



**SPECIAL MEETING NO. 2/25
WEDNESDAY, 11 JUNE 2025**

OPEN AGENDA

Councillors George Seymour (Chairperson), Michelle Byrne, Phil Truscott, Paul Truscott, Daniel Sanderson, Michelle Govers, Lachlan Cosgrove, John Weiland, Denis Chapman, Sara Faraj and Zane O'Keefe

Councillors are advised that an **SPECIAL MEETING** will be held in the Fraser Coast Regional Council Chambers, Hervey Bay Council Chambers, 77 Tavistock Street, Hervey Bay on **WEDNESDAY, 11 JUNE 2025** at **10:00 AM**.

A handwritten signature in black ink, appearing to read "Ken Diehm", is positioned above the printed name and title.

**KEN DIEHM
CHIEF EXECUTIVE OFFICER**

Fraser Coast Regional Council acknowledges the traditional owners of the land upon which we meet today.

BUSINESS		PAGE NO.
ITEM NO.		
SPEC 1	APOLOGIES AND LEAVE OF ABSENCE	
SPEC 2	DISCLOSURE OF INTERESTS	
SPEC 3	OFFICERS' REPORTS	
SPEC 3.1	Adopted Infrastructure Charges Resolution and Infrastructure Charges Incentives	3
SPEC 3.2	Adoption of 2025/26 Operational Plan	72

ITEM NO.		PAGE NO.
SPEC 3.3	Adoption of 2025/26 Budget Policies	131
SPEC 3.4	Adoption of 2025/26 Fees and Charges	198
SPEC 3.5	Adoption of 2025/26 Budget	334



FRASER COAST REGIONAL COUNCIL
SPECIAL MEETING NO. 2/25

WEDNESDAY, 11 JUNE 2025

SUBJECT:	ADOPTED INFRASTRUCTURE CHARGES RESOLUTION AND INFRASTRUCTURE CHARGES INCENTIVES
DIRECTORATE:	STRATEGY, COMMUNITY & DEVELOPMENT
RESPONSIBLE OFFICER:	DIRECTOR STRATEGY, COMMUNITY & DEVELOPMENT
AUTHOR:	EXECUTIVE MANAGER DEVELOPMENT
LINK TO CORPORATE PLAN:	Resilient and Environmentally Responsible Region. Plan for and provide community infrastructure to support growth, connectivity and livability.

1. PURPOSE

To present a report on Development Infrastructure Charges in the form of;

1. Adopted Infrastructure Charges Resolution, including state capped charge options.
2. Infrastructure Charges Incentives Policy; review existing incentives including options to incentivise infill/small lot etc.
3. Differential charging between Hervey Bay and Maryborough and Small Townships; review existing charge differences.

2. EXECUTIVE SUMMARY

The report responds to and makes recommendations to the Council request for a review of the current infrastructure charges, incentives policy and matters affecting charging regimes including differential charging.

The report responds and considers a capped charge scenario, the status of the incentives policy and trunk infrastructure growth driven distribution across the Fraser Coast influencing current differentiated charges.

3. OFFICER'S RECOMMENDATION

That Council:

1. Pursuant to Section 113 of the *Planning Act* 2016, adopt the *Adopted Infrastructure Charges Resolution* appended as **Attachment 2** to commence from 1 September 2025.
2. Review and consider differential infrastructure charging rates across the Fraser Coast following the review and adoption of the Local Government Infrastructure Plan.

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3. Review Councils Infrastructure Charges Incentives Policy in alignment with the strategic objectives of the Fraser Coast Council Economic Development Strategy currently under preparation.

4. BACKGROUND & PREVIOUS COUNCIL CONSIDERATION

Council at its Ordinary Meeting of March 2025 resolved.

ORD 14.1 – *Request for Report that Considers Increasing all Infrastructure Charges to the maximum Allowed State Caps.*

Resolution (Lachlan Cosgrove / John Weiland)

That Council be provided with a report that considers increasing all infrastructure charges to the maximum allowed State Government caps. The report should include detail of the increasing costs of providing trunk infrastructure, growth levels and the potential revenue which could be achieved by moving from the current discounted rates to the full State capped charges.

For a Local government to issue an Infrastructure Charges notice for a charge for trunk infrastructure, the Planning Act 2016 (*the Act*) prescribes that a local Authority must first adopt charges by resolution¹.

4.1 Adopted Infrastructure Resolution

Councils current Adopted Infrastructure Charge Resolution (AICR) January 2025 was adopted at its meeting of November 2024, and is based on a state form format and includes amongst other matters:

- Purpose of the resolution including the relevant trunk infrastructure networks
- Applicable definitions for applying the resolution
- Land use applications
- Adopted Charge methodology
- Adopted land use charge rates
- Discounts to differentiate commercial charges on locality and for community uses/NFP
- Charge indexing
- Charges administration rules
- Methodology for calculating Credits and offsets
- Conversion Criteria

The key element of the AICR to address in this report is the “Adopted land use charge rates”, while a discretionary amount, the charges dollar value is capped by State Government. The maximum dollar value a Council may apply to a land use charge is prescribed by the planning regulation 2017².

¹ S113 Planning Act 2016

² Sch 16

The following table sets out the AICR Land Use, Current Charge and State capped charge.

Table A – Reconfigure a Base Charge Rate

Column 1 Use Category	Column 2 Reconfigure a Lot Use	Column 3 (U) Charge Category	Column 3 (AC) Adopted Charge	Capped Charge
Hervey Bay (inc. Burrum Heads, Toogoom, Booral and River Heads) - All Zones	New lot with development entitlement	\$ per lot	\$32,000	\$34,452.65
Maryborough, Howard, Torbanlea, Tiaro and Rural townships - All zones	New lot with development entitlement	\$ per lot	\$19,000	\$34,452.65

Table B – Material Change of Use or Building Works Base Charge Rate

Column 1 Use Category	Column 2 Use	Column 3 (U) Charge Category	Column 3 (AC) Charge	Capped charge
Residential Hervey Bay (incl Burrum Heads, Toogoom, Booral and River Heads)	Dwelling House	\$ per 1 bedroom dwelling	\$12,200	\$24,609.05 (Note - State do not have a 1 bed charge, most councils apply a one bed. Propose increase to \$15,160)
		\$ per 2 bedroom dwelling	\$19,800	\$24,609.05
		\$ per 3 or more bedroom dwelling	\$32,000	\$34,452.65
	Dwelling Unit	\$ per 1 bedroom dwelling	\$12,200	\$24,609.05 (Note - State do not have a 1 bed charge, most councils apply a one bed. Propose increase to \$15,160)
		\$ per 2 bedroom dwelling	\$19,800	\$24,609.05
		\$ per 3 or more bedroom dwelling	\$28,000	\$34,452.65
	Caretaker's	\$ per 1 bedroom	\$12,200	\$24,609.05 (Note -

Column 1 Use Category	Column 2 Use	Column 3 (U) Charge Category	Column 3 (AC) Charge	Capped charge	
	accommodation	dwelling		State do not have a 1 bed charge, most councils apply a one bed. Propose increase to \$15,160	
		\$ per 2 bedroom dwelling	\$19,800	\$24,609.05	
		\$ per 3 or more bedroom dwelling	\$32,000	\$34,452.65	
	Multiple Dwelling	\$ per 1 bedroom dwelling	\$12,200	\$24,609.05 (Note - State do not have a 1 bed charge, most councils apply a one bed. Propose increase to \$15,160)	
		\$ per 2 bedroom dwelling	\$19,800	\$24,609.05	
		\$ per 3 or more bedroom dwelling	\$28,000	\$34,452.65	
	Dual Occupancy	\$ per 1 bedroom dwelling	\$12,200	\$24,609.05 (Note - State do not have a 1 bed charge, most councils apply a one bed. Propose increase to \$15,160)	
		\$ pe 2 bedroom dwelling	\$19,800	\$24,609.05	
		\$ per 3 or more bedroom dwelling	\$28,000	\$34,452.65	
	Residential Maryborough, Howard, Torbanlea, Tiaro and Rural townships	Dwelling House	\$ per 1 bedroom dwelling	\$6,500	\$24,609.05 (Note - State do not have a 1 bed charge, most councils apply a one bed. Propose increase to \$15,160)
			\$ per 2 bedroom dwelling	\$10,500	\$24,609.05
			\$ per 3 or more bedroom dwelling	\$19,000	\$34,452.65
Dwelling Unit		\$ per 1 bedroom dwelling	\$6,500	\$24,609.05 (Note - State do not have a 1 bed charge, most councils apply a	

Column 1 Use Category	Column 2 Use	Column 3 (U) Charge Category	Column 3 (AC) Charge	Capped charge	
				one bed. Propose increase to \$15,160	
		\$ per 2 bedroom dwelling	\$10,500	\$24,609.05	
		\$ per 3 or more bedroom dwelling	\$15,000	\$34,452.65	
	Caretaker's accommodation	\$ per 1 bedroom dwelling	\$6,500	\$24,609.05 (Note - State does not have a 1 bed charge, most councils apply a one bed. Propose increase to \$15,160)	
		\$ per 2 bedroom dwelling	\$10,500	\$24,609.05	
		\$ per 3 or more bedroom dwelling	\$19,000	\$34,452.65	
	Multiple Dwelling	\$ per 1 bedroom dwelling	\$6,500	\$24,609.05 (Note - State does not have a 1 bed charge, most councils apply a one bed. Propose increase to \$15,160)	
		\$ per 2 bedroom dwelling	\$10,500	\$24,609.05	
		\$ per 3 or more bedroom dwelling	\$15,000	\$34,452.65	
	Dual Occupancy	\$ per 1 bedroom dwelling	\$6,500	\$24,609.05 (Note - State does not have a 1 bed charge, most councils apply a one bed. Propose increase to \$15,160)	
		\$ pe 2 bedroom dwelling	\$10,500	\$24,609.05	
		\$ per 3 or more bedroom dwelling	\$15,000	\$34,452.65	
	Accommodation (Short-term) Hervey Bay (Inc	Hotel	\$ per 1 bedroom dwelling	\$6,000	\$12,304.45
			\$ per 2 bedroom	\$10,000	\$12,304.45

Column 1 Use Category	Column 2 Use	Column 3 (U) Charge Category	Column 3 (AC) Charge	Capped charge	
Burrum Heads, Toogoom, Booral and River Heads)		dwelling			
		\$ per 3 or more bedroom dwelling	\$14,000	\$17,226.20	
	Short-term accommodation	\$ per 1 bedroom dwelling	\$6,000	\$12,304.45	
		\$ per 2 bedroom dwelling	\$10,000	\$12,304.45	
		\$ per 3 or more bedroom dwelling	\$14,000	\$17,226.20	
	Tourist Park – caravan or tent	\$ per unpowered tent site	\$2,500	\$6,152.25	
		\$ per powered caravan site	\$4,500	\$6,152.25	
		\$ per cabin site	\$6,000	\$12,304.45	
	Tourist Park – self-contained recreational vehicle grounds	\$ per self-contained recreational vehicle (as defined in the <i>Fraser Coast Planning Scheme 2014</i>)	Nil	Specialised use and charge	
	Nature based tourism	\$ per unpowered tent site	\$2,500	Specialised use and charge	
		\$ per powered caravan site	\$4,500	Specialised use and charge	
		\$ per cabin site	\$6,000	Specialised use and charge	
	Nature based tourism-self-contained recreational vehicle grounds	\$ per self-contained recreational vehicle (as defined in the <i>Fraser Coast Planning Scheme 2014</i>)	Nil	Specialised use and charge	
	Accommodation (Short-term) Maryborough, Howard, Torbanlea, Tiaro and Rural townships	Hotel	\$ per 1 bedroom dwelling	\$3,200	\$12,304.45
			\$ per 2 bedroom dwelling	\$5,300	\$12,304.45
\$ per 3 or more bedroom dwelling			\$7,500	\$17,226.20	
Short-term		\$ per 1 bedroom	\$3,200	\$12,304.45	

Column 1 Use Category	Column 2 Use	Column 3 (U) Charge Category	Column 3 (AC) Charge	Capped charge
	accommodation	dwelling		
		\$ per 2 bedroom dwelling	\$5,300	\$12,304.45
		\$ per 3 or more bedroom dwelling	\$7,500	\$17,226.20
	Tourist Park – caravan or tent	\$ per unpowered tent site	\$1,350	\$6,152.25
		\$ per powered caravan site	\$2,400	\$6,152.25
		\$ per cabin site	\$3,200	\$12,304.45
	Tourist Park – self-contained recreational vehicle grounds	\$ per self-contained recreational vehicle (as defined in the <i>Fraser Coast Planning Scheme 2014</i>)	Nil	Specialised use and charge
	Nature based tourism	\$ per unpowered tent site	\$1,350	Specialised use and charge
		\$ per powered caravan site	\$2,400	Specialised use and charge
		\$ per cabin site	\$3,200	Specialised use and charge
	Nature based tourism-self-contained recreational vehicle grounds	\$ per self-contained recreational vehicle (as defined in the <i>Fraser Coast Planning Scheme 2014</i>)	Nil	
	Accommodation (Long-term) Hervey Bay (Inc Burrum Heads, Toogoom, Booral and River Heads)	Community residence	\$ per 1 bedroom dwelling	\$12,200
\$ per 2 bedroom dwelling			\$19,800	\$24,609.05
\$ per 3 or more bedroom dwelling			\$28,000	\$34,452.65
Rooming accommodation		\$ per 1 bedroom (< 6 beds per room)	\$12,200	\$24,609.05
		\$ per 1 bedroom (> 6 beds per	\$19,800	\$24,609.05

Column 1 Use Category	Column 2 Use	Column 3 (U) Charge Category	Column 3 (AC) Charge	Capped charge	
		room)			
		\$ per 2 bedrooms in a suite	\$19,800	\$24,609.05	
		\$ per 3 or more bedrooms in a suite	\$28,000	\$34,452.65	
	Relocatable home park	\$ per 1 bedroom dwelling	\$12,200	\$24,609.05	
		\$ per 2 bedroom dwelling	\$19,800	\$24,609.05	
		\$ per 3 or more bedroom dwelling	\$32,000	\$34,452.65	
	Retirement facility	\$ per 1 bedroom dwelling	\$12,200	\$24,609.05	
		\$ per 2 bedroom dwelling	\$19,800	\$24,609.05	
		\$ per 3 or more bedroom dwelling	\$32,000	\$34,452.65	
	Rural workers accommodation	\$ per 1 bedroom dwelling	\$12,200	\$24,609.05	
		\$ per 2 bedroom dwelling	\$19,800	\$24,609.05	
		\$ per 3 or more bedroom dwelling	\$32,000	\$34,452.65	
	Accommodation (Long-term) Maryborough, Howard, Torbanlea, Tiaro and Rural Townships	Community residence	\$ per 1 bedroom dwelling	\$6,500	\$24,609.05
			\$ per 2 bedroom dwelling	\$10,500	\$24,609.05
			\$ per 3 or more bedroom dwelling	\$15,000	\$34,452.65
Rooming accommodation		\$ per 1 bedroom (< 6 beds per room)	\$6,500	\$24,609.05	
		\$ per 1 bedroom (> 6 beds per room)	\$10,500	\$24,609.05	
		\$ per 2 bedrooms in a suite	\$10,500	\$24,609.05	
		\$ per 3 or more bedrooms in a	\$15,000	\$34,452.65	

Column 1 Use Category	Column 2 Use	Column 3 (U) Charge Category	Column 3 (AC) Charge	Capped charge
		suite		
	Relocatable home park	\$ per 1 bedroom dwelling	\$6,500	\$24,609.05
		\$ per 2 bedroom dwelling	\$10,500	\$24,609.05
		\$ per 3 or more bedroom dwelling	\$19,000	\$34,452.65
	Retirement facility	\$ per 1 bedroom dwelling	\$6,500	\$24,609.05
		\$ per 2 bedroom dwelling	\$10,500	\$24,609.05
		\$ per 3 or more bedroom dwelling	\$19,000	\$34,452.65
	Rural workers accommodation	\$ per 1 bedroom dwelling	\$6,500	\$24,609.05
		\$ per 2 bedroom dwelling	\$10,500	\$24,609.05
		\$ per 3 or more bedroom dwelling	\$19,000	\$34,452.65
Places of Assembly	Community (library) ³ use	\$ per m2 GFA plus \$10.00 per m2 impervious area	\$70	\$86.20 per m2 GFA plus \$12.30 per m2 impervious area
	Community (museum)Error! Bookmark not defined. use	\$ per m2 GFA plus \$10.00 per m2 impervious area	\$70	\$86.20 per m2 GFA plus \$12.30 per m2 impervious area
	Community (hall)Error! Bookmark not defined. use	\$ per m2 GFA plus \$10.00 per m2 impervious area	\$70	\$86.20 per m2 GFA plus \$12.30 per m2 impervious area
	Community (other)Error! Bookmark not defined. use	\$ per m2 GFA plus \$10.00 per m2 impervious area	\$70	\$86.20 per m2 GFA plus \$12.30 per m2 impervious area
	Function Facility	\$ per m2 GFA plus \$10.00 per m2 impervious area	\$70	\$86.20 per m2 GFA plus \$12.30 per m2 impervious area
	Funeral parlour	\$ per m2 GFA plus \$10.00 per m2	\$70	\$86.20 per m2 GFA plus \$12.30 per m2

