Plan No.	Date
Proposed Reconfiguration (4 into 2), Sheet 1 of 2, prepared by Parkinson Surveyors	14463	19 November 2019
Proposed Reconfiguration (4 into 2), Sheet 2 of 2, prepared by Parkinson Surveyors	14463	19 November 2019

2. Where there is any conflict between the conditions of this approval and the details shown on the approved plans and documents, the conditions of approval prevail.
3. All conditions of Schedule 1 of this Development Permit must be complied with prior to the signing of the Plan of Subdivision.

Building and Site Design

4. A Building Approval is required prior to the removal of any buildings on the site.
No existing building is to extend over more than one lot or is to be located closer to any boundary than required under an applicable code in the Planning Scheme or in the Building Code of Australia.

Dedications

5. An area of land 2.0 metres wide, along the Acacia Avenue frontage of proposed Lot 4 is to be dedicated for road purposes at no cost to Council. Any fencing or other private infrastructure is to be removed from within the dedicated area.

Easements and Covenants

6. A 3.0 metre wide easement for sewerage purposes is to be provided over proposed Lot 3 in favour of Council. A copy of the easement documentation is to be submitted to Council for approval prior to the use of the site commencing.

Fencing, Landscaping and Buffers

7. All structures and their foundations must be wholly contained within private allotments. (see advisory note).

Advisory Notes

- (i) **Building Approval is to be obtained** for the demolition of any buildings in accordance with the *Planning Act 2016* for the proposed work. The building application must be submitted to a Building Certifier with the appropriate **forms, plans and fees** associated with this application. The building plans are to accord with the plans approved in this approval.
- (ii) Any demolition and/or removal works involving asbestos materials must be undertaken in accordance with the requirements of the *Workplace Health and Safety* legislation and *Public Health Act 2005*.

- (iii) The General Environmental Duty under the *Environmental Protection Act 1994* prohibits unlawful environmental nuisance caused by noise, aerosols, particles dust, ash, fumes, light, odour or smoke, beyond the boundaries of the property during all stages of the development including earthworks, construction and operation.
- (iv) Any storage of flammable and/or combustible liquids must comply with the minor storage provision of Australian Standard AS1940 *The Storage and Handling of Flammable and Combustible Liquids*.

Aboriginal Cultural Heritage

- (v) All reasonable and practicable measures must be taken to ensure that no harm is caused to Aboriginal cultural heritage (the "cultural heritage duty of care"). The cultural heritage duty of care is met if the development is conducted in accordance with gazetted cultural heritage duty of care guidelines. Further information on cultural heritage, together with a copy of the duty of care guidelines and cultural heritage search forms, may be obtained from www.datsip.qld.gov.au

Approval Times

- (vi) In accordance with the *Planning Act 2016*, this approval will lapse four years from the day the approval takes effect, unless the Plan of Subdivision is submitted to Council within the currency period. **Council will NOT approve the plan unless all conditions of this approval have been complied with to the satisfaction of Council and within the currency period of the approval.**
- (vii) The approved Plan of Subdivision must be lodged for registration in the Office of the Registrar of Titles within six months of the date of Council's Compliance Certificate and approval of the Plan of Subdivision. If the Plan of Subdivision is not registered within this timeframe, Council's approval of the Plan of Subdivision will lapse. Council may reapprove the Plan of Subdivision subject to payment of the applicable fee.

Schedule 2 - Southern Downs Regional Council Conditions for the purpose of a Material Change of Use

Approved Plans

1. The development of the site is to be generally in accordance with the following proposal plans submitted with the application, and subject to the final development being amended in accordance with the conditions of this approval.