³ No Charge for uses on Council-controlled land

Column 1 Use Category	Column 2 Use	Column 3 (U) Charge Category	Column 3 (AC) Charge	Capped charge
		impervious area		impervious area
	Place of worship	\$ per m2 GFA plus \$10.00 per m2 impervious area	\$70	\$86.20 per m2 GFA plus \$12.30 per m2 impervious area
Commercial (bulk goods)	Agricultural supplies store	\$ per m2 GFA plus \$10.00 per m2 impervious area	\$140	\$172.25 per m2 GFA plus \$12.30 per m2 impervious area
	Bulk landscape supplies	\$ per m2 GFA plus \$10.00 per m2 impervious area	\$140	\$172.25 per m2 GFA plus \$12.30 per m2 impervious area
	Garden centre	\$ per m2 TUA plus \$10.00 per m2 impervious area	\$140	\$172.25 per m2 GFA plus \$12.30 per m2 impervious area
	Hardware and trade supplies	\$ per m2 GFA plus \$10.00 per m2 impervious area	\$140	\$172.25 per m2 GFA plus \$12.30 per m2 impervious area
	Outdoor sales (Indoor sales component)	\$ per m2 GFA plus \$10.00 per m2 impervious area	\$70	\$172.25 per m2 GFA plus \$12.30 per m2 impervious area
	Outdoor sales (Outdoor sales component)	\$ per m2 TUA plus \$10.00 per m2 impervious area	\$30	\$172.25 per m2 GFA plus \$12.30 per m2 impervious area
	Showroom	\$ per m2 GFA plus \$10.00 per m2 impervious area	\$140	\$172.25 per m2 GFA plus \$12.30 per m2 impervious area
Commercial (retail)	Adult store	\$ per m2 GFA plus \$10.00 per m2 impervious area	\$180	\$221.50 per m2 GFA plus \$12.30 per m2 impervious area
	Food and drink outlet (fast food restaurant)	\$ per m2 GFA plus \$10.00 per m2 impervious area	\$180	\$221.50 per m2 GFA plus \$12.30 per m2 impervious area

Column 1 Use Category	Column 2 Use	Column 3 (U) Charge Category	Column 3 (AC) Charge	Capped charge
	Food and drink outlet (fast food restaurant with drive through)	\$ per m2 GFA plus \$10.00 per m2 impervious area	\$180	\$221.50 per m2 GFA plus \$12.30 per m2 impervious area
	Food and drink outlet (other)	\$ per m2 GFA plus \$10.00 per m2 impervious area	\$180	\$221.50 per m2 GFA plus \$12.30 per m2 impervious area
	Service industry (Laundromat)	\$ per m2 GFA plus \$10.00 per m2 impervious area	\$180	\$221.50 per m2 GFA plus \$12.30 per m2 impervious area
	Service industry (other)	\$ per m2 GFA plus \$10.00 per m2 impervious area	\$180	\$221.50 per m2 GFA plus \$12.30 per m2 impervious area
	Service station (fuel pumps)	Nil charge	Nil	
	Service station (shop component)	\$ per m2 GFA plus \$10.00 per m2 impervious area	\$180	\$221.50 per m2 GFA plus \$12.30 per m2 impervious area
	Service station (vehicle repair shop)	\$ per m2 GFA plus \$10.00 per m2 impervious area	\$180	\$221.50 per m2 GFA plus \$12.30 per m2 impervious area
	Service station (food and drink outlet)	\$ per m2 GFA plus \$10.00 per m2 impervious area	\$180	\$221.50 per m2 GFA plus \$12.30 per m2 impervious area
	Shop	\$ per m2 GFA plus \$10.00 per m2 impervious area	\$180	\$221.50 per m2 GFA plus \$12.30 per m2 impervious area
	Shopping Centre	\$ per m2 GFA plus \$10.00 per m2 impervious area	\$180	\$221.50 per m2 GFA plus \$12.30 per m2 impervious area
Commercial (office)	Office	\$ per m2 GFA plus \$10.00 per m2 impervious area	\$140	\$172.25 per m2 GFA plus \$12.30 per m2 impervious area

Column 1 Use Category	Column 2 Use	Column 3 (U) Charge Category	Column 3 (AC) Charge	Capped charge
	Sales office	\$ per m2 GFA plus \$10.00 per m2 impervious area	\$140	\$172.25 per m2 GFA plus \$12.30 per m2 impervious area
Education facility	Child care centre	\$ per m2 GFA plus \$10.00 per m2 impervious area	\$140	\$172.25 per m2 GFA plus \$12.30 per m2 impervious area
	Community care centre	\$ per m2 GFA plus \$10.00 per m2 impervious area	\$140	\$172.25 per m2 GFA plus \$12.30 per m2 impervious area
	Educational establishment	\$ per m2 GFA plus \$10.00 per m2 impervious area	\$140	\$172.25 per m2 GFA plus \$12.30 per m2 impervious area
Entertainment	Bar	\$ per m2 GFA plus \$10.00 per m2 impervious area	\$200	\$246.05 per m2 GFA plus \$12.30 per m2 impervious area
	Hotel (non-residential component)	\$ per m2 GFA plus \$10.00 per m2 impervious area	\$200	\$246.05 per m2 GFA plus \$12.30 per m2 impervious area
	Nightclub entertainment facility	\$ per m2 GFA plus \$10.00 per m2 impervious area	\$200	\$246.05 per m2 GFA plus \$12.30 per m2 impervious area
	Theatre	\$ per m2 GFA plus \$10.00 per m2 impervious area	\$200	\$246.05 per m2 GFA plus \$12.30 per m2 impervious area
	Club	\$ per m2 GFA plus \$10.00 per m2 impervious area	\$200	\$246.05 per m2 GFA plus \$12.30 per m2 impervious area
Indoor sport and recreation Error! Bookmark not defined.	Indoor sport and recreation (squash or other court areas)	\$ per m2 GFA plus \$10.00 per m2 impervious area	\$20	\$24.55 per m2 GFA plus \$12.30 per m2 impervious area
	Indoor sport and recreation (other)	\$ per m2 GFA plus \$10.00 per m2 impervious area	\$70	\$246.05 per m2 GFA plus \$12.30 per m2 impervious area

Column 1 Use Category	Column 2 Use	Column 3 (U) Charge Category	Column 3 (AC) Charge	Capped charge
Industry	Low impact industry	\$ per m2 GFA plus \$10.00 per m2 impervious area	\$50	\$61.50 per m2 GFA plus \$12.30 per m2 impervious area
	Marine industry	\$ per m2 GFA plus \$10.00 per m2 impervious area	\$50	\$61.50 per m2 GFA plus \$12.30 per m2 impervious area
	Medium impact industry	\$ per m2 GFA plus \$10.00 per m2 impervious area	\$50	\$61.50 per m2 GFA plus \$12.30 per m2 impervious area
	Research and technology industry	\$ per m2 GFA plus \$10.00 per m2 impervious area	\$50	\$61.50 per m2 GFA plus \$12.30 per m2 impervious area
	Rural industry	\$ per m2 GFA plus \$10.00 per m2 impervious area	\$50	\$61.50 per m2 GFA plus \$12.30 per m2 impervious area
	Transport Depot	\$ per m2 GFA plus \$10.00 per m2 impervious area	\$50	\$61.50 per m2 GFA plus \$12.30 per m2 impervious area
	Warehouse (self-storage facility)	\$ per m2 GFA plus \$10.00 per m2 impervious area	\$50	\$61.50 per m2 GFA plus \$12.30 per m2 impervious area
	Warehouse (other)	\$ per m2 GFA plus \$10.00 per m2 impervious area	\$50	\$61.50 per m2 GFA plus \$12.30 per m2 impervious area
High impact industry	High impact industry	\$ per m2 GFA plus \$10.00 per m2 impervious area	\$70	\$86.20 per m2 GFA plus \$12.30 per m2 impervious area
	Special industry	\$ per m2 GFA plus \$10.00 per m2 impervious area	\$70	\$86.20 per m2 GFA plus \$12.30 per m2 impervious area
Low impact rural	Animal husbandry	Nil charge	Nil	Nil
	Cropping	Nil charge	Nil	Nil
	Permanent plantation	Nil charge	Nil	Nil
	Renewable energy facility	Nil charge	Nil	Nil
High impact rural	Aquaculture	\$ per m2 GFA for the high impact rural use	\$20	\$24.55 per m2 GFA plus \$12.30 per m2 impervious area

Column 1 Use Category	Column 2 Use	Column 3 (U) Charge Category	Column 3 (AC) Charge	Capped charge
	Intensive animal industry	\$ per m2 GFA for the high impact rural use	\$20	\$24.55 per m2 GFA plus \$12.30 per m2 impervious area
	Intensive horticulture	\$ per m2 GFA for the high impact rural use	\$20	\$24.55 per m2 GFA plus \$12.30 per m2 impervious area
	Wholesale nursery	\$ per m2 GFA for the high impact rural use	\$20	\$24.55 per m2 GFA plus \$12.30 per m2 impervious area
	Winery	\$ per m2 GFA for the high impact rural use	\$20	\$24.55 per m2 GFA plus \$12.30 per m2 impervious area
Essential services	Detention facility	\$ per m2 GFA plus \$10.00 per m2 impervious area	\$140	\$172.25 per m2 GFA plus \$12.30 per m2 impervious area
	Emergency services ⁴	\$ per m2 GFA plus \$10.00 per m2 impervious area	\$140	\$172.25 per m2 GFA plus \$12.30 per m2 impervious area
	Health care services	\$ per m2 GFA plus \$10.00 per m2 impervious area	\$140	\$172.25 per m2 GFA plus \$12.30 per m2 impervious area
	Hospital	\$ per m2 GFA plus \$10.00 per m2 impervious area	\$140	\$172.25 per m2 GFA plus \$12.30 per m2 impervious area
	Residential care facility	\$ per m2 GFA plus \$10.00 per m2 impervious area	\$140	\$172.25 per m2 GFA plus \$12.30 per m2 impervious area
	Veterinary services	\$ per m2 GFA plus \$10.00 per m2 impervious area	\$140	\$172.25 per m2 GFA plus \$12.30 per m2 impervious area
Specialised uses	Air Services	As for Other uses, Column 1	*	
	Animal keeping	As for Other uses, Column 1	*	

⁴ No Charge for State Emergency Service facilities on Council-controlled land

Column 1 Use Category	Column 2 Use	Column 3 (U) Charge Category	Column 3 (AC) Charge	Capped charge
	Brothel	As for Other uses, Column 1	*	
	Car wash	\$ per m2 GFA plus \$10.00 per m2 impervious area	Nil	
	Parking Station	\$ per m2 GFA plus \$10.00 per m2 impervious area	Nil	
	Crematorium	As for Other uses, Column 1	*	
	Extractive industry	As for Other uses, Column 1	*	
	Major electricity infrastructure			
	Major sport, recreation and entertainment facility	As for Other uses, Column 1	*	
	Motor sport facility	As for Other uses, Column 1	*	
	Non-resident workforce accommodation	As for Other uses, Column 1	*	
	Outdoor sport and recreation Error! Bookmark not defined.	As for Other uses, Column 1	*	
	Port services	As for Other uses, Column 1	*	
	Resort complex	As for Other uses, Column 1	*	
	Tourist attraction	As for Other uses, Column 1	*	
	Utility installation	As for Other uses, Column 1	*	
Minor uses	Advertising device	Nil charge	Nil	Nil
	Cemetery	Nil charge	Nil	Nil
	Home based business	Nil charge	Nil	Nil
	Landing	Nil charge	Nil	Nil

Column 1 Use Category	Column 2 Use	Column 3 (U) Charge Category	Column 3 (AC) Charge	Capped charge
	Market	Nil charge	Nil	Nil
	Outstation	Nil charge	Nil	
	Park	Nil charge	Nil	Nil
	Roadside stall	Nil charge	Nil	Nil
	Substation	Nil charge	Nil	
	Telecommunications facility	Nil charge	Nil	Nil
	Temporary uses	Nil charge	Nil	Nil
	Ancillary storage to sporting or community activity land uses.	Nil charge	Nil	
Other uses	A use not otherwise listed in column	The maximum adopted charge is the charge (in column 3(A) and 3(B)) for a use category (in column 2) that appropriately reflects the use at the time of assessment		Nil

The introduction of the capped charge will have an impact on charge revenue. Initial analysis using 2024 lot completion data (represents biggest charge group) the following table provides an indication of the revenue that could be realised if the capped charge was applied.

Location	2024 lots	Current charge	Current Revenue	Capped charge	Capped Revenue
MB	100	\$19,000	\$1,900,000	\$34,452.65	\$3,445,265
HB	860	\$32,000	\$27,520,000	\$34,452.65	\$29,629,279
Total	960 (net lots)		\$29,420,000		\$33,074,544

This approach is inaccurate as it expects a similar development scenario occurs and does not reconcile all lot credits, indexing, offsets or services applied with the charges (Network exclusions in a nonservice area).

4.2 Infrastructure Charge Incentive policy

The Fraser Coast has maintained an Incentive Policy since 2012, when the current infrastructure regime was introduced by the state. The policy at that time sought to smooth out the significant changes to areas of the Fraser Coast, as well as to stimulate particular locations and target land

uses in a post GFC economy. Investment Attraction Incentives Scheme were designed and amended annually to align with trends, economic strategies/ road maps/ economic pillars to focus on targeted investment attraction in key strategic industries and intended to stimulate significant and sustainable economic growth, diversify our industry base and value add to our regional economy.

The Incentives Policy is a discretionary scheme which historically sought to attract and support projects that will deliver the greatest benefits to the Fraser Coast Region.

Council has recently commenced the review of its Economic Development Strategy and have contracted Lucid Economics to carry out that study. Similarly to the past, a review of the Incentives policy should be carried out having regard to outcomes of that study when completed.

4.3 Differentiated Charge Rates

The current Adopted Infrastructure Charge Resolution includes lot creation charge rates that differentiate between service regions. Currently Hervey Bay including Burrum Heads to River Heads is charged at one rate (e.g. \$32,000 per lot), whilst Maryborough, Rural townships and the Coastal townships have a reduced charge (e.g.\$19,000 per lot). All non-residential land use charge rates remain the same across the whole region.

Initially, introduced to smooth out the transition between a “headworks charge regime” in place until 2011 and Priority Infrastructure Plans then LGIP in 2014. At this time, the charges review was subject to extensive public and industry criticism given the low to zero growth in those areas and that we were not planning and or constructing trunk infrastructure in the Maryborough, Rural townships and the Coastal townships area. The argument for not reducing non-residential uses is the regional nature of most businesses.

This approach is a common in Local governments with a diversity of settlements with neighbouring Bundaberg, Gympie and the Sunshine coast all having differentiated charges that align directly with the costs of funding trunk infrastructure in their separate settlements.

In this regard, of the 343 trunk items identified in Council proposed Schedule of Works in the LGIP, only 67 are located within the Maryborough and district area and, most are forecast post 2030 with the majority being 2033+.

The intent of the act is very clear, in that Infrastructure charge revenue is to fund growth infrastructure, if an area is not growing and there is no related trunk infrastructure, it is reasonable to apply a charge specific to the locality. In this regard, council is in the process of reviewing the Local Government Infrastructure Plan (LGIP) that includes the schedules of works intended to be funded by infrastructure charges. The LGIP should be the foundation of any change and accordingly, the review of differentiated charges would be best carried out following the LGIP review.

5. PROPOSAL

The costs to deliver trunk infrastructure continues to grow, with Council experiencing increases in basic civil construction with rates ranging from 40 to 62% from 2020 to 2024. With continued growth and the demand for essential trunk infrastructure increasing, and if charges remain static, the ratepayer is having to absorb those increases. To reduce the cost burden, it is proposed that Council apply the full capped charges as detailed in section 4.1 Table B of this report subject to the following;

1. The maintenance of a one (1) bedroom charge. Given the housing needs analysis and significant unmet demand for 1 bed housing solutions on the Fraser Coast, the maintenance of the one (1) bedroom charge, indexed in line with the capped charge increases would ensure an equitable approach to housing diversity;
2. Maintenance of the discounts section for Not for Profit and charitable organisations;
3. Removal of the differential charge rates as per Section 4.1 Table A, on the basis that the charges will be reviewed in line with the Local Government Infrastructure Plan and the Schedule of Works under development. Note that this will result in an 81% increase in charges until such time as the review has occurred; and
4. Council reviews the charges and incentives policy at such time as the Fraser Coast Economic Strategy under preparation is adopted by Council.