Plan Name	Plan No.	Date
Existing Site Plan prepared by Verve Building Design Co.	19011-DA01-A	17 December 2019
Proposed Site Plan prepared by Verve Building Design Co.	19011-DA02-A	17 December 2019
Proposed Building Floor Plan prepared by Verve Building Design Co.	19011-DA06-A	17 July 2019
Building Elevations and Perspectives prepared by Verve Building Design Co.	19011-DA03-A	17 December 2019
Building Elevations and Perspectives prepared by Verve Building Design Co.	19011-DA04-A	17 December 2019
Building Elevations and Perspectives prepared by Verve Building Design Co.	19011-DA05-A	17 December 2019
Signage Plan and Details prepared by Verve Building Design Co.	19011-DA7-A	17 December 2019
19 AC Swept Paths prepared by PTT Traffic & Transport Engineering	SK-001	10 December 2019
RCV Swept Paths prepared by PTT Traffic & Transport Engineering	SK-002	10 December 2019

19M AV Swept Paths with Kerb Widening prepared by PTT Traffic & Transport Engineering	SK-003	10 December 2019
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2. Where there is any conflict between the conditions of this approval and the details shown on the approved plans and documents, the conditions of approval prevail.
3. All conditions of Schedule 1 of this Development Permit must be complied with prior to commencing the use.

Easements and Covenants

4. A 3.0 metre wide easement for stormwater purposes is to be provided over proposed Lot 3 in favour of Council. A copy of the easement documentation is to be submitted to Council for approval prior to the use of the site commencing.

Land Use and Planning Controls

5. This approval allows for the use of the site for the following uses only:
 - Service station and shop ancillary to the use, on proposed Lot 3.
 - Fuel quantities are not to exceed three (3) 110 kilolitre fuel tanks.
 This Development Permit does not allow for any maintenance, servicing or washing of vehicles onsite.
6. The Material Change of Use the subject of this Development Permit must be completed within a period of 6 years starting the day this Development Permit takes effect. The development permit will lapse in respect of each aspect of the Material Change of Use that has not been completed within this period.
7. The development shall generally operate between the hours of 6.00am to 10.00pm, Mondays to Sundays, including public holidays.

Building and Site Design

8. All drainage (including sewer connections, stormwater drainage and interallotment drainage) and services (including electricity and telephone) associated with the existing buildings on the land are to be decommissioned and capped off.
ALTERNATIVELY,
All drainage (including sewer connection, stormwater drainage and interallotment drainage) and services (including electricity and telephone) associated with the existing buildings on the land are to be relocated so that they are wholly contained within proposed Lot 3, or easements provided over this private drainage and services. A plan, drawn by a suitably qualified person, showing all drainage and services associated with the existing dwelling is to be submitted to Council to demonstrate compliance with this requirement.
9. Any public conveniences such as toilets, telephones, outdoor seating and car parking areas are to be well lit, well maintained and clearly visible.
10. All buildings are to be setback at least 6.0 metres from the eastern property boundary.
11. All buildings are to be located behind the building line of St Mary's Hall from Wood Street.
12. A copy of the Certificate of Compliance for Plumbing and Drainage Works is to be provided to Council. (See advisory note below.)
13. A copy of the Form 11 (Certificate of Classification) issued for the building works is to be provided to Council prior to the use commencing. (See advisory note below.)

Amenity and Environmental Controls

14. During the construction phase of the development, all wastes must be separated into recyclables (where possible) and landfill wastes, and disposed of at the Warwick Waste Facility.