6. FINANCIAL & RESOURCE IMPLICATIONS

The adoption of the capped charge will result in an increase of Infrastructure Charge Revenue for those developments that are approved and commence under the new Resolution. Actual numbers are difficult to predict and is dependent upon future market forces and development trends.

It must be noted that for residential products, nfarastructure charges are a key component of project viability and a cost of development and will ultimately be borne by the end user/purchaser.

7. POLICY & LEGAL IMPLICATIONS

The Adopted Infrastructure Charge Resolution is made under the *Planning Act 2016* and when implemented has the force of law. Councils' incentives are discretionary and adopted as *Policy*.

8. RISK IMPLICATIONS

The introduction of the capped charge will result in the Fraser Coast having some of the highest charges in the region. This may be a deterrent to development in the region, especially in those areas where developed land values could not absorb an 81% increase in the base charge and a probable consequence of reduced supply in an already constrained market with very low vacancy rates.

9. CRITICAL DATES & IMPLEMENTATION

There are two key areas to consider for implementation, the transitional arrangements for approvals and applications currently with Council for assessment that were lodged under current and previous policy, and the organisational changes to IT systems used to calculate and manage Infrastructure Charges. Due to available resources, staff would require a minimum of two (2) months to update before implementation.

10. CONSULTATION

Internal consultation has occurred over several months via several working groups and budgetary sessions. Formal industry consultation is intended to occur between Council resolution and commencement date

11. CONCLUSION

Council cannot continue to absorb the increased costs to provide trunk infrastructure, and it is reasonable to expect developments generating the demand for essential infrastructure to pay a reasonable share via capped infrastructure charge rates. Equally, it is important to recognise the impacts of Infrastructure Charges on land values and supply. There are areas of the Fraser Coast where limited growth and trunk infrastructure is required, and that careful consideration of charge regimes represent good governance and accordingly, a review of spatial charge (differential) rates in line with the LGIP review would ensure an equitable approach to charging is maintained.

Incentives help shape and change our community by ensuring in need supply of land and or services are encouraged to establish. The Economic Strategy under development provides opportunity to review Incentives in line with endorsed economic objectives for the region.

12. ATTACHMENTS

1. Draft Infrastructure Charges Resolution September 2025 - Track Changes [↓](#)
2. Draft Infrastructure Charges resolution September 2025 - Final Version [↓](#)

FRASER COAST REGIONAL COUNCIL

Infrastructure Charges Resolution **January**
September 2025

Contents

1. Preliminary.....	4
1.1 This Document	4
1.2 Citation	4
1.3 Commencement	4
1.4 Transitional Arrangements	4
1.5 Definitions	4
1.6 Application	4
2. Adopted Charge	54
2.1 Adopted Charge.....	54
2.2 Relationship with maximum adopted charge	5
2.3 Trunk infrastructure networks.....	5
3. Levied charges.....	5
3.1 Calculation of levied charges	5
3.2 Credits.....	6
3.3 Offsets	7
3.4 Refunds.....	7
3.5 Automatic Indexation of levied charges.....	7
3.6 Discounts	87
3.7 Time of payment of an infrastructure charge	98
4. Method for Calculating Establishment Cost	9
4.1 Default position.....	9
4.2 Recalculation of Establishment Cost	9
5. Conversion Criteria	10
5.1 Purpose of this section.....	10
5.2 Capacity to service other development in accordance with desired standards of service	10
5.3 Infrastructure consistent with LGIP	10
5.4 Non consistent with non-trunk infrastructure.....	10
5.5 Cost-effectiveness	10
5.6 No commencement of construction.....	1140
5.7 Not for development incentive	1140
5.8 Not proposed as non-trunk infrastructure.....	11
5.9 Not to upgrade to service development inconsistent with LGIP assumptions.....	11
5.10 Services development consistent with LGIP assumptions.....	11
6. Defined Terms.....	11
6.1 Definitions	11
6.2 Other Terms.....	12

6.3 Construction	12
Schedule 1	13
Adopted Charge Rates	13
Schedule 2	23 21
Method for calculating Establishment Cost – Land	23 21
Schedule 3	25 23
Method for calculating Establishment Cost – Work	25 23

DRAFT

1. Preliminary

1.1 This Document

This document (resolution) is a charges resolution made by Council under section 113 of the *Planning Act 2016*.

1.2 Citation

This resolution may be cited as the *Fraser Coast Regional Council Adopted Infrastructure Charges Resolution September 2025*.

1.3 Commencement

This resolution has effect on and from 1 January-September 2025.

1.4 Transitional Arrangements

Indexing will be capped per:

(a) -the Adopted Infrastructure Charges Resolution March 2022 rates for all development that is completed, and the Infrastructure Charges are paid in full within one (1) year from commencement of ~~this resolution~~Adopted Infrastructure Charges Resolution 2025 being 1 January 2025; and

(b) the Adopted Infrastructure Charges Resolution 2025 rates for all development that is completed, and the Infrastructure Charges are paid in full within one (1) year from commencement of this resolution.

~~In this regard, the entering into a Delayed Payment Infrastructure Agreement constitutes a paid infrastructure charge. E.g. an indexed lot charge under this arrangement will not exceed~~

~~- the \$28,000 maximum charge under the 2022 resolution if completed within 12 months of commencement of ~~this resolution~~Adopted Infrastructure Charges Resolution 2025;~~

~~- the \$32,000 maximum charge under the 2025 resolution if completed within 12 months of commencement of this resolution.~~

1.5 Definitions

Terms used in this resolution are defined in **section 6.1**.

1.6 Application

(a) This resolution applies to all of Council's local government area.

(b) As set out in **section 2**, this resolution adopts charges for providing trunk infrastructure for development, which are no more than the applicable maximum adopted charge, for development that is:

- i. reconfiguring a lot;
- ii. a material change of use; or
- iii. building work.

Editor's note – Section 112(3)(b) of the Planning Act 2016, in combination with section 52(3)(a) of the Planning Regulation 2017, allows Council to have an adopted charge for trunk infrastructure for development that is a material change of use, reconfiguring a lot, or building work.

(c) This resolution adopts a charge for particular development that is equal to or less than the *Planning Regulation*.

- (d) To avoid any doubt, the adopted charge does not apply to development that section 113(3) of the *Planning Act* provides an adopted charge must not be for.

2. Adopted Charge

2.1 Adopted Charge

The adopted charge for development is the applicable Infrastructure Charge for the development calculated on the approved use, in accordance with **section 3**, and at the time the decision is made.

2.2 Relationship with maximum adopted charge

- (a) **Section 2.1** is intended to have the effect that, at any given time, the adopted charge under this resolution is no more than the maximum adopted charge.
- (b) If, in any case, this resolution would have the purported effect of adopting a charge that is higher than the maximum adopted charge, this resolution is to be construed and read down as necessary to ensure that the adopted charge is equal to the maximum adopted charge.

2.3 Trunk infrastructure networks

- (a) The adopted charge is a charge for providing trunk infrastructure for development for all trunk infrastructure networks in the Local Government Infrastructure Plan (LGIP), being the following networks:
water supply; sewerage; stormwater; transport (roads, pedestrian and cycle movement); and parks and land for community facilities.
- (b) The adopted charge is for trunk infrastructure for all of the above networks, and no part of the adopted charge is earmarked to any particular network. However, the notional proportional breakup of the adopted charge between these networks is as follows:
- i. water supply – 7%
 - ii. sewerage – 21%
 - iii. stormwater – 7.5%
 - iv. transport – 53%
 - v. parks and land for community facilities – 11.5%

3. Levied charges

3.1 Calculation of levied charges

The levied charge for development is to be calculated in accordance with the below formula:

$$LC = [(AC \times U) - C] \times I - EC$$

Where:

- LC = the levied charge for the development.
- AC = the Adopted Charge Rate for the development, in accordance with **Schedule 1, column 4**.
- U = is the unit of measure as identified in **Schedule 1, column 3**.
- C = the total value of any applicable Credits, determined in accordance with **section 3.2**.
- I = the sum of the percentage increases for each financial quarter since 1 July 2022 or in accordance with section 3.5, to the date the charge is levied.

Note – In this section, “percentage increases” has the meaning given in section 112(4) of the Planning Act.

EC = the Establishment Cost of trunk infrastructure mentioned in **sections 3.3 or 3.4** (as applicable) and calculated in accordance with **section 4**.

Notes—

- 1 *AC x I will be equal to the adopted charge under **section 2.1**.*
- 2 *All levied charges will be subject to automatic indexation in accordance with **section 3.5**.*
- 3 *If the above formula results in a negative value, a Refund may be payable under **section 3.4**. However, a Refund will not be payable merely because a Credit exceeds the applicable adopted charge.*
- 4 *The application of infrastructure charge discounts or incentives pursuant to Council policy at the time are to be applied to the net infrastructure amount. (i.e., the infrastructure charge less any applicable credits or offsets).*

3.2 Credits

(a) In accordance with section 120 of the *Planning Act*, the credit is to be calculated in accordance with Section 3.2 (c); and

(b) a Credit will apply where the Credit for the premises is the greater of the following:

i. The amount stated for an *adopted infrastructure charge* for reconfiguring a lot in **Schedule 1, Table A** for each existing residential lot within the premises; or

Note - Commercial and industrial lots where the adopted infrastructure charge was deferred to material change of use and/or building works stage as detailed on the development approval at time of approval shall not be eligible for this credit criteria.

ii. an existing use on the premises if the use is lawful and already taking place on the premises, the amount stated in **Schedule 1, Table B** for the lawful use; or

iii. the amount stated in **Schedule 1, Table B** for the lawful use; or

iv. a previous use that is no longer taking place on the premises if the use was lawful at the time it was carried out the amount stated in **Schedule 1, Table B** for the lawful use; or

v. other development on the premises if the development may be lawfully carried out without the need for a further development permit the amount stated in **Schedule 1, Table B** for the lawful use; or

vi. the monetary contributions for trunk infrastructure previously paid for the development of the premises, subject to Council being satisfied of appropriate evidence of payment.

(c) If a Credit applies, the value of the Credit is to be calculated in accordance with the following formula:

$$C = (AC \times U) \times I$$

Where:

C = the value of the Credit.

AC = the Adopted Charge Rate for the development, in accordance with **Schedule 1, column 4**.

U = is the unit of measure as identified in **Schedule 1, column 3**.

I = the sum of the percentage increases for each financial quarter since 1 July 2022 or in accordance with section 3.5, to the date the charge is levied.

Note – In this section, “percentage increases” has the meaning given in section 112(4) of the Planning Act.

(d) Despite **section 3.2(b)**, a Credit will not apply for a use or development mentioned in section 3.2 if an infrastructure requirement that applies, or applied, to the use or development has not been complied with.

Note – In this section, “infrastructure requirement” has the meaning given in section 120(4) of the Planning Act.

(e) Despite **section 3.2(b)**, if more than one type of use or development mentioned in **section 3.2** is relevant to the premises:

- i. to the extent that any such uses or developments are mutually incompatible – a Credit will only apply for the use or development that has the highest Infrastructure Charge; and

Examples –

- *If the relevant premises is a building that is currently being lawfully used for an office, but was historically lawfully used for a funeral parlour, a credit will only be available for the current office use (which has a higher Infrastructure Charge). Because the two uses concern the same building, they cannot occur simultaneously are mutually incompatible.*
- *If the relevant premises is a parcel of land containing multiple buildings, used for different purposes, multiple Credits may be available in respect of the uses of each building.*

- ii. otherwise, variable “AC” in the formula in **section 3.2(c)** is to be the sum of the Infrastructure Charges for all applicable Credits.

3.3 Offsets

(a) In accordance with section 129(2) of the *Planning Act*, an Offset will apply if:

- i. the relevant development is subject to one or more necessary infrastructure conditions;
- ii. the trunk infrastructure that is the subject of the necessary infrastructure condition/s services, or is planned to service, premises other than the subject premises; and
- iii. the total Establishment Cost of the trunk infrastructure is equal to or less than the levied charge that would otherwise apply to the development.

(b) If an Offset applies, the levied charge will be the difference between:

- i. the levied charge that would otherwise apply to the development; and
- ii. the total Establishment Cost of the trunk infrastructure.

*Note – This outcome is reflected in the formula in **section 3.1**.*

3.4 Refunds

(a) In accordance with section 129(3) of the *Planning Act*, a Refund will apply if:

- i. the relevant development is subject to one or more necessary infrastructure conditions;
- ii. the trunk infrastructure that is the subject of the necessary infrastructure condition/s services, or is planned to service, premises other than the subject premises; and
- iii. the total Establishment Cost of the trunk infrastructure is more than the levied charge that would otherwise apply to the development.

(b) If a Refund applies:

- i. no levied charge is payable;

*Note – This outcome is reflected in the formula in **section 3.1**, as per note 3 to that section.*

- ii. Council will refund to the applicant the difference between:

- A. the levied charge that would otherwise apply to the development; and
- B. the total Establishment Cost of the trunk infrastructure.

*Editor’s note – If a refund is payable, the relevant infrastructure charges notice will state when the refund will be given, in accordance with section 121(1)(f) of the *Planning Act*.*

3.5 Automatic Indexation of levied charges

(a) A levied charge will be automatically increased from the date that it is levied until the date of payment in accordance with section.

(b) An automatic increase under this section is to be the lesser of the following:

- (a) the difference between the levied charge that the maximum adopted charge that Council could have levied for the development as per the Adopted Infrastructure Charges Resolution in place when the charge is paid; or
- (b) the increase worked out using the PPI, adjusted according to the 3-yearly PPI average, for the period starting on the day the charge was levied, and ending on the day the charge is paid.

Note – In this section, “3-yearly PPI average” has the meaning given in section 114(6) of the Planning Act.

- (c) To avoid any doubt, this section is an automatic increase provision under the *Planning Act*.

3.6 Discounts

- (a) Table 1 below establishes the criteria and eligibility for discounts to Council’s adopted charge.
- (b) For development (or part of a development) that is eligible for a discount, the charge is the adopted charge identified in **Schedule 1** less any discount identified in **Table 1**.
- (c) All discounts in **Table 1** are subject to the following:
- i. Discounts are calculated on the amount of the adopted charge identified in Schedule 1;
 - ii. The amount of any discount cannot result in the development becoming eligible for a refund for the provision of trunk infrastructure. If the discount results in the development becoming eligible for a refund pursuant to section 129 of the *Planning Act* and / or through a conversion application or recalculation of the establishment cost of trunk infrastructure, the amount of the discount will be reduced such that the development is not eligible for a refund.
- (d) Charges levied under this resolution are not eligible for further discount under any previous infrastructure charges incentives package.

Table 1 – Criteria and eligibility for discounts to adopted charge

Discount category	Criteria / areas covered	Amount of discount
Health and Community care	Any “Health care service”, “Residential care facility”, “community care centre” or “Community residence” use	20%
Education, Research and Community uses	Any “Educational establishment”, “Research and technology industry” or “Community use” use	20%
Medium Impact Industry Zone (Tiario & Howard)	Any accepted or code assessable use as defined in Table 5.5.9 Medium impact industry zone – Table of assessment located within Tiario or Howard townships	45%
District Centre Zone (Tiario & Howard)	Any accepted or code assessable use (excluding Residential activities) as defined in Table 5.5.5 District centre zone – Table of assessment located within Tiario or Howard townships	45%
Neighbourhood Centre Zone (Torbanlea, Poona & Maaroom)	Any accepted or code assessable use (excluding Residential activities) as defined in Table 5.5.7 Neighbourhood centre zone – Table of assessment located within Torbanlea, Poona & Maaroom townships	45%
Non-profit organisations’	Development is not on land owned or controlled by Fraser Coast Regional Council	50%
	Development is on land owned or controlled by Fraser Coast Regional Council	100%

3.7 Time of payment of an infrastructure charge

A levied infrastructure charge is payable at the following time:

- (a) if the charge applies for reconfigure a lot – when the local government that levied the charge approves a plan for the reconfiguration that, under the *Land Title Act 1994*, is required to be given to the local government for approval; or
- (b) if the charge applies for building work – when the final inspection certificate for the building work, or the certificate of classification for the building, is given under the *Building Act 1975*; or
- (c) if the charge applies for a material change of use – when the change happens; or
- (d) if the charge applies for other development – on the day stated in the infrastructure charges notice under which the charge was levied.