15. The loading and/or unloading of delivery and other service vehicles (including general waste collection vehicles) is limited between the hours of 7.00am and 7.00pm, Monday to Saturday, and between the hours of 9.00am and 6.00pm on Sundays. No heavy vehicles must enter the development site outside these times to wait for unloading/loading.
16. A sufficient number of suitable waste receptacles must be provided on site at all times. Waste receptacles must be regularly serviced to prevent unsightly accumulations of waste or environmental harm being caused. A waste collection contractor must be engaged to supply suitable waste and recycling receptacles and service waste and recycling receptacles.
17. No materials or goods associated with the development are to be displayed or stored within the car park or landscaped areas, or outside the boundaries of the site.
18. The cleaning of plant equipment and vehicles must be carried out in an area where wastewater can be suitably managed so as not to cause contaminants to release into waterways or overland flow paths.
19. Advertising Devices relating to the Service station may **only** be erected on the subject land, i.e. proposed Lot 3. No advertising signs or devices are to be located on any other land, unless all applicable approvals are obtained under the Planning Scheme and the relevant local laws. No advertising signs or devices are to be located within the road reserve.
 Advertising Devices in excess of 2.0 metres high and wider than 1.2 metres will require Building Approval i.e. pylon sign.
20. Any external lighting must be installed so that light shines down and away from adjacent properties and roads, and does not exceed 8 lux at the property boundary.
21. **A Site Based Management Plan (SBMP) must be submitted to and approved by Council, prior to the use of the site commencing.** The approved SBMP is to be implemented. The SBMP must identify all sources of environmental nuisance and/or environmental harm, including but not limited to the actual and potential release of all contaminants, the potential impact of these sources and what actions will be taken to prevent the likelihood of environmental nuisance and/or environmental harm being caused. The SBMP must also provide for the review and continued improvement in the overall environmental performance of all activities that are carried out.
22. The underground fuel tank and delivery vehicle shall be fitted with "Vapour Recovery System" equipment in accordance with Australian Standard (AS) 1940 2004, AS 2809.2:2008, AS 4897:2008 and AS 4977:2008.

Fencing, Landscaping and Buffers

23. A 3.2 metre high solid, acoustic fence shall be erected along the north and eastern side boundaries, to mitigate noise and provide visual screening. This fencing is to be provided at the developer's cost. This fencing shall reduce in height to be no more than 1.2 metres high within 6.0 metres of the road boundary.
24. An acoustic wall along the northern side of the diesel fuel forecourt, extending from the ground to the underside of the canopy is to be constructed to a height of 5.1 metres facing the forecourt, with a truck canopy extending towards the south over the diesel fuel court.
25. The design, colours, materials and treatments of fencing along the northern and eastern property boundary of proposed Lot 3 are to be in accordance with the area, considering the adjoining residence, and sympathetic to the neighbouring Local Heritage Place. **Details of the design, colours and materials of fencing and treatments are to be submitted to and approved by Council's Planning Department prior to the issue of any Development Permit for Building Work.** The fence is to be constructed in the approved design, colours and materials.
26. Retaining structures, fencing and their foundations must be wholly contained within private allotments and not be constructed as Council owned infrastructure.
27. All earthworks, including batters must be fully contained within the site.

28. Landscaping along the Wood Street and Guy Street frontages is to achieve a width of no less than 3.0 metres.
 Landscaping of trees and shrubs are not to exceed a height of 1.0 metre within 1.5 metres of the vehicle crossovers along the Wood Street and Guy Street frontages.
29. The existing street tree outside of Lot 1 RP42491 is to be removed to improve sight distance. The disturbed area is to be appropriately backfilled, levelled to match the surrounding ground level and seeded.
30. Landscaped areas are to be provided on the site in accordance with Plan No. 19011-DA02 – A, dated 17 December 2019, prepared by Verve Building Design Co.
31. **A Landscaping Plan is to be submitted to and approved by Council's Planning Department prior to the commencement of the use.** The Landscaping Plan is to be prepared by an appropriately qualified person, and must include details of the location and species of plants, the irrigation system and the height and material of fencing. Plants are to be generally frost resistant and drought hardy, and must not include weed species. Root barriers are to be installed around trees that are located within 3.0 metres of any underground infrastructure. The site is to be landscaped and maintained in accordance with the approved Landscaping Plan.

Car Parking and Vehicle Access

32. All vehicular access to the site must be via the Wood Street entrance only.
33. The designs of the left-out exits from Guy Street are to be angled to discourage vehicles using these access points for entry movements.
34. Signage reading 'No Entry' is to be visible upon approaching the Service station from the north.
35. Speed bumps are to be provided at both of the Guy Street exits to reduce of the speed of exiting vehicles. The speed bumps are to be provided wholly within the property, in close proximity to the boundary.
36. 'KEEP CLEAR' road marking is to be provided on Guy Street in line with the new access points, prior to the use commencing.
37. All vehicles movements to and from the site are to be in forward gear, this includes all service vehicles.
38. The internal driveways are to be designed and constructed to allow a 10.4 metre service vehicle to enter and leave the site in forward gear.
39. The most southern parallel carpark outside of Lot 1 RP42491 is to be decommissioned prior to the use commencing. This includes the removal of the line marking associated with the car park.
40. Car parking shall be provided on site in accordance Plan No. 19011-DA02-A, dated 17 December 2019 prepared by Verve Building Design Co. All car parking, driveway and loading areas shall be constructed, sealed, line marked, drained, laid out and regularly maintained.
41. All vehicle operations associated with the development must be directed by suitable directional, informative, regulatory or warning signs in accordance with *Australian Standard AS1742.1 "Manual of uniform traffic control devices"* and *Australian Standard AS2890.1 "Parking facilities – Off-street car parking"*.
42. Road signage and pavement markings must be installed in accordance with *Australian Standard AS1742.1 "Manual of uniform traffic control devices"*.
43. All vehicle operation areas must be illuminated in accordance with the requirements of *Australian Standard AS1158 "Lighting for roads and public spaces"*.
44. Adequate sight distances must be provided for all ingress and egress movements at the access driveways in accordance with *Australian Standard AS2890.2 "Parking facilities - Off street commercial vehicle facilities"*.

45. All loading and unloading of goods related to the development must be carried out within the confines of the allotment's boundary. Under no circumstances will the loading or unloading of goods on the public roadway system or footpath be permitted. A vehicle loading area with associated driveway and access to accommodate a semi-trailer/B-Double must be provided on site in accordance with AS2890.2 – 2002 (Off-street parking - Commercial vehicle facilities).

Roadworks

46. Any footpaths, kerbing and channelling, roadworks and drainage works damaged during construction of the development are to be reinstated to the pre-existing condition, unless otherwise required by the Director Infrastructure Services.
47. Signage must be provided along the internal driveway so that it can be easily read when exiting the property via motor vehicle whether day or night. This signage is to clearly demonstrate, via images and text, the correct side of the road to drive on in Australia. (Council's Planning Department can provide details regarding Council's standard).

Stormwater Drainage

48. The design, construction and operation of the stormwater drainage system must comply with the water quality objectives stated in the Assessment Benchmarks – Water Quality and Appendix 2 of the State Planning Policy.
49. A stormwater drainage system serving the development is to be constructed and the stormwater disposed of to a lawful point of discharge, in accordance with the Queensland Urban Drainage Manual (QUDM). Where the finished levels of a proposed allotment are such that stormwater runoff from all or part of the allotment cannot be gravity discharged to the street, an underground drainage line shall be provided to discharge the runoff from the allotment. Where necessary, suitable easements may be required over adjoining properties. The easements shall be provided to Council, at the developer's cost. All drainage works should meet the requirements of the Queensland Urban Drainage Manual (QUDM).

Site stormwater runoff must be collected, detained and discharged where appropriate in a manner that does not increase the quantity or concentration of stormwater flow in comparison to the pre-development condition. Where necessary, suitable easements to lawful points of discharge, which may include surrounding properties, shall be provided to Council, at the developer's cost.

Water Supply and Waste water

50. A reticulated water supply system, up to and including water meters, is to be provided to service the building. This system is to be connected to Council's water supply system.
51. A sewerage reticulation system is to be provided to service the building. This system is to be connected to Council's wastewater sewerage system.
52. The development is to comply with Council's policy *Works Near Water Supply and/or Sewerage Infrastructure Policy*, which requires an application to be submitted to Council for approval, prior to the commencement of the works. It is not desirable to build over the infrastructure; alternative arrangements should be sought.

Electricity, Street Lighting and Telecommunications

53. Underground electricity and telecommunication connections must be provided to the proposed development to the standards of the relevant authorities.
54. LED street lighting shall be provided in accordance with AS/NZS 1158 - Lighting for Roads and Public Spaces.

Operational Works

55. All operational works are to be accepted on-maintenance prior to the use of the land commencing. (See advisory note below).