4. Method for Calculating Establishment Cost

4.1 Default position

By default, the Establishment Cost of trunk infrastructure is:

- (a) for trunk infrastructure that is the whole of an item in a table in Schedule 3, SC3.2 of the Planning Scheme – the establishment cost for the item stated in column 6 of the applicable table, increased using the PPI, adjusted according to the 3- yearly PPI average, for the period:
 - i. starting on the base date in the LGIP; and
Editor's note – As of the commencement of this resolution, the base date is 2013.
 - ii. ending on the date that the charge is levied.
- (b) for trunk infrastructure that is part of an item in a table in Schedule 3, SC3.2 of the Planning Scheme – a proportion of the amount described in **section 4.1(a)** for the relevant part; or
- (c) otherwise – an amount estimated by Council as reasonably reflecting the approximate costs of land acquisition, design and construction, for the infrastructure.

4.2 Recalculation of Establishment Cost

- (a) If an applicant disagrees with the default Establishment Cost under section 4.1, the applicant may give Council a notice under section 137 of the *Planning Act* requiring the Establishment Cost to be recalculated.
- (b) If a notice is given under section 137 of the *Planning Act* in relation to trunk infrastructure that is land, the Establishment Cost is to be recalculated in accordance with:
 - i. the method set out in **Schedule 2**; or
 - ii. another method agreed in writing between Council and the applicant.
- (c) If a notice is given under section 137 of the *Planning Act* in relation to trunk infrastructure that is works, the Establishment Cost is to be recalculated in accordance with:
 - i. the method set out in **Schedule 3**; or
 - ii. another method agreed in writing between Council and the applicant.
- (d) Where the Establishment Cost is recalculated under this section, the Establishment Cost is to be increased using the PPI, adjusted according to the 3- yearly PPI average, for the period (if any) between:
 - i. the date as at which the Establishment Cost is recalculated; and
 - ii. the date on which the amended infrastructure charges notice is given.
- (e) To avoid any doubt:

- i. **Schedules 2 and 3** state this resolution's method for working out the cost of infrastructure that is the subject of an Offset or Refund, in accordance with section 116 of the *Planning Act*;
- ii. for section 137(2) of the *Planning Act*, the method for recalculating establishment cost is set out in **Schedules 2 and 3**;
- iii. if a notice is given under section 137 of the *Planning Act* in relation to trunk infrastructure that includes both land and works: **section 4.2(b)** applies to the extent that the trunk infrastructure is land; and **section 4.2(c)** applies to the extent that the trunk is works; and
- iv. at any time, Council and an applicant may agree in writing that a stated amount is to be the recalculated Establishment Cost for the purposes of this section.

5. Conversion Criteria

5.1 Purpose of this section

- (a) This section sets out Council's conversion criteria for the purposes of section 117 of the *Planning Act*.
- (b) Prior to construction commencement an applicant may apply to convert non-trunk infrastructure to trunk infrastructure. The application must be made in writing using the prescribed form (the conversion application).
- (c) Non-trunk infrastructure that is the subject of a conversion must comply with all of the conversion criteria in **sections 5.2 to 5.10** in order to be converted to trunk infrastructure.

5.2 Capacity to service other development in accordance with desired standards of service

The infrastructure must have capacity to service other developments in the area, in accordance with the desired standard of service identified in the LGIP.

5.3 Infrastructure consistent with LGIP

The function and purpose of the infrastructure must be consistent with other trunk infrastructure identified in the LGIP.

5.4 Non consistent with non-trunk infrastructure

The infrastructure must not be consistent with non-trunk infrastructure for which a condition may be imposed under section 145 of the *Planning Act*. That is, the infrastructure must not be for any of the following:

- (a) a network, or part of a network, internal to premises;
- (b) connecting the premises to external infrastructure networks; or
- (c) protecting or maintaining the safety or efficiency of the infrastructure network of which the non-trunk infrastructure is a component.

Example – A condition is imposed requiring upgrade works to a trunk road, in order to maintain the safety and efficiency of the network as a result of a development. Although the works relate to a trunk road, they are non-trunk infrastructure and do not satisfy this criterion.

5.5 Cost-effectiveness

- (a) The type, size and location of the infrastructure must be the most cost-effective option for servicing multiple users in the area.
- (b) This criterion will be satisfied where the infrastructure is the least-cost option based upon the life cycle cost of the infrastructure required to service future urban development in the area at the desired standard of service identified in the LGIP.

5.6 No commencement of construction

Construction of the infrastructure must not have started.

Editor's note – Separately from this criterion, if construction of the non-trunk infrastructure that is the subject of a conversion application commences after the application is made, this may affect the determination of the application. See Planning Act, section 138(b).

5.7 Not for development incentive

The infrastructure must not have been proposed by the applicant for the purpose of obtaining:

- (a) an increase in height or density; or
- (b) any other concession or relaxation of a requirement under the Planning Scheme.

5.8 Not proposed as non-trunk infrastructure

The infrastructure must not have been proposed by the applicant on the basis that it would be non-trunk infrastructure (or would otherwise not be subject to an Offset or Refund).

5.9 Not to upgrade to service development inconsistent with LGIP assumptions

The infrastructure must not involve an upgrade of an existing trunk infrastructure item made necessary to service development that is inconsistent with the type, scale, location or timing of development assumed in the LGIP.

5.10 Services development consistent with LGIP assumptions

The infrastructure must service development that is consistent with the LGIP's assumptions about the type, scale, location and timing of development.

6. Defined Terms

6.1 Definitions

In this resolution, these terms have the following meanings:

Term	Definition
Infrastructure Charge	The infrastructure charge for development calculated in accordance with Schedule 1 .
Council	Fraser Coast Regional Council.
Credit	A credit calculated in accordance with section 3.2 of this resolution.
Establishment Cost	The establishment cost of trunk infrastructure, determined in accordance with section 4 .
LGIP	Council's local government infrastructure plan, being Part 4 of the Planning Scheme.
Maximum adopted charge	means the charge limit set out in the maximum charging framework established in the <i>Planning Act 2016</i> and <i>Planning Regulation 2017</i> .
Offset	An offset under section 129(2) of the <i>Planning Act</i> .
Original Land	That land that is the subject of the overarching development approval guiding development of the land. <i>Example – If the land the subject of a specific development application is part of a larger parcel that is the subject of a variation approval, the Original Land will be the whole of the land the subject of the variation approval,</i>

	regardless of whether or not the land is being developed in stages or by different developers.
Planning Act	The <i>Planning Act 2016</i> (Qld).
Planning Reg	The <i>Planning Regulation 2017</i> (Qld).
Planning Scheme	Fraser Coast Regional Planning Scheme.
Refund	A refund under section 129(3)(b) of the <i>Planning Act</i> .
Suite	<p><u>1. means a connected series of rooms, one of which is a bathroom, to be used together by one person or a group of people with the common intention of living together for a short term or long term in a single occupancy or tenancy.</u></p> <p><u>2. A suite typically contains up to 3 bedrooms but must not contain more than 6 bedrooms.</u></p> <p><u>3. A connected series of rooms with a dual key setup which permits separate occupancy or tenancy comprises separate suites, or bedrooms (if the context requires) for calculating infrastructure charges.</u></p>

6.2 Other Terms

A term that is used but not defined in this resolution will, unless the context otherwise requires, have the meaning give to it by (in the following order):

- (a) the *Planning Act*;
- (b) the *Planning Reg*;
- (c) the *Planning Scheme*;
- (d) the *Acts Interpretation Act 1954* (Qld); or
- (e) its ordinary meaning.

6.3 Construction

Unless expressed to the contrary, in this resolution:

- (a) “includes” means includes without limitation;
- (b) a reference to:
 - i. any legislation includes subordinate legislation under it and includes that legislation and subordinate legislation as modified or replaced;
 - ii. “\$” or “dollars” is a reference to Australian currency;
 - iii. this or any other document includes the document as novated, varied or replaced and despite any change in the identity of the parties;
 - iv. writing includes: any mode of representing or reproducing words in tangible and permanently visible form, including fax transmission; and words created or stored in any electronic medium and retrievable in perceivable form;
 - v. this resolution includes all schedules and annexures to it;
 - vi. a section, schedule or annexure is a reference to a section, schedule or annexure, as the case may be, of this resolution;
- (c) if the date on or by which any act must be done under this resolution is not a business day, the act must be done on or by the next business day; and
- (d) headings do not affect the interpretation of this resolution.

Schedule 1

Adopted Charge Rates

Notes –

1. The categories shown in Column 1 below are included only for convenience, and to align with schedule 16 of the Planning Reg.
2. Table A identifies the Adopted Charge rate for development that is reconfiguring a lot. Table B identifies the Adopted Charge rates for development that is a material change of use or building work.
3. If a development approval approves a material change of use for more than one use, and provides for an area that is able to be used for more than one use, or is common between two or more uses, the Adopted Charge applicable to that area is to be calculated based on the applicable use listed in the table below with the highest Adopted Charge rate.
4. For an existing lawful use to which a development application is seeking to expand the gross floor area of the facility, the infrastructure charge is only to be applied on the part of the development which is subject to intensification or extension.

Table A – Reconfigure a Lot Base Charge Rate

Column 1 Use Category	Column 2 Reconfigure a Lot Use	Column 3 (U) Charge Category	Column 3 (AC) Adopted Charge
Hervey Bay (inc. Burrum Heads, Toogoom, Booral and River Heads) – All Zones	New lot with development entitlement	\$ per lot	\$32,000 <u>\$34,452.65</u>
Maryborough, Howard, Torbanlea, Tiaro and Rural townships – All zones	New lot with development entitlement	\$ per lot	\$19,000

Table B – Material Change of Use or Building Works Base Charge Rate

Column 1 Use Category	Column 2 Use	Column 3 (U) Charge Category	Column 3 (AC) Charge
Residential Hervey Bay (inc Burrum Heads, Toogoom, Booral and River Heads)	Dwelling h House <u>Dwelling unit</u> <u>Caretaker’s accommodation</u> <u>Multiple dwelling</u> <u>Dual occupancy</u>	\$ per 1 bedroom dwelling	\$15,160.00 <u>\$12,200</u>
		\$ per 2 bedroom dwelling	\$24,609.05 <u>\$19,800</u>
		\$ per 3 or more bedroom dwelling	\$32,000 <u>\$34,452.65</u>
		\$ per bedroom that is not part a suite	\$15,160.00
	Dwelling Unit	\$ per 1 bedroom dwelling	\$12,200
		\$ per 2 bedroom dwelling	\$19,800
		\$ per 3 or more bedroom dwelling	\$28,000

Column 1 Use Category	Column 2 Use	Column 3 (U) Charge Category	Column 3 (AC) Charge	
	Caretaker's accommodation	\$ per 1 bedroom dwelling	\$12,200	
		\$ per 2 bedroom dwelling	\$19,800	
		\$ per 3 or more bedroom dwelling	\$32,000	
	Multiple Dwelling	\$ per 1 bedroom dwelling	\$12,200	
		\$ per 2 bedroom dwelling	\$19,800	
		\$ per 3 or more bedroom dwelling	\$28,000	
	Dual Occupancy	\$ per 1 bedroom dwelling	\$12,200	
		\$ per 2 bedroom dwelling	\$19,800	
		\$ per 3 or more bedroom dwelling	\$28,000	
Residential Maryborough, Howard, Torbanlea, Tiare and Rural townships	Dwelling House	\$ per 1 bedroom dwelling	\$6,500	
		\$ per 2 bedroom dwelling	\$10,500	
		\$ per 3 or more bedroom dwelling	\$19,000	
	Dwelling Unit	\$ per 1 bedroom dwelling	\$6,500	
		\$ per 2 bedroom dwelling	\$10,500	
		\$ per 3 or more bedroom dwelling	\$15,000	
	Caretaker's accommodation	\$ per 1 bedroom dwelling	\$6,500	
		\$ per 2 bedroom dwelling	\$10,500	
		\$ per 3 or more bedroom dwelling	\$19,000	
	Multiple Dwelling	\$ per 1 bedroom dwelling	\$6,500	
		\$ per 2 bedroom dwelling	\$10,500	
		\$ per 3 or more bedroom dwelling	\$15,000	
	Dual Occupancy	\$ per 1 bedroom dwelling	\$6,500	
		\$ per 2 bedroom dwelling	\$10,500	
		\$ per 3 or more bedroom dwelling	\$15,000	
Accommodation (Short-term) Hervey Bay (Inc Burrum Heads, Toogoom, Booral and River Heads)	Hotel <u>Short-term accommodation</u>	\$ per 1 bedroom <u>suited</u> dwelling	\$ <u>12,304.45</u> <u>10,000</u>	
		\$ per 2 bedroom <u>dwelling</u> <u>suite</u>	\$ <u>12,304.45</u> <u>10,000</u>	
		\$ per 3 or more bedroom <u>dwelling</u> <u>suite</u>	\$ <u>17,226.20</u> <u>14,000</u>	
		\$ per bedroom that is not part a <u>suite</u>	\$ <u>12,304.45</u>	
	Short-term accommodation	\$ per 1 bedroom dwelling	\$6,000	
		\$ per 2 bedroom dwelling	\$10,000	
		\$ per 3 or more bedroom dwelling	\$14,000	
		Tourist park	\$ <u>for each group of 2 sites or less</u> <u>per unpowered tent site</u>	\$ <u>12,304.45</u> <u>2,500</u>

Column 1 Use Category	Column 2 Use	Column 3 (U) Charge Category	Column 3 (AC) Charge
	-Nature based tourism – caravan or tent	\$ for each group of 3 sites per powered caravan site	\$17,226.204,500
	Tourist park Nature based tourism	\$ for each cabin with 2 or less bedrooms per cabin site	\$12,304.456,000
	- cabin	\$ for each cabin with 3 or more bedrooms	\$17,226.20
	Tourist park Nature based tourism – self-contained recreational vehicle grounds	\$ per self-contained recreational vehicle (as defined in the <i>Fraser Coast Planning Scheme 2014</i>)	Nil
	Nature based tourism	\$ per unpowered tent site	\$2,500
		\$ per powered caravan site	\$4,500
		\$ per cabin site	\$6,000
	Nature based tourism self-contained recreational vehicle grounds	\$ per self-contained recreational vehicle (as defined in the <i>Fraser Coast Planning Scheme 2014</i>)	Nil
Accommodation (Short-term) Maryborough, Howard, Torbanlea, Tiare and Rural townships	Hotel	\$ per 1 bedroom dwelling	\$3,200
		\$ per 2 bedroom dwelling	\$5,300
		\$ per 3 or more bedroom dwelling	\$7,500
	Short term accommodation	\$ per 1 bedroom dwelling	\$3,200
		\$ per 2 bedroom dwelling	\$5,300
		\$ per 3 or more bedroom dwelling	\$7,500
	Tourist park – caravan or tent	\$ per unpowered tent site	\$1,350
		\$ per powered caravan site	\$2,400
		\$ per cabin site	\$3,200
	Tourist park – self-contained recreational vehicle grounds	\$ per self-contained recreational vehicle (as defined in the <i>Fraser Coast Planning Scheme 2014</i>)	Nil
	Nature based tourism	\$ per unpowered tent site	\$1,350
		\$ per powered caravan site	\$2,400
\$ per cabin site		\$3,200	
Nature based tourism self-contained recreational vehicle grounds	\$ per self-contained recreational vehicle (as defined in the <i>Fraser Coast Planning Scheme 2014</i>)	Nil	
Accommodation (Long-term) Hervey Bay (Inc Burrum Heads, Toogoom, Booral and River Heads)	Community residence Rooming accommodation Retirement facility Rural workers accommodation	\$ per 1 bedroom suited dwelling	\$15,160.0012,200

Column 1 Use Category	Column 2 Use	Column 3 (U) Charge Category	Column 3 (AC) Charge
		\$ per 2 bedroom suitedwelling	\$24,609.0519,800
		\$ per 3 or more bedroom suitedwelling	\$34,452.6528,000
		\$ per bedroom that is not part a suite	\$15,160.00
	Rooming accommodation	\$ per 1 bedroom (< 6 beds per room)	\$12,200
		\$ per 1 bedroom (> 6 beds per room)	\$19,800
		\$ per 2 bedrooms in a suite	\$19,800
		\$ per 3 or more bedrooms in a suite	\$28,000
	Relocatable home park	\$ per 1 bedroom dwelling	\$15,160.0012,200
		\$ per 2 bedroom dwelling	\$24,609.0519,800
		\$ per 3 or more bedroom dwelling	\$34,452.6532,000
	Retirement facility	\$ per 1 bedroom dwelling	\$12,200
		\$ per 2 bedroom dwelling	\$19,800
		\$ per 3 or more bedroom dwelling	\$32,000
	Rural workers accommodation	\$ per 1 bedroom dwelling	\$12,200
		\$ per 2 bedroom dwelling	\$19,800
		\$ per 3 or more bedroom dwelling	\$32,000
Accommodation (Long term) Maryborough, Howard, Torbanlea, Tiare and Rural Townships	Community residence	\$ per 1 bedroom dwelling	\$6,500
		\$ per 2 bedroom dwelling	\$10,500
		\$ per 3 or more bedroom dwelling	\$15,000
	Rooming accommodation	\$ per 1 bedroom (< 6 beds per room)	\$6,500
		\$ per 1 bedroom (> 6 beds per room)	\$10,500
		\$ per 2 bedrooms in a suite	\$10,500
		\$ per 3 or more bedrooms in a suite	\$15,000
	Relocatable home park	\$ per 1 bedroom dwelling	\$6,500
		\$ per 2 bedroom dwelling	\$10,500
		\$ per 3 or more bedroom dwelling	\$19,000
	Retirement facility	\$ per 1 bedroom dwelling	\$6,500
		\$ per 2 bedroom dwelling	\$10,500
		\$ per 3 or more bedroom dwelling	\$19,000
	Rural workers accommodation	\$ per 1 bedroom dwelling	\$6,500
		\$ per 2 bedroom dwelling	\$10,500
\$ per 3 or more bedroom dwelling		\$19,000	

Column 1 Use Category	Column 2 Use	Column 3 (U) Charge Category	Column 3 (AC) Charge
Places of Assembly	<u>Club</u> Community use (library) ¹ <u>Function facility</u> <u>Funeral parlour</u> <u>Place of worship</u>	\$ per m2 GFA plus \$12.30 10.00 per m2 impervious area	\$86.20 70
	Community use (museum) ¹	\$ per m2 GFA plus \$10.00 per m2 impervious area	\$70
	Community use (hall) ¹	\$ per m2 GFA plus \$10.00 per m2 impervious area	\$70
	Community use (other) ¹	\$ per m2 GFA plus \$10.00 per m2 impervious area	\$70
	Function Facility	\$ per m2 GFA plus \$10.00 per m2 impervious area	\$70
	Funeral parlour	\$ per m2 GFA plus \$10.00 per m2 impervious area	\$70
	Place of worship	\$ per m2 GFA plus \$10.00 per m2 impervious area	\$70
Commercial (bulk goods)	<u>Agricultural supplies store</u> <u>Bulk landscape supplies</u> <u>Garden centre</u> <u>Hardware and trade supplies</u> <u>Outdoor sales</u> <u>Showroom</u>	\$ per m2 GFA plus \$12.30 10.00 per m2 impervious area	\$172.25 140
	Bulk landscape supplies	\$ per m2 GFA plus \$10.00 per m2 impervious area	\$140
	Garden centre	\$ per m2 TUA plus \$10.00 per m2 impervious area	\$140
	Hardware and trade supplies	\$ per m2 GFA plus \$10.00 per m2 impervious area	\$140
	Outdoor sales (Indoor sales component)	\$ per m2 GFA plus \$10.00 per m2 impervious area	\$70
	Outdoor sales (Outdoor sales component)	\$ per m2 TUA plus \$10.00 per m2 impervious area	\$30
	Showroom	\$ per m2 GFA plus \$10.00 per m2 impervious area	\$140

¹ No Charge for uses on Council-controlled land

Column 1 Use Category	Column 2 Use	Column 3 (U) Charge Category	Column 3 (AC) Charge
Commercial (retail)	Adult store <u>Food and drink outlet</u> <u>Service industry</u> <u>Service station</u> <u>Shop</u> <u>Shopping centre</u>	\$ per m2 GFA plus \$12.30 10.00 per m2 impervious area	\$221.50 180
	Food and drink outlet (fast food restaurant)	\$ per m2 GFA plus \$10.00 per m2 impervious area	\$180
	Food and drink outlet (fast food restaurant with drive through)	\$ per m2 GFA plus \$10.00 per m2 impervious area	\$180
	Food and drink outlet (other)	\$ per m2 GFA plus \$10.00 per m2 impervious area	\$180
	Service industry (Laundromat)	\$ per m2 GFA plus \$10.00 per m2 impervious area	\$180
	Service industry (other)	\$ per m2 GFA plus \$10.00 per m2 impervious area	\$180
	Service station (fuel pumps)	Nil charge	Nil
	Service station (shop component)	\$ per m2 GFA plus \$10.00 per m2 impervious area	\$180
	Service station (vehicle repair shop)	\$ per m2 GFA plus \$10.00 per m2 impervious area	\$180
	Service station (food and drink outlet)	\$ per m2 GFA plus \$10.00 per m2 impervious area	\$180
	Shop	\$ per m2 GFA plus \$10.00 per m2 impervious area	\$180
	Shopping Centre	\$ per m2 GFA plus \$10.00 per m2 impervious area	\$180
	Commercial (office)	Office <u>Sales office</u>	\$ per m2 GFA plus \$12.30 10.00 per m2 impervious area
Sales office		\$ per m2 GFA plus \$10.00 per m2 impervious area	\$140
Education facility	Child care centre <u>Community care centre</u> <u>Educational establishment</u>	\$ per m2 GFA plus \$12.30 10.00 per m2 impervious area	\$172.25 140
	Community care centre	\$ per m2 GFA plus \$10.00 per m2 impervious area	\$140
	Educational establishment	\$ per m2 GFA plus \$10.00 per m2 impervious area	\$140

Column 1 Use Category	Column 2 Use	Column 3 (U) Charge Category	Column 3 (AC) Charge
Entertainment	Bar <u>Hotel (non-residential component)</u> <u>Nightclub entertainment facility</u> <u>Theatre</u> <u>Resort complex</u>	\$ per m2 GFA plus \$12.30 10.00 per m2 impervious area	\$246.05 200
	Hotel (non-residential component)	\$ per m2 GFA plus \$10.00 per m2 impervious area	\$200
	Nightclub entertainment facility	\$ per m2 GFA plus \$10.00 per m2 impervious area	\$200
	Theatre	\$ per m2 GFA plus \$10.00 per m2 impervious area	\$200
	Club	\$ per m2 GFA plus \$10.00 per m2 impervious area	\$200
Indoor sport and recreation¹⁴	Indoor sport and recreation (squash or other court areas)	\$ per m2 GFA plus \$12.30 10.00 per m2 impervious area	\$86.20 20
	Indoor sport and recreation (other)	\$ per m2 GFA plus \$10.00 per m2 impervious area	\$70
Industry	Low impact industry <u>Medium impact industry</u> <u>Marine industry</u> <u>Research and technology industry</u> <u>Rural industry</u> <u>Transport depot</u> <u>Warehouse</u>	\$ per m2 GFA plus \$12.30 10.00 per m2 impervious area	\$61.50 50
	Marine industry	\$ per m2 GFA plus \$10.00 per m2 impervious area	\$50
	Medium impact industry	\$ per m2 GFA plus \$10.00 per m2 impervious area	\$50
	Research and technology industry	\$ per m2 GFA plus \$10.00 per m2 impervious area	\$50
	Rural industry	\$ per m2 GFA plus \$10.00 per m2 impervious area	\$50
	Transport Depot	\$ per m2 GFA plus \$10.00 per m2 impervious area	\$50
	Warehouse (self-storage facility)	\$ per m2 GFA plus \$10.00 per m2 impervious area	\$50
	Warehouse (other)	\$ per m2 GFA plus \$10.00 per m2 impervious area	\$50

Column 1 Use Category	Column 2 Use	Column 3 (U) Charge Category	Column 3 (AC) Charge
High impact industry	High impact industry <u>Special industry</u>	\$ per m2 GFA plus \$12.30 10.00 per m2 impervious area	\$86.20 70
	Special industry	\$ per m2 GFA plus \$10.00 per m2 impervious area	\$70
Low impact rural	Animal husbandry <u>Cropping</u> <u>Permanent plantation</u> <u>Renewable energy facility</u>	Nil charge	Nil
	Cropping	Nil charge	Nil
	Permanent plantation	Nil charge	Nil
	Renewable energy facility	Nil charge	Nil
High impact rural	Aquaculture <u>Intensive animal industry</u> <u>Intensive horticulture</u> <u>Wholesale nursery</u> <u>Winery</u>	\$ per m2 GFA for the high impact rural use	\$24.55 20
	Intensive animal industry	\$ per m2 GFA for the high impact rural use	\$20
	Intensive horticulture	\$ per m2 GFA for the high impact rural use	\$20
	Wholesale nursery	\$ per m2 GFA for the high impact rural use	\$20
	Winery	\$ per m2 GFA for the high impact rural use	\$20
Essential services	Detention facility <u>Emergency services²</u> <u>Health care service</u> <u>Hospital</u> <u>Residential care facility</u> <u>Veterinary services</u>	\$ per m2 GFA plus \$12.30 10.00 per m2 impervious area	\$172.25 140
	Emergency services³	\$ per m2 GFA plus \$10.00 per m2 impervious area	\$140
	Health care services	\$ per m2 GFA plus \$10.00 per m2 impervious area	\$140
	Hospital	\$ per m2 GFA plus \$10.00 per m2 impervious area	\$140
	Residential care facility	\$ per m2 GFA plus \$10.00 per m2 impervious area	\$140

² No Charge for State Emergency Service facilities on Council-controlled land

³ No Charge for State Emergency Service facilities on Council-controlled land

Column 1 Use Category	Column 2 Use	Column 3 (U) Charge Category	Column 3 (AC) Charge
	Veterinary services	\$ per m2 GFA plus \$10.00 per m2 impervious area	\$140
Specialised uses	Air Services	As for Other uses, Column 1	*
	Animal keeping	As for Other uses, Column 1	*
	Brothel	As for Other uses, Column 1	*
	Car wash	\$ per m2 GFA plus \$12.30 10.00 per m2 impervious area	Nil
	Parking Station	\$ per m2 GFA plus \$12.30 10.00 per m2 impervious area	Nil
	Crematorium	As for Other uses, Column 1	*
	Extractive industry	As for Other uses, Column 1	*
	Major electricity infrastructure	<u>As for Other uses, Column 1</u>	<u>*</u>
	Major sport, recreation and entertainment facility	As for Other uses, Column 1	*
	Motor sport facility	As for Other uses, Column 1	*
	Non-resident workforce accommodation	As for Other uses, Column 1	*
	Outdoor sport and recreation ¹⁴	As for Other uses, Column 1	*
	Port services	As for Other uses, Column 1	*
	Resort complex	As for Other uses, Column 1	*
	Tourist attraction	As for Other uses, Column 1	*
Utility installation	As for Other uses, Column 1	*	
Minor uses	Advertising device	Nil charge	Nil
	Cemetery	Nil charge	Nil
	Home based business	Nil charge	Nil
	Landing	Nil charge	Nil
	Market	Nil charge	Nil
	Outstation	Nil charge	Nil
	Park	Nil charge	Nil
	Roadside stall	Nil charge	Nil
	Substation	Nil charge	Nil
	Telecommunications facility	Nil charge	Nil
	Temporary uses	Nil charge	Nil
	Ancillary storage to sporting or community activity land uses.	Nil charge	Nil

Column 1 Use Category	Column 2 Use	Column 3 (U) Charge Category	Column 3 (AC) Charge
Other uses	A use not otherwise listed in column	The maximum adopted charge is the charge (in column 3(A) and 3(B)) for a use category (in column 2) that appropriately reflects the use at the time of assessment	

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Schedule 2

Method for calculating Establishment Cost – Land

Where **section 4.2(b)** applies, the Establishment Cost of trunk infrastructure that is land is to be recalculated in accordance with the method set out in the below table, and subject to indexation as provided for in **section 4.2(d)**.

Step	Description	Details	Timing
1	Valuation	<p>The applicant must, at its own cost, obtain and provide Council with a valuation of the land, which must:</p> <ul style="list-style-type: none"> (a) be prepared by a certified practicing valuer, who must act professionally and as a neutral and independent expert; (b) assess the market value of the land using a before-and-after methodology, by: <ul style="list-style-type: none"> i. determining the value of the Original Land, before any land is transferred to Council; ii. determining the value of the remaining land that will not be transferred to Council; and iii. subtracting the amount in (ii) from the amount in (i), with the value being the difference between those two amounts. (c) assess the value as at the following date, as applicable: <ul style="list-style-type: none"> i. if the land is identified in a table in Schedule 3, SC3.3 of the Planning Scheme – the day the development application which is the subject of the relevant necessary infrastructure condition first became properly made; or ii. otherwise – the day that the development application which is the subject of the relevant necessary infrastructure condition was approved; (d) include supporting information regarding the highest and best of use the land which the valuer has relied on to form an opinion about the value; (e) identify the area of land that is above the Q100 flood level and the area that is below the Q100 floor level; (f) identify and consider all other relevant constraints, including: vegetation protection; ecological values, including riparian buffers and corridors; stormwater or drainage corridors; slope; bushfire and landslide hazards; heritage; airport environs; coastal erosion; extractive resources; flooding; land use buffer requirement; tenure related constraints; and restrictions such as easements, leases, licences and other dealings, whether or not registered on title; and 	<p>Within 10 business days after the applicant gives a notice under section 4.2.</p>

		(g) contain relevant sales evidence and clear analysis of how those sales and any other information was relied upon in forming the valuation assessment.	
2	Response to valuation	Council must consider the valuation report provided under Step 1 and give the applicant a notice stating either: (a) that Council accepts the applicant's valuation – in which case the Establishment Cost will be the amount stated in the valuation report provided under Step 1 ; or (b) that Council does not accept the applicant's valuation – in which case, Step 3 applies.	Within 15 business days Step 1 .
3	Council valuation	Council must, at its own cost: (a) obtain a further valuation report for the land, in accordance with the parameters set out in Step 1 ; and (b) provide a notice to the applicant stating Council's proposed valuation, and attaching a copy of Council's valuation report.	Within 20 business days after Step 2 .
4	Response to Council valuation	The applicant must give a notice to Council stating either: (a) that the Applicant accepts Council's valuation – in which case the Establishment Cost will be the amount stated in Council's notice under Step 3 ; or (b) that the applicant does not accept the applicant's valuation – in which case, Step 5 applies.	Within 10 business days after Step 3 .
5	Further valuation	Council must obtain a further valuation report in accordance with the parameters set out in Step 1 . The valuer is to be chosen by Council, in consultation with the applicant. Council and the applicant are to share equally in the costs of the valuation. If this step applies, the Establishment Cost will be the amount stated in the valuation report.	Within 20 business days after Step 4 .

Schedule 3

Method for calculating Establishment Cost – Work

Where **section 4.2(c)** applies, the Establishment Cost of trunk infrastructure that is works is to be recalculated in accordance with the method set out in the below table, and subject to indexation as provided for in **section 4.2(d)**.

Step	Description	Details	Timing
1	Scope of works	The applicant must, at its own cost, prepare and provide to Council a scope of works for the works which must include: (a) specifications for the works; (b) the standard to which the works are to be provided; and (c) the location of the works.	Within 10 business days after the applicant gives a notice under section 4.2 .
2	Approval of scope of works	Council must review the scope of works provided under Step 1 and give the applicant a notice stating either: (a) that Council approves the scope of works – in which case, Step 3 applies; or (b) that Council requires changes to the scope of works – in which case, the applicant must submit a revised scope of works under Step 1 .	Within 10 business days after Step 1 .
3	Bill of quantities and cost estimate	The applicant must, at its own cost, obtain and provide to Council the following, prepared by a suitably qualified person: (a) a bill of quantities for the design, construction and commissioning of the works, in accordance with the approved scope of works; and (b) a “first principles” estimate for the cost of designing, constructing and commissioning the works in accordance with that bill of quantities.	Within 15 business days after Step 2 .
4	Response to bill of quantities and cost estimate	Council must consider the bill of quantities and cost estimate provided under Step 3 and give the applicant a notice stating either: (a) that Council accepts the applicant’s bill of quantities and cost estimate – in which case, the Establishment Cost will be the amount stated in the applicant’s cost estimate; or (b) that Council does not accept the applicant’s bill of quantities and cost estimate and either: i. that the revised cost estimate process in Steps A1 to A3 is to apply; or ii. that the tender process in Steps B1 to B10 is to apply.	Within 10 business days after Step 3 .