Advisory Notes

- (i) Unless otherwise stated, all conditions of this approval are to be complied with to the satisfaction of the Director Sustainable Development, prior to the use commencing, and then compliance maintained at all times while the use continues.
- (ii) Any proposal to increase the scale or intensity of the use on the subject land, that is assessable development under the Planning Scheme, would be subject to a separate application for assessment in accordance with the *Planning Act 2016* and would have to comply with the requirements of the Planning Scheme.
- (iii) It is encouraged that you arrange for a free compliance inspection to be carried out prior to the use commencing. This will involve a physical inspection of the premises along with an internal audit of Council's records. Written advice will be provided for your records advising if compliance with the conditions has been achieved.
- (iv) The operator must at all times comply with the *Environmental Protection Act 1994*.
- (v) **Building Approval is to be obtained** for the demolition of any buildings in accordance with the *Planning Act 2016* for the proposed work. The building application must be submitted to a Building Certifier with the appropriate **forms, plans and fees** associated with this application. The building plans are to accord with the plans approved in this approval.
- (vi) Any demolition and/or removal works involving asbestos materials must be undertaken in accordance with the requirements of the *Workplace Health and Safety* legislation and *Public Health Act 2005*.
- (vii) The General Environmental Duty under the *Environmental Protection Act 1994* prohibits unlawful environmental nuisance caused by noise, aerosols, particles dust, ash, fumes, light, odour or smoke, beyond the boundaries of the property during all stages of the development including earthworks, construction and operation.
- (viii) Any storage of flammable and/or combustible liquids must comply with the minor storage provision of Australian Standard AS1940 *The Storage and Handling of Flammable and Combustible Liquids*.
- (ix) Applications for licence under the *Food Act 2006* are to be submitted to Council prior to the commencement of a Service station. Applications for Design Approval and Approval to Operate (including applications for licence under the *Food Act 2006*) are to be submitted to and approved by Council for the food premise, prior to the issue of a Development Permit for Building Work.
- (x) **Plumbing and Drainage Approval is to be obtained** in accordance with the *Plumbing and Drainage Act 2002* for the proposed plumbing and drainage works. The application for Plumbing and Drainage approval must be submitted to Council with the appropriate **forms, plans and fees** associated with this application. A **Certificate of Compliance must be issued** for the works prior to the use commencing.
- (xi) **Building Approval is to be obtained** for a Class 6 building and the acoustic fencing in accordance with the *Planning Act 2016* for the proposed building work. The building application must be submitted to a Building Certifier with the appropriate **forms, plans and fees** associated with this application. The building plans are to accord with the plans approved in this approval. The building is to be constructed in accordance with the Building Approval prior to the commencement of the use. A **Form 11 (Certificate of Classification) must be issued** for the building works prior to the use commencing.
- (xii) The applicant is to permit Council officers access to the site in accordance with the powers of entry provisions of the *Local Government Act 2009*, subject to 48 hours notice and reasonable security and health restrictions on access, so as to ensure the use is being conducted in accordance with the conditions of the approval.
- (xiii) The disposal of waste classified as Trade Waste under the *Plumbing and Drainage Act 2002* is to be in accordance with Council's Trade Waste Policy.

- (xiv) The supply of water for human consumption, food preparation, food utensil washing or personal hygiene, including the supply of water for drinking water, showers, baths, hand basin and kitchen sinks, must be connected to a drinking water supply, in accordance with the *Plumbing Code of Australia* and the *Australian Drinking Water Quality Guidelines* produced by the *National Health and Medical Research*.
- (xv) A Development Permit for Operational Works associated with the development must be obtained in accordance with the *Planning Act 2016*. This application must be submitted with the following:
- DA Form 1;
 - The relevant fee in accordance with Council's Schedule of General Fees and Charges;
 - Detailed design drawings, schedules and specifications for all Operational Works, certified by a Registered Professional Engineer in Queensland (RPEQ);
 - A car parking plan showing the location and dimension of all parking areas, details of the proposed pavement treatment, and full engineering specifications of layout, construction, sealing, drainage and line marking;
 - A plan showing ingress and egress wheel and swept turning paths, and proposed signage and line marking;
 - Stormwater Management Plan;
 - A geotechnical report addressing the filling of the site and make recommendations as to how it will be possible for such filling to achieve compliance with AS3798-2007 (as amended) "*Guidelines on Earthworks for Commercial and Residential Developments*".