Option A – Revised cost estimate process			
A1	Council bill of quantities and cost estimate	Council must, at its own cost, obtain and provide to the applicant a revised bill of quantities and cost estimate, prepared by a suitably qualified person, in accordance with the parameters set out in Step 3 .	Within 20 business days after Step 4 .
A2	Response to Council bill of quantities and cost estimate	The applicant must give a notice to Council stating either: (a) that the Applicant accepts Council’s bill of quantities and cost estimate – in which case the Establishment Cost will be the amount stated in Council’s cost estimate; or (b) that the applicant does not accept Council’s bill of quantities and cost estimate – in which case, Step A3 applies.	Within 10 business days after Step A1 .
A3	Further bill of quantities and cost estimate	Council must obtain a bill of quantities and cost estimate, prepared by a suitably qualified person, in accordance with the parameters set out in Step 3 . The suitably qualified person is to be chosen by Council, in consultation with the applicant. Council and the applicant are to share equally in the costs of the suitably qualified person. If this step applies, the Establishment Cost will be the amount stated in the suitably qualified person’s cost estimate	Within 20 business days after Step A2 .
Option B – Tender process			
B1	Submission of design material	The applicant must obtain and provide to Council designs and specifications for the works, which must comply with all relevant standards and be prepared by a suitably qualified person.	Within 20 business days after Step 4 .
B2	Approval of design material	Council must give a notice to the applicant stating either: (a) that Council approves the applicant’s design material – in which case, Step B3 applies; or (b) that Council requires specified changes to the design material – in which case, the applicant must resubmit the design material under Step B1 .	Within 10 business days after Step B1 .
B3	Submission of draft tender material	The applicant must prepare and provide to Council draft tender documentation for the works.	Within 20 business days after Step B2 .
B4	Approval of draft tender material	Council must give a notice to the applicant stating either: (a) that Council approves the applicant’s draft tender material – in which case, Step B5 applies; or (b) that Council requires specified changes to the design material – in which case, the applicant must resubmit the design material under Step B3 .	Within 10 business days after Step B3 .
B5	Conduct of tender and submission of recommendation	The applicant must: (a) conduct a tender process in accordance with the approved documentation, which must include a requirement that prospective tenders state a dollar value figure for the construction cost of the works, which must be exclusive of any costs for:	Within 20 business days after Step B4 .

		<ul style="list-style-type: none"> i. project management services; ii. superintendent fees iii. planning; iv. construction administration; and v. supervision; <p><i>Note – for the approved tenderer, the dollar value figure stated under this paragraph will form part of the Establishment Cost, as specified in Step B10. The costs mentioned in sub-paragraphs (i) to (v) do not directly form part of the Establishment Cost, but are included in the allowance mentioned in paragraph (c) of Step B10.</i></p> <p>(b) undertake an analysis of the properly submitted tenders; and</p> <p>(c) give Council a notice that states:</p> <ul style="list-style-type: none"> i. the applicant’s recommendation as to the award of the works contract; ii. the tender documents distributed to prospective tenderers; iii. each tender submitted; iv. the applicant’s analysis of the tenders; and (v) any other relevant information. 	
B6	Approval tenderer of	<p>Council must give a notice to the applicant stating:</p> <ul style="list-style-type: none"> (a) that Council approves of the applicant’s recommendation as to the award of the works contract – in which case, the contractor is to be appointed in accordance with the applicant’s recommendation; or (b) that Council requires a different specified tenderer to be appointed – in which case, the contractor specified by Council is to be appointed. 	Within 10 business days after Step B5 .
B7	Notice proposed variation of	<p>If, during the course of the works contract, the contractor proposes a variation that will increase the cost of the works, the applicant must give a notice to Council that:</p> <ul style="list-style-type: none"> (a) describes the proposed variation; and (b) states a dollar value figure for the additional costs arising from the variation, which must be exclusive of any additional costs for: <ul style="list-style-type: none"> i. project management services; ii. superintendent fees; iii. planning; iv. construction administration; and v. supervision. <p><i>Note – if the variation is approved under Step B8, the dollar value figure stated under this paragraph will form part of the Establishment Cost, as specified in Step B10. The costs mentioned in sub-paragraphs (i) to (v) do not directly form part of the Establishment Cost, but are include in the allowance mentioned in paragraph (e) of Step B10.</i></p>	Within 5 business days of any variation being proposed by the contractor.

B8	Approval of proposed variation	Council must consider the proposed variation and give notice to the applicant stating either: (a) that Council approves the proposed variation; or (b) that Council does not approve the proposed variation, and the reasons why.	Within 5 business days of receiving a notice under Step B7 .
B9	Request for confirmation of Establishment Cost	The Applicant must give a notice to Council requesting that Council confirm the Establishment Cost of the works.	Not before Step B6 , and within 10 business days after the works are completed.
B10	Confirmation of Establishment Cost	Council must give the Applicant a notice stating the amount of the Establishment Cost, which is to be the sum of the following (each of which must also be stated in the notice): (a) the construction cost of the works, being the dollar value amount stated under paragraph (a) of Step B5 ; (b) the associated QLeave levy amount, being 0.575% of the amount in paragraph (a) above; (c) an allowance for project management, superintended, planning, construction administration and supervision costs, being: i. for works for the parks and land for community facilities infrastructure networks – 10.5% of the amount in paragraph (a) above; or ii. otherwise – 16% of the amount in paragraph (a) above; (d) the total additional costs for any approved variations, being the total of the amounts stated under paragraph (b) of Step B7 for all approved variations; and (e) an allowance for project management, superintended, planning, construction administration and supervision costs relating to approved variations, being 4% of the amount in paragraph (d) above. The Establishment Cost is to be the amount stated in Council’s notice.	Within 10 business days after Step B9 .

FRASER COAST REGIONAL COUNCIL

Infrastructure Charges Resolution September
2025

DRAFT

Contents

1. Preliminary.....	4
1.1 This Document	4
1.2 Citation	4
1.3 Commencement	4
1.4 Transitional Arrangements	4
1.5 Definitions	4
1.6 Application	4
2. Adopted Charge	5
2.1 Adopted Charge.....	5
2.2 Relationship with maximum adopted charge	5
2.3 Trunk infrastructure networks.....	5
3. Levied charges.....	5
3.1 Calculation of levied charges	5
3.2 Credits.....	6
3.3 Offsets	7
3.4 Refunds.....	7
3.5 Automatic Indexation of levied charges.....	7
3.6 Discounts	8
3.7 Time of payment of an infrastructure charge	8
4. Method for Calculating Establishment Cost	9
4.1 Default position.....	9
4.2 Recalculation of Establishment Cost	9
5. Conversion Criteria	10
5.1 Purpose of this section.....	10
5.2 Capacity to service other development in accordance with desired standards of service	10
5.3 Infrastructure consistent with LGIP	10
5.4 Non consistent with non-trunk infrastructure.....	10
5.5 Cost-effectiveness	10
5.6 No commencement of construction.....	10
5.7 Not for development incentive	11
5.8 Not proposed as non-trunk infrastructure.....	11
5.9 Not to upgrade to service development inconsistent with LGIP assumptions.....	11
5.10 Services development consistent with LGIP assumptions.....	11
6. Defined Terms.....	11
6.1 Definitions	11
6.2 Other Terms.....	12

6.3 Construction	12
Schedule 1	13
Adopted Charge Rates	13
Schedule 2	17
Method for calculating Establishment Cost – Land	17
Schedule 3	19
Method for calculating Establishment Cost – Work	19

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1. Preliminary

1.1 This Document

This document (resolution) is a charges resolution made by Council under section 113 of the *Planning Act 2016*.

1.2 Citation

This resolution may be cited as the *Fraser Coast Regional Council Adopted Infrastructure Charges Resolution September 2025*.

1.3 Commencement

This resolution has effect on and from 1 September 2025.

1.4 Transitional Arrangements

Indexing will be capped per:

- (a) the Adopted Infrastructure Charges Resolution March 2022 rates for all development that is completed, and the Infrastructure Charges are paid in full within one (1) year from commencement of Adopted Infrastructure Charges Resolution 2025 being 1 January 2025; and
- (b) the Adopted Infrastructure Charges Resolution 2025 rates for all development that is completed, and the Infrastructure Charges are paid in full within one (1) year from commencement of this resolution.

In this regard, the entering into a Delayed Payment Infrastructure Agreement constitutes a paid infrastructure charge. E.g. an indexed lot charge under this arrangement will not exceed

- the \$28,000 maximum charge under the 2022 resolution if completed within 12 months of commencement of Adopted Infrastructure Charges Resolution 2025;
- the \$32,000 maximum charge under the 2025 resolution if completed within 12 months of commencement of this resolution.

1.5 Definitions

Terms used in this resolution are defined in **section 6.1**.

1.6 Application

- (a) This resolution applies to all of Council's local government area.
- (b) As set out in **section 2**, this resolution adopts charges for providing trunk infrastructure for development, which are no more than the applicable maximum adopted charge, for development that is:
 - i. reconfiguring a lot;
 - ii. a material change of use; or
 - iii. building work.

Editor's note – Section 112(3)(b) of the Planning Act 2016, in combination with section 52(3)(a) of the Planning Regulation 2017, allows Council to have an adopted charge for trunk infrastructure for development that is a material change of use, reconfiguring a lot, or building work.

- (c) This resolution adopts a charge for particular development that is equal to or less than the *Planning Regulation*.
- (d) To avoid any doubt, the adopted charge does not apply to development that section 113(3) of the *Planning Act* provides an adopted charge must not be for.

2. Adopted Charge

2.1 Adopted Charge

The adopted charge for development is the applicable Infrastructure Charge for the development calculated on the approved use, in accordance with **section 3**, and at the time the decision is made.

2.2 Relationship with maximum adopted charge

- (a) **Section 2.1** is intended to have the effect that, at any given time, the adopted charge under this resolution is no more than the maximum adopted charge.
- (b) If, in any case, this resolution would have the purported effect of adopting a charge that is higher than the maximum adopted charge, this resolution is to be construed and read down as necessary to ensure that the adopted charge is equal to the maximum adopted charge.

2.3 Trunk infrastructure networks

- (a) The adopted charge is a charge for providing trunk infrastructure for development for all trunk infrastructure networks in the Local Government Infrastructure Plan (LGIP), being the following networks:
water supply; sewerage; stormwater; transport (roads, pedestrian and cycle movement); and parks and land for community facilities.
- (b) The adopted charge is for trunk infrastructure for all of the above networks, and no part of the adopted charge is earmarked to any particular network. However, the notional proportional breakup of the adopted charge between these networks is as follows:
- i. water supply – 7%
 - ii. sewerage – 21%
 - iii. stormwater – 7.5%
 - iv. transport – 53%
 - v. parks and land for community facilities – 11.5%

3. Levied charges

3.1 Calculation of levied charges

The levied charge for development is to be calculated in accordance with the below formula:

$$LC = [(AC \times U) - C] \times I - EC$$

Where:

- LC = the levied charge for the development.
- AC = the Adopted Charge Rate for the development, in accordance with **Schedule 1, column 4**.
- U = is the unit of measure as identified in **Schedule 1, column 3**.
- C = the total value of any applicable Credits, determined in accordance with **section 3.2**.
- I = the sum of the percentage increases for each financial quarter since 1 July 2022 or in accordance with section 3.5, to the date the charge is levied.
Note – In this section, “percentage increases” has the meaning given in section 112(4) of the Planning Act.
- EC = the Establishment Cost of trunk infrastructure mentioned in **sections 3.3 or 3.4** (as applicable) and calculated in accordance with **section 4**.

Notes—

- 1 AC x I will be equal to the adopted charge under **section 2.1**.

- 2 All levied charges will be subject to automatic indexation in accordance with **section 3.5**.
- 3 If the above formula results in a negative value, a Refund may be payable under **section 3.4**. However, a Refund will not be payable merely because a Credit exceeds the applicable adopted charge.
- 4 The application of infrastructure charge discounts or incentives pursuant to Council policy at the time are to be applied to the net infrastructure amount. (i.e., the infrastructure charge less any applicable credits or offsets).

3.2 Credits

- (a) In accordance with section 120 of the *Planning Act*, the credit is to be calculated in accordance with Section 3.2 (c); and
- (b) a Credit will apply where the Credit for the premises is the greater of the following:
- i. The amount stated for an *adopted infrastructure charge* for reconfiguring a lot in **Schedule 1, Table A** for each existing residential lot within the premises; or
Note - Commercial and industrial lots where the adopted infrastructure charge was deferred to material change of use and/or building works stage as detailed on the development approval at time of approval shall not be eligible for this credit criteria.
 - ii. an existing use on the premises if the use is lawful and already taking place on the premises, the amount stated in **Schedule 1, Table B** for the lawful use; or
 - iii. the amount stated in **Schedule 1, Table B** for the lawful use; or
 - iv. a previous use that is no longer taking place on the premises if the use was lawful at the time it was carried out the amount stated in **Schedule 1, Table B** for the lawful use; or
 - v. other development on the premises if the development may be lawfully carried out without the need for a further development permit the amount stated in **Schedule 1, Table B** for the lawful use; or
 - vi. the monetary contributions for trunk infrastructure previously paid for the development of the premises, subject to Council being satisfied of appropriate evidence of payment.
- (c) If a Credit applies, the value of the Credit is to be calculated in accordance with the following formula:

$$C = (AC \times U) \times I$$

Where:

- C = the value of the Credit.
- AC = the Adopted Charge Rate for the development, in accordance with **Schedule 1, column 4**.
- U = is the unit of measure as identified in **Schedule 1, column 3**.
- I = the sum of the percentage increases for each financial quarter since 1 July 2022 or in accordance with section 3.5, to the date the charge is levied.

Note – In this section, “percentage increases” has the meaning given in section 112(4) of the Planning Act.

- (d) Despite **section 3.2(b)**, a Credit will not apply for a use or development mentioned in section 3.2 if an infrastructure requirement that applies, or applied, to the use or development has not been complied with.
Note – In this section, “infrastructure requirement” has the meaning given in section 120(4) of the Planning Act.
- (e) Despite **section 3.2(b)**, if more than one type of use or development mentioned in **section 3.2** is relevant to the premises:

- i. to the extent that any such uses or developments are mutually incompatible – a Credit will only apply for the use or development that has the highest Infrastructure Charge; and

Examples –

- *If the relevant premises is a building that is currently being lawfully used for an office, but was historically lawfully used for a funeral parlour, a credit will only be available for the current office use (which has a higher Infrastructure Charge). Because the two uses concern the same building, they cannot occur simultaneously are mutually incompatible.*
 - *If the relevant premises is a parcel of land containing multiple buildings, used for different purposes, multiple Credits may be available in respect of the uses of each building.*
- ii. otherwise, variable “AC” in the formula in **section 3.2(c)** is to be the sum of the Infrastructure Charges for all applicable Credits.

3.3 Offsets

- (a) In accordance with section 129(2) of the *Planning Act*, an Offset will apply if:
 - i. the relevant development is subject to one or more necessary infrastructure conditions;
 - ii. the trunk infrastructure that is the subject of the necessary infrastructure condition/s services, or is planned to service, premises other than the subject premises; and
 - iii. the total Establishment Cost of the trunk infrastructure is equal to or less than the levied charge that would otherwise apply to the development.
- (b) If an Offset applies, the levied charge will be the difference between:
 - i. the levied charge that would otherwise apply to the development; and
 - ii. the total Establishment Cost of the trunk infrastructure.

Note – This outcome is reflected in the formula in section 3.1.

3.4 Refunds

- (a) In accordance with section 129(3) of the *Planning Act*, a Refund will apply if:
 - i. the relevant development is subject to one or more necessary infrastructure conditions;
 - ii. the trunk infrastructure that is the subject of the necessary infrastructure condition/s services, or is planned to service, premises other than the subject premises; and
 - iii. the total Establishment Cost of the trunk infrastructure is more than the levied charge that would otherwise apply to the development.
- (b) If a Refund applies:
 - i. no levied charge is payable;
 - ii. Council will refund to the applicant the difference between:
 - A. the levied charge that would otherwise apply to the development; and
 - B. the total Establishment Cost of the trunk infrastructure.

Note – This outcome is reflected in the formula in section 3.1, as per note 3 to that section.

Editor’s note – If a refund is payable, the relevant infrastructure charges notice will state when the refund will be given, in accordance with section 121(1)(f) of the Planning Act.

3.5 Automatic Indexation of levied charges

- (a) A levied charge will be automatically increased from the date that it is levied until the date of payment in accordance with section.
- (b) An automatic increase under this section is to be the lesser of the following:
 - (a) the difference between the levied charge that the maximum adopted charge that Council could have levied for the development as per the Adopted Infrastructure Charges Resolution in place when the charge is paid; or

- (b) the increase worked out using the PPI, adjusted according to the 3-yearly PPI average, for the period starting on the day the charge was levied, and ending on the day the charge is paid.

Note – In this section, “3-yearly PPI average” has the meaning given in section 114(6) of the Planning Act.