Operational Works shall be subject to a 12 months Defect Liability Period commencing from the day the works are accepted on-maintenance. A bond will be held by Council as security, and refunded following a defect-free inspection at the end of the Defect Liability Period.

- (xvi) An Erosion and Sediment Control Plan (ESCP) must be submitted for approval with the application for Operational Works. The ESCP must demonstrate that release of sediment-laden stormwater is avoided for the nominated design storm, and minimised when the nominated design storm is exceeded, by addressing the objectives in Table A (Construction phase - stormwater management design objectives) in Appendix 2 of the State Planning Policy for drainage control, erosion control, sediment control and water quality outcomes.
- (xvii) Site works must be constructed such that they do not, at any time, in any way restrict, impair or change the natural flow of runoff water, or cause a nuisance or worsening to adjoining properties or infrastructure.
- (xviii) All Development Permits for Operational Works and Plumbing and Drainage Works should be obtained prior to the issue of a Development Permit for Building Works.
- (xix) All engineering drawings/specifications, design and construction works must be in accordance with the requirements of the relevant *Australian Standards* and must be approved, supervised and certified by a Registered Professional Engineer of Queensland.
- (xx) Any retaining structures above one metre in height must be separately certified for structural adequacy by a Registered Professional Engineer of Queensland at design submission and also on completion of construction for compliance with the design.

A detailed inspection and as constructed record must be provided to Council by a Registered Professional Engineer of Queensland, prior to acceptance of the works, including certification that the wall's foundation ground conditions nominated in the design were inspected and achieved during construction.

The approved design and/or construction of the retaining walls must not be modified or altered without Council's prior written approval.

Aboriginal Cultural Heritage

- (xxi) All reasonable and practicable measures must be taken to ensure that no harm is caused to Aboriginal cultural heritage (the "cultural heritage duty of care"). The cultural heritage duty of care is met if the development is conducted in accordance with gazetted cultural heritage duty

of care guidelines. Further information on cultural heritage, together with a copy of the duty of care guidelines and cultural heritage search forms, may be obtained from www.datsip.qld.gov.au

Schedule 3 - Department of State Development, Manufacturing, Infrastructure and Planning's conditions as a Concurrence agency

2001-14886 SRA

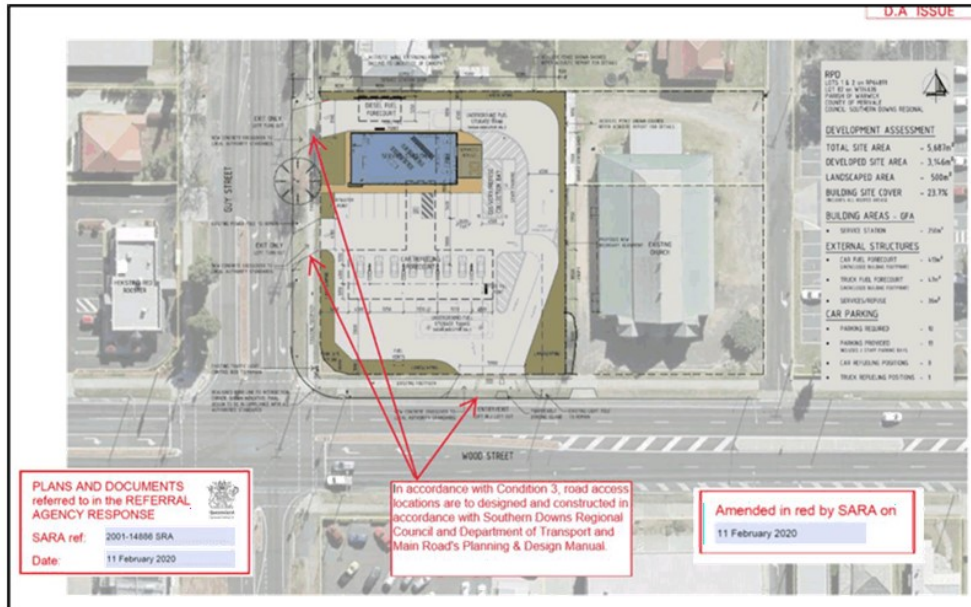
Attachment 1—Referral agency conditions

(Under section 56(1)(b)(i) of the *Planning Act 2016* the following conditions must be attached to any development approval relating to this application) (Copies of the plans and specifications referenced below are found at Attachment 5)