- (c) To avoid any doubt, this section is an automatic increase provision under the *Planning Act*.

3.6 Discounts

- (a) Table 1 below establishes the criteria and eligibility for discounts to Council’s adopted charge.
- (b) For development (or part of a development) that is eligible for a discount, the charge is the adopted charge identified in **Schedule 1** less any discount identified in **Table 1**.
- (c) All discounts in **Table 1** are subject to the following:
- i. Discounts are calculated on the amount of the adopted charge identified in Schedule 1;
 - ii. The amount of any discount cannot result in the development becoming eligible for a refund for the provision of trunk infrastructure. If the discount results in the development becoming eligible for a refund pursuant to section 129 of the *Planning Act* and / or through a conversion application or recalculation of the establishment cost of trunk infrastructure, the amount of the discount will be reduced such that the development is not eligible for a refund.
- (d) Charges levied under this resolution are not eligible for further discount under any previous infrastructure charges incentives package.

Table 1 – Criteria and eligibility for discounts to adopted charge

Discount category	Criteria / areas covered	Amount of discount
Health and Community care	Any “Health care service”, “Residential care facility”, “community care centre” or “Community residence” use	20%
Education, Research and Community uses	Any “Educational establishment”, “Research and technology industry” or “Community use” use	20%
Medium Impact Industry Zone (Tiaro & Howard)	Any accepted or code assessable use as defined in Table 5.5.9 Medium impact industry zone – Table of assessment located within Tiaro or Howard townships	45%
District Centre Zone (Tiaro & Howard)	Any accepted or code assessable use (excluding Residential activities) as defined in Table 5.5.5 District centre zone – Table of assessment located within Tiaro or Howard townships	45%
Neighbourhood Centre Zone (Torbanlea, Poona & Maaroom)	Any accepted or code assessable use (excluding Residential activities) as defined in Table 5.5.7 Neighbourhood centre zone – Table of assessment located within Torbanlea, Poona & Maaroom townships	45%
Non-profit organisations’	Development is not on land owned or controlled by Fraser Coast Regional Council	50%
	Development is on land owned or controlled by Fraser Coast Regional Council	100%

3.7 Time of payment of an infrastructure charge

A levied infrastructure charge is payable at the following time:

- (a) if the charge applies for reconfigure a lot – when the local government that levied the charge approves a plan for the reconfiguration that, under the *Land Title Act 1994*, is required to be given to the local government for approval; or
- (b) if the charge applies for building work – when the final inspection certificate for the building work, or the certificate of classification for the building, is given under the *Building Act 1975*; or
- (c) if the charge applies for a material change of use – when the change happens; or
- (d) if the charge applies for other development – on the day stated in the infrastructure charges notice under which the charge was levied.

4. Method for Calculating Establishment Cost

4.1 Default position

By default, the Establishment Cost of trunk infrastructure is:

- (a) for trunk infrastructure that is the whole of an item in a table in Schedule 3, SC3.2 of the Planning Scheme – the establishment cost for the item stated in column 6 of the applicable table, increased using the PPI, adjusted according to the 3- yearly PPI average, for the period:
 - i. starting on the base date in the LGIP; and
Editor's note – As of the commencement of this resolution, the base date is 2013.
 - ii. ending on the date that the charge is levied.
- (b) for trunk infrastructure that is part of an item in a table in Schedule 3, SC3.2 of the Planning Scheme – a proportion of the amount described in **section 4.1(a)** for the relevant part; or
- (c) otherwise – an amount estimated by Council as reasonably reflecting the approximate costs of land acquisition, design and construction, for the infrastructure.

4.2 Recalculation of Establishment Cost

- (a) If an applicant disagrees with the default Establishment Cost under section 4.1, the applicant may give Council a notice under section 137 of the *Planning Act* requiring the Establishment Cost to be recalculated.
- (b) If a notice is given under section 137 of the *Planning Act* in relation to trunk infrastructure that is land, the Establishment Cost is to be recalculated in accordance with:
 - i. the method set out in **Schedule 2**; or
 - ii. another method agreed in writing between Council and the applicant.
- (c) If a notice is given under section 137 of the *Planning Act* in relation to trunk infrastructure that is works, the Establishment Cost is to be recalculated in accordance with:
 - i. the method set out in **Schedule 3**; or
 - ii. another method agreed in writing between Council and the applicant.
- (d) Where the Establishment Cost is recalculated under this section, the Establishment Cost is to be increased using the PPI, adjusted according to the 3- yearly PPI average, for the period (if any) between:
 - i. the date as at which the Establishment Cost is recalculated; and
 - ii. the date on which the amended infrastructure charges notice is given.
- (e) To avoid any doubt:
 - i. **Schedules 2 and 3** state this resolution's method for working out the cost of infrastructure that is the subject of an Offset or Refund, in accordance with section 116 of the *Planning Act*;

- ii. for section 137(2) of the *Planning Act*, the method for recalculating establishment cost is set out in **Schedules 2 and 3**;
- iii. if a notice is given under section 137 of the *Planning Act* in relation to trunk infrastructure that includes both land and works: **section 4.2(b)** applies to the extent that the trunk infrastructure is land; and **section 4.2(c)** applies to the extent that the trunk is works; and
- iv. at any time, Council and an applicant may agree in writing that a stated amount is to be the recalculated Establishment Cost for the purposes of this section.

5. Conversion Criteria

5.1 Purpose of this section

- (a) This section sets out Council's conversion criteria for the purposes of section 117 of the *Planning Act*.
- (b) Prior to construction commencement an applicant may apply to convert non-trunk infrastructure to trunk infrastructure. The application must be made in writing using the prescribed form (the conversion application).
- (c) Non-trunk infrastructure that is the subject of a conversion must comply with all of the conversion criteria in **sections 5.2 to 5.10** in order to be converted to trunk infrastructure.

5.2 Capacity to service other development in accordance with desired standards of service

The infrastructure must have capacity to service other developments in the area, in accordance with the desired standard of service identified in the LGIP.

5.3 Infrastructure consistent with LGIP

The function and purpose of the infrastructure must be consistent with other trunk infrastructure identified in the LGIP.

5.4 Non consistent with non-trunk infrastructure

The infrastructure must not be consistent with non-trunk infrastructure for which a condition may be imposed under section 145 of the *Planning Act*. That is, the infrastructure must not be for any of the following:

- (a) a network, or part of a network, internal to premises;
- (b) connecting the premises to external infrastructure networks; or
- (c) protecting or maintaining the safety or efficiency of the infrastructure network of which the non-trunk infrastructure is a component.

Example – A condition is imposed requiring upgrade works to a trunk road, in order to maintain the safety and efficiency of the network as a result of a development. Although the works relate to a trunk road, they are non-trunk infrastructure and do not satisfy this criterion.

5.5 Cost-effectiveness

- (a) The type, size and location of the infrastructure must be the most cost-effective option for servicing multiple users in the area.
- (b) This criterion will be satisfied where the infrastructure is the least-cost option based upon the life cycle cost of the infrastructure required to service future urban development in the area at the desired standard of service identified in the LGIP.

5.6 No commencement of construction

Construction of the infrastructure must not have started.

Editor's note – Separately from this criterion, if construction of the non-trunk infrastructure that is the subject of a conversion application commences after the application is made, this may affect the determination of the application. See Planning Act, section 138(b).

5.7 Not for development incentive

The infrastructure must not have been proposed by the applicant for the purpose of obtaining:

- (a) an increase in height or density; or
- (b) any other concession or relaxation of a requirement under the Planning Scheme.

5.8 Not proposed as non-trunk infrastructure

The infrastructure must not have been proposed by the applicant on the basis that it would be non-trunk infrastructure (or would otherwise not be subject to an Offset or Refund).

5.9 Not to upgrade to service development inconsistent with LGIP assumptions

The infrastructure must not involve an upgrade of an existing trunk infrastructure item made necessary to service development that is inconsistent with the type, scale, location or timing of development assumed in the LGIP.

5.10 Services development consistent with LGIP assumptions

The infrastructure must service development that is consistent with the LGIP's assumptions about the type, scale, location and timing of development.

6. Defined Terms

6.1 Definitions

In this resolution, these terms have the following meanings:

Term	Definition
Infrastructure Charge	The infrastructure charge for development calculated in accordance with Schedule 1 .
Council	Fraser Coast Regional Council.
Credit	A credit calculated in accordance with section 3.2 of this resolution.
Establishment Cost	The establishment cost of trunk infrastructure, determined in accordance with section 4 .
LGIP	Council's local government infrastructure plan, being Part 4 of the Planning Scheme.
Maximum adopted charge	means the charge limit set out in the maximum charging framework established in the <i>Planning Act 2016</i> and <i>Planning Regulation 2017</i> .
Offset	An offset under section 129(2) of the <i>Planning Act</i> .
Original Land	That land that is the subject of the overarching development approval guiding development of the land. <i>Example – If the land the subject of a specific development application is part of a larger parcel that is the subject of a variation approval, the Original Land will be the whole of the land the subject of the variation approval, regardless of whether or not the land is being developed in stages or by different developers.</i>

Planning Act	The <i>Planning Act 2016</i> (Qld).
Planning Reg	The <i>Planning Regulation 2017</i> (Qld).
Planning Scheme	Fraser Coast Regional Planning Scheme.
Refund	A refund under section 129(3)(b) of the <i>Planning Act</i> .
Suite	<ol style="list-style-type: none"> 1. means a connected series of rooms, one of which is a bathroom, to be used together by one person or a group of people with the common intention of living together for a short term or long term in a single occupancy or tenancy. 2. A suite typically contains up to 3 bedrooms but must not contain more than 6 bedrooms. 3. A connected series of rooms with a dual key setup which permits separate occupancy or tenancy comprises separate suites, or bedrooms (if the context requires) for calculating infrastructure charges.

6.2 Other Terms

A term that is used but not defined in this resolution will, unless the context otherwise requires, have the meaning give to it by (in the following order):

- (a) the *Planning Act*;
- (b) the Planning Reg;
- (c) the Planning Scheme;
- (d) the *Acts Interpretation Act 1954* (Qld); or
- (e) its ordinary meaning.

6.3 Construction

Unless expressed to the contrary, in this resolution:

- (a) “includes” means includes without limitation;
- (b) a reference to:
 - i. any legislation includes subordinate legislation under it and includes that legislation and subordinate legislation as modified or replaced;
 - ii. “\$” or “dollars” is a reference to Australian currency;
 - iii. this or any other document includes the document as novated, varied or replaced and despite any change in the identity of the parties;
 - iv. writing includes: any mode of representing or reproducing words in tangible and permanently visible form, including fax transmission; and words created or stored in any electronic medium and retrievable in perceivable form;
 - v. this resolution includes all schedules and annexures to it;
 - vi. a section, schedule or annexure is a reference to a section, schedule or annexure, as the case may be, of this resolution;
- (c) if the date on or by which any act must be done under this resolution is not a business day, the act must be done on or by the next business day; and
- (d) headings do not affect the interpretation of this resolution.

Schedule 1

Adopted Charge Rates

Notes –

1. The categories shown in Column 1 below are included only for convenience, and to align with schedule 16 of the Planning Reg.
2. Table A identifies the Adopted Charge rate for development that is reconfiguring a lot. Table B identifies the Adopted Charge rates for development that is a material change of use or building work.
3. If a development approval approves a material change of use for more than one use, and provides for an area that is able to be used for more than one use, or is common between two or more uses, the Adopted Charge applicable to that area is to be calculated based on the applicable use listed in the table below with the highest Adopted Charge rate.
4. For an existing lawful use to which a development application is seeking to expand the gross floor area of the facility, the infrastructure charge is only to be applied on the part of the development which is subject to intensification or extension.

Table A – Reconfigure a Lot Base Charge Rate

Column 1 Reconfigure a Lot Use	Column 3 (U) Charge Category	Column 3 (AC) Adopted Charge
New lot with development entitlement	\$ per lot	\$34,452.65

Table B – Material Change of Use or Building Works Base Charge Rate

Column 1 Use Category	Column 2 Use	Column 3 (U) Charge Category	Column 3 (AC) Charge
Residential	Dwelling house	\$ per 1 bedroom dwelling	\$15,160.00
	Dwelling unit	\$ per 2 bedroom dwelling	\$24,609.05
	Caretaker's accommodation	\$ per 3 or more bedroom dwelling	\$34,452.65
	Multiple dwelling Dual occupancy	\$ per bedroom that is not part a suite	\$15,160.00
Accommodation (Short-term)	Hotel Short-term accommodation	\$ per 1 bedroom suite	\$12,304.45
		\$ per 2 bedroom suite	\$12,304.45
		\$ per 3 or more bedroom suite	\$17,226.20
		\$ per bedroom that is not part a suite	\$12,304.45
	Tourist park Nature based tourism – caravan or tent	\$ for each group of 2 sites or less	\$12,304.45
		\$ for each group of 3 sites	\$17,226.20
Tourist park Nature based tourism	\$ for each cabin with 2 or less bedrooms	\$12,304.45	

Column 1 Use Category	Column 2 Use	Column 3 (U) Charge Category	Column 3 (AC) Charge
	- cabin	\$ for each cabin with 3 or more bedrooms	\$17,226.20
	Tourist park Nature based tourism – self-contained recreational vehicle grounds	\$ per self-contained recreational vehicle (as defined in the <i>Fraser Coast Planning Scheme 2014</i>)	Nil
Accommodation (Long-term)	Community residence	\$ per 1 bedroom suite	\$15,160.00
	Rooming accommodation	\$ per 2 bedroom suite	\$24,609.05
	Retirement facility	\$ per 3 or more bedroom suite	\$34,452.65
	Rural workers accommodation	\$ per bedroom that is not part a suite	\$15,160.00
	Relocatable home park	\$ per 1 bedroom dwelling	\$15,160.00
		\$ per 2 bedroom dwelling	\$24,609.05
\$ per 3 or more bedroom dwelling		\$34,452.65	
Places of Assembly	Club Community use ¹ Function facility Funeral parlour Place of worship	\$ per m2 GFA plus \$12.30 per m2 impervious area	\$86.20
Commercial (bulk goods)	Agricultural supplies store Bulk landscape supplies Garden centre Hardware and trade supplies Outdoor sales Showroom	\$ per m2 GFA plus \$12.30 per m2 impervious area	\$172.25
Commercial (retail)	Adult store Food and drink outlet Service industry Service station Shop Shopping centre	\$ per m2 GFA plus \$12.30 per m2 impervious area	\$221.50
Commercial (office)	Office Sales office	\$ per m2 GFA plus \$12.30 per m2 impervious area	\$172.25
Education facility	Child care centre Community care centre Educational establishment	\$ per m2 GFA plus \$12.30 per m2 impervious area	\$172.25

¹ No Charge for uses on Council-controlled land

Column 1 Use Category	Column 2 Use	Column 3 (U) Charge Category	Column 3 (AC) Charge
Entertainment	Bar Hotel (non-residential component) Nightclub entertainment facility Theatre Resort complex	\$ per m2 GFA plus \$12.30 per m2 impervious area	\$246.05
Indoor sport and recreation¹	Indoor sport and recreation	\$ per m2 GFA plus \$12.30 per m2 impervious area	\$86.20
Industry	Low impact industry Medium impact industry Marine industry Research and technology industry Rural industry Transport depot Warehouse	\$ per m2 GFA plus \$12.30 per m2 impervious area	\$61.50
High impact industry	High impact industry Special industry	\$ per m2 GFA plus \$12.30 per m2 impervious area	\$86.20
Low impact rural	Animal husbandry Cropping Permanent plantation Renewable energy facility	Nil charge	Nil
High impact rural	Aquaculture Intensive animal industry Intensive horticulture Wholesale nursery Winery	\$ per m2 GFA for the high impact rural use	\$24.55
Essential services	Detention facility Emergency services ² Health care service Hospital Residential care facility Veterinary services	\$ per m2 GFA plus \$12.30 per m2 impervious area	\$172.25
Specialised uses	Air Services	As for Other uses, Column 1	*
	Animal keeping	As for Other uses, Column 1	*
	Brothel	As for Other uses, Column 1	*
	Car wash	\$ per m2 GFA plus \$12.30 per m2 impervious area	Nil

² No Charge for State Emergency Service facilities on Council-controlled land

Column 1 Use Category	Column 2 Use	Column 3 (U) Charge Category	Column 3 (AC) Charge
	Parking Station	\$ per m2 GFA plus \$12.30 per m2 impervious area	Nil
	Crematorium	As for Other uses, Column 1	*
	Extractive industry	As for Other uses, Column 1	*
	Major electricity infrastructure	As for Other uses, Column 1	*
	Major sport, recreation and entertainment facility	As for Other uses, Column 1	*
	Motor sport facility	As for Other uses, Column 1	*
	Non-resident workforce accommodation	As for Other uses, Column 1	*
	Outdoor sport and recreation ¹	As for Other uses, Column 1	*
	Port services	As for Other uses, Column 1	*
	Tourist attraction	As for Other uses, Column 1	*
	Utility installation	As for Other uses, Column 1	*
Minor uses	Advertising device	Nil charge	Nil
	Cemetery	Nil charge	Nil
	Home based business	Nil charge	Nil
	Landing	Nil charge	Nil
	Market	Nil charge	Nil
	Outstation	Nil charge	Nil
	Park	Nil charge	Nil
	Roadside stall	Nil charge	Nil
	Substation	Nil charge	Nil
	Telecommunications facility	Nil charge	Nil
	Temporary uses	Nil charge	Nil
	Ancillary storage to sporting or community activity land uses.	Nil charge	Nil
Other uses	A use not otherwise listed in column	The maximum adopted charge is the charge (in column 3(A) and 3(B)) for a use category (in column 2) that appropriately reflects the use at the time of assessment	

Schedule 2

Method for calculating Establishment Cost – Land

Where **section 4.2(b)** applies, the Establishment Cost of trunk infrastructure that is land is to be recalculated in accordance with the method set out in the below table, and subject to indexation as provided for in **section 4.2(d)**.