No.	Conditions	Condition timing
Material change of use - Service Station. Reconfiguring a lot for – four (4) into two (2) lot boundary realignment		
Schedule 10, Part 9, Division 4, Subdivision 1, Table 1; Schedule 10, Part 9, Division 4, Subdivision 2, Table 1; Schedule 10, Part 9, Division 4, Subdivision 2, Table 3; Schedule 10, Part 9, Division 4, Subdivision 2, Table 4 —The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of Department of Transport and Main Roads (DTMR) to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following conditions:		
1.	Any excavation, filling/backfilling/compaction, retaining structures, stormwater management measures and other works involving ground disturbance must not encroach or de-stabilise the state-controlled road or the land supporting this infrastructure, or cause similar adverse impacts.	At all times.
2.	(a) The development must be generally in accordance with the 'Engineering Report & Stormwater Management Plan' prepared by Vt Consulting Engineers Pty Ltd, dated 12/12/2019, reference Document No. 19042-ENG-B (Revision B).	At all times.
3.	(a) The road access locations are to be located generally in accordance with the Proposed Site Plan prepared by Verve Building Design Co dated 17.12.2019, reference Drawing No. 19011-DA02. (b) The road accesses must be designed and constructed in accordance with the applicable commercial access/crossover standards of Southern Downs Regional Council and DTMR Road Planning & Design Manual (2nd Edition).	(a) At all times. (b) Prior to the commencement of use.
4.	Signage and line marking are to be installed in accordance with the Traffic Impact Assessment prepared by Pekol Traffic & Transport dated DEC-19, project number 19-288 (Rev. B), specifically: • Figure 3.4 (Signage and Line Marking) Signage must be in accordance with the DTMR's Manual of Uniform Traffic Control Devices.	Prior to the commencement of use.
5.	(a) Road works comprising kerb widening must be provided generally in accordance with the Traffic Impact Assessment prepared by Pekol Traffic & Transport dated DEC-19, project number 19-288 (Rev. B), specifically: • Section 5.0 (Road Safety Assessment) • Figure 5.2 (Proposed Kerb Widening at Wood Street / Guy Street Intersection). (b) The road works must be designed in accordance with DTMR Road Planning and Design Manual (2nd Edition) and any other design material referenced therein.	Prior to the commencement of use.
6.	(a) A truncation area of 6 metres x 6 metres at the south-western corner of the site (corner of Wood Street and Guy Street) must be kept clear of any permanent buildings, structures and improvements (including car parks, landscaping and advertising signs) above and below ground at all times.	(a) At all times (b) Prior to submitting the Plan of Survey to the local government

2001-14888 SRA

(b) The truncation area is to be dedicated as road reserve. for approval.



Attachments

1. Submission

6. CONSIDERATION OF CONFIDENTIAL BUSINESS ITEMS

In accordance with the provisions of Section 275(1) of the *Local Government Regulation 2012*, a local government may resolve to close a meeting to the public and move 'into Committee' to discuss confidential items, such that its Councillors or members consider it necessary to close the meeting.

Recommendation

THAT the meeting be closed to the public and move into committee to discuss the following items, which are considered confidential in accordance with Section 275(1) of the *Local Government Regulation 2012*, which permits the meeting to be closed to the public for business relating to the following, as indicated:

6.1 RFQ 20_239 - Recruitment of Chief Executive Officer

Reason for Confidentiality

This item is considered confidential in accordance with section 275(1)(a) of the *Local Government Regulation 2012*, as it contains information relating to the appointment, dismissal or discipline of employees.