Step	Description	Details	Timing
1	Valuation	<p>The applicant must, at its own cost, obtain and provide Council with a valuation of the land, which must:</p> <ul style="list-style-type: none"> (a) be prepared by a certified practicing valuer, who must act professionally and as a neutral and independent expert; (b) assess the market value of the land using a before-and-after methodology, by: <ul style="list-style-type: none"> i. determining the value of the Original Land, before any land is transferred to Council; ii. determining the value of the remaining land that will not be transferred to Council; and iii. subtracting the amount in (ii) from the amount in (i), with the value being the difference between those two amounts. (c) assess the value as at the following date, as applicable: <ul style="list-style-type: none"> i. if the land is identified in a table in Schedule 3, SC3.3 of the Planning Scheme – the day the development application which is the subject of the relevant necessary infrastructure condition first became properly made; or ii. otherwise – the day that the development application which is the subject of the relevant necessary infrastructure condition was approved; (d) include supporting information regarding the highest and best of use the land which the valuer has relied on to form an opinion about the value; (e) identify the area of land that is above the Q100 flood level and the area that is below the Q100 floor level; (f) identify and consider all other relevant constraints, including: vegetation protection; ecological values, including riparian buffers and corridors; stormwater or drainage corridors; slope; bushfire and landslide hazards; heritage; airport environs; coastal erosion; extractive resources; flooding; land use buffer requirement; tenure related constraints; and restrictions such as easements, leases, licences and other dealings, whether or not registered on title; and 	<p>Within 10 business days after the applicant gives a notice under section 4.2.</p>

		(g) contain relevant sales evidence and clear analysis of how those sales and any other information was relied upon in forming the valuation assessment.	
2	Response to valuation	Council must consider the valuation report provided under Step 1 and give the applicant a notice stating either: (a) that Council accepts the applicant's valuation – in which case the Establishment Cost will be the amount stated in the valuation report provided under Step 1 ; or (b) that Council does not accept the applicant's valuation – in which case, Step 3 applies.	Within 15 business days Step 1 .
3	Council valuation	Council must, at its own cost: (a) obtain a further valuation report for the land, in accordance with the parameters set out in Step 1 ; and (b) provide a notice to the applicant stating Council's proposed valuation, and attaching a copy of Council's valuation report.	Within 20 business days after Step 2 .
4	Response to Council valuation	The applicant must give a notice to Council stating either: (a) that the Applicant accepts Council's valuation – in which case the Establishment Cost will be the amount stated in Council's notice under Step 3 ; or (b) that the applicant does not accept the applicant's valuation – in which case, Step 5 applies.	Within 10 business after Step 3 .
5	Further valuation	Council must obtain a further valuation report in accordance with the parameters set out in Step 1 . The valuer is to be chosen by Council, in consultation with the applicant. Council and the applicant are to share equally in the costs of the valuation. If this step applies, the Establishment Cost will be the amount stated in the valuation report.	Within 20 business days after Step 4 .

Schedule 3

Method for calculating Establishment Cost – Work

Where **section 4.2(c)** applies, the Establishment Cost of trunk infrastructure that is works is to be recalculated in accordance with the method set out in the below table, and subject to indexation as provided for in **section 4.2(d)**.

Step	Description	Details	Timing
1	Scope of works	The applicant must, at its own cost, prepare and provide to Council a scope of works for the works which must include: (a) specifications for the works; (b) the standard to which the works are to be provided; and (c) the location of the works.	Within 10 business days after the applicant gives a notice under section 4.2 .
2	Approval of scope of works	Council must review the scope of works provided under Step 1 and give the applicant a notice stating either: (a) that Council approves the scope of works – in which case, Step 3 applies; or (b) that Council requires changes to the scope of works – in which case, the applicant must submit a revised scope of works under Step 1 .	Within 10 business days after Step 1 .
3	Bill of quantities and cost estimate	The applicant must, at its own cost, obtain and provide to Council the following, prepared by a suitably qualified person: (a) a bill of quantities for the design, construction and commissioning of the works, in accordance with the approved scope of works; and (b) a “first principles” estimate for the cost of designing, constructing and commissioning the works in accordance with that bill of quantities.	Within 15 business days after Step 2 .
4	Response to bill of quantities and cost estimate	Council must consider the bill of quantities and cost estimate provided under Step 3 and give the applicant a notice stating either: (a) that Council accepts the applicant’s bill of quantities and cost estimate – in which case, the Establishment Cost will be the amount stated in the applicant’s cost estimate; or (b) that Council does not accept the applicant’s bill of quantities and cost estimate and either: i. that the revised cost estimate process in Steps A1 to A3 is to apply; or ii. that the tender process in Steps B1 to B10 is to apply.	Within 10 business days after Step 3 .

Option A – Revised cost estimate process			
A1	Council bill of quantities and cost estimate	Council must, at its own cost, obtain and provide to the applicant a revised bill of quantities and cost estimate, prepared by a suitably qualified person, in accordance with the parameters set out in Step 3 .	Within 20 business days after Step 4 .
A2	Response to Council bill of quantities and cost estimate	The applicant must give a notice to Council stating either: (a) that the Applicant accepts Council’s bill of quantities and cost estimate – in which case the Establishment Cost will be the amount stated in Council’s cost estimate; or (b) that the applicant does not accept Council’s bill of quantities and cost estimate – in which case, Step A3 applies.	Within 10 business days after Step A1 .
A3	Further bill of quantities and cost estimate	Council must obtain a bill of quantities and cost estimate, prepared by a suitably qualified person, in accordance with the parameters set out in Step 3 . The suitably qualified person is to be chosen by Council, in consultation with the applicant. Council and the applicant are to share equally in the costs of the suitably qualified person. If this step applies, the Establishment Cost will be the amount stated in the suitably qualified person’s cost estimate	Within 20 business days after Step A2 .
Option B – Tender process			
B1	Submission of design material	The applicant must obtain and provide to Council designs and specifications for the works, which must comply with all relevant standards and be prepared by a suitably qualified person.	Within 20 business days after Step 4 .
B2	Approval of design material	Council must give a notice to the applicant stating either: (a) that Council approves the applicant’s design material – in which case, Step B3 applies; or (b) that Council requires specified changes to the design material – in which case, the applicant must resubmit the design material under Step B1 .	Within 10 business days after Step B1 .
B3	Submission of draft tender material	The applicant must prepare and provide to Council draft tender documentation for the works.	Within 20 business days after Step B2 .
B4	Approval of draft tender material	Council must give a notice to the applicant stating either: (a) that Council approves the applicant’s draft tender material – in which case, Step B5 applies; or (b) that Council requires specified changes to the design material – in which case, the applicant must resubmit the design material under Step B3 .	Within 10 business days after Step B3 .
B5	Conduct of tender and submission of recommendation	The applicant must: (a) conduct a tender process in accordance with the approved documentation, which must include a requirement that prospective tenders state a dollar value figure for the construction cost of the works, which must be exclusive of any costs for:	Within 20 business days after Step B4 .

		<ul style="list-style-type: none"> i. project management services; ii. superintendent fees iii. planning; iv. construction administration; and v. supervision; <p><i>Note – for the approved tenderer, the dollar value figure stated under this paragraph will form part of the Establishment Cost, as specified in Step B10. The costs mentioned in sub-paragraphs (i) to (v) do not directly form part of the Establishment Cost, but are included in the allowance mentioned in paragraph (c) of Step B10.</i></p> <p>(b) undertake an analysis of the properly submitted tenders; and</p> <p>(c) give Council a notice that states:</p> <ul style="list-style-type: none"> i. the applicant’s recommendation as to the award of the works contract; ii. the tender documents distributed to prospective tenderers; iii. each tender submitted; iv. the applicant’s analysis of the tenders; and (v) any other relevant information. 	
B6	Approval tenderer	of Council must give a notice to the applicant stating: <ul style="list-style-type: none"> (a) that Council approves of the applicant’s recommendation as to the award of the works contract – in which case, the contractor is to be appointed in accordance with the applicant’s recommendation; or (b) that Council requires a different specified tenderer to be appointed – in which case, the contractor specified by Council is to be appointed. 	Within 10 business days after Step B5 .
B7	Notice proposed variation	of If, during the course of the works contract, the contractor proposes a variation that will increase the cost of the works, the applicant must give a notice to Council that: <ul style="list-style-type: none"> (a) describes the proposed variation; and (b) states a dollar value figure for the additional costs arising from the variation, which must be exclusive of any additional costs for: <ul style="list-style-type: none"> i. project management services; ii. superintendent fees; iii. planning; iv. construction administration; and v. supervision. <p><i>Note – if the variation is approved under Step B8, the dollar value figure stated under this paragraph will form part of the Establishment Cost, as specified in Step B10. The costs mentioned in sub-paragraphs (i) to (v) do not directly form part of the Establishment Cost, but are include in the allowance mentioned in paragraph (e) of Step B10.</i></p>	Within 5 business days of any variation being proposed by the contractor.

B8	Approval of proposed variation	Council must consider the proposed variation and give notice to the applicant stating either: (a) that Council approves the proposed variation; or (b) that Council does not approve the proposed variation, and the reasons why.	Within 5 business days of receiving a notice under Step B7 .
B9	Request for confirmation of Establishment Cost	The Applicant must give a notice to Council requesting that Council confirm the Establishment Cost of the works.	Not before Step B6 , and within 10 business days after the works are completed.
B10	Confirmation of Establishment Cost	Council must give the Applicant a notice stating the amount of the Establishment Cost, which is to be the sum of the following (each of which must also be stated in the notice): (a) the construction cost of the works, being the dollar value amount stated under paragraph (a) of Step B5 ; (b) the associated QLeave levy amount, being 0.575% of the amount in paragraph (a) above; (c) an allowance for project management, superintended, planning, construction administration and supervision costs, being: i. for works for the parks and land for community facilities infrastructure networks – 10.5% of the amount in paragraph (a) above; or ii. otherwise – 16% of the amount in paragraph (a) above; (d) the total additional costs for any approved variations, being the total of the amounts stated under paragraph (b) of Step B7 for all approved variations; and (e) an allowance for project management, superintended, planning, construction administration and supervision costs relating to approved variations, being 4% of the amount in paragraph (d) above. The Establishment Cost is to be the amount stated in Council’s notice.	Within 10 business days after Step B9 .

FRASER COAST REGIONAL COUNCIL
SPECIAL MEETING NO. 2/25

WEDNESDAY, 11 JUNE 2025

SUBJECT:	ADOPTION OF 2025/26 OPERATIONAL PLAN
DIRECTORATE:	ORGANISATIONAL SERVICES
RESPONSIBLE OFFICER:	DIRECTOR ORGANISATIONAL SERVICES
AUTHOR:	MANAGER GOVERNANCE
LINK TO CORPORATE PLAN:	Focused Organisation and Leadership. Demonstrate good leadership, and effective and ethical decision-making to foster confidence within our community.

1. PURPOSE

To present the Operational Plan 2025/26, including the Annual Performance Plan for Wide Bay Water, for Council's consideration and adoption.

2. EXECUTIVE SUMMARY

The 2025/26 Operational Plan outlines the strategic initiatives and core service activities Council will undertake over the coming financial year. The plan is structured around Council's Directorates and service areas, providing clear visibility of both strategic direction and operational delivery. Developed in collaboration with Executive Managers and reviewed by Senior Management, it reflects Council's priorities for the year ahead.

The Operational Plan also incorporates the Annual Performance Plan for Council's commercial business unit, as required under the *Local Government Regulation 2012*.

This year's plan introduces Council's newly adopted strategic lens, which will be used to guide decision-making, resource allocation, and future planning. The lens provides a unifying focus across the organisation and will inform prioritisation in future strategic and operational planning cycles.

3. OFFICER'S RECOMMENDATION

That Council:

1. Adopts the 2025/26 Operational Plan (**Attachment 1**), including the Annual Performance Plan for Wide Bay Water in accordance with Section 174 of the *Local Government Regulation 2012*.
 2. Delegate to the Chief Executive Officer the power to make minor grammatical and formatting changes to the Operational Plan, if required, after its adoption by Council and prior to publishing the document for public access.
-

4. BACKGROUND & PREVIOUS COUNCIL CONSIDERATION

The Operational Plan is a key component of Council's strategic planning framework. It translates priorities from the Corporate Plan into measurable activities for the year ahead. Capturing these activities in a single document allows Council to communicate to the community and staff, the priorities that will be given the most attention during that year

The 2025/26 Operational Plan continues the structure introduced in 2024/25, which presents content by Directorate and service area, including service profiles and either strategic initiatives or core business activities. This structure improves visibility of the work delivered across Council and acknowledges the importance of everyday operations alongside major initiatives.

The Plan has been developed through an engagement process with the Councillors, Chief Executive Officer, Directors and Executive Managers.

This year's Operational Plan also incorporates Council's new strategic lens, developed in partnership with Councillors over the past six months. This lens provides a unifying focus across the organisation and will guide decision-making and prioritisation across future strategic and operational planning cycles.

5. PROPOSAL

That Council adopts the 2025/26 Operational Plan, including the Annual Performance Plan for Wide Bay Water.

6. FINANCIAL & RESOURCE IMPLICATIONS

The Strategic Initiatives and activities identified in the Operational Plan have been developed in consideration of the 2025/26 Budget

7. POLICY & LEGAL IMPLICATIONS

Sections 174 and 175 *Local Government Regulation 2012* mandate that a local government prepare and adopt an operational plan that states how it will implement its 5-year corporate plan during the year.

The operational plan must be consistent with the annual budget, set out how operational risk will be managed and include an annual performance plan for each commercial business unit.

8. RISK IMPLICATIONS

Adoption of the Operational Plan ensures Council meets its legislative obligations and provides a structured basis for performance monitoring throughout the year.

9. CRITICAL DATES & IMPLEMENTATION

Progress in completing the activities contained in the 2025/26 Operational Plan will be reviewed on a quarterly basis. The outcome of this review will be reported regularly throughout the year to Council and the community through quarterly performance reports and Council's Annual Report.

10. CONSULTATION

The 2025/26 Operational Plan was developed through an engagement process with the Councillors, Chief Executive Officer, Directors and Executive Managers.

Once adopted by the Council, the plan will be published on the Fraser Coast Regional Council website for access by the community.

11. CONCLUSION

The 2025/26 Operational Plan has been prepared with appropriate consultation and in accordance with relevant legislation. It reflects Council's strategic direction, recognises the importance of core service delivery, and integrates the new strategic lens as a consistent point of focus across the organisation.

12. ATTACHMENTS

1. 2025/26 Operational Plan [↓](#)



Building better communities together.

2025/26 OPERATIONAL PLAN



Acknowledgement of Country

Fraser Coast Regional Council acknowledges the Traditional Custodians of this region, the Butchulla (Badtjala) people to the east, and the Kabi Kabi (Gubbi Gubbi) people to the west.

We recognise the cultural and spiritual practices of Aboriginal and Torres Strait Islander peoples across our nation, and their continuing connection to the lands in which we live and work today.

We pay our respects to all elders past, present and emerging.

Table of Contents

Acknowledgement of Country	2
Message from the Chief Executive Officer	4
Strategic Planning Framework	5
The Operational Plan Explained	6
Strategic Initiatives	7
Core Business Activities	7
Monitoring and Review	8
Managing Operational Risk	8
Emerging Risks	8
Strategic Initiatives and Core Business Activities	9
Organisational Services	11
Strategy, Community and Development	17
Infrastructure Services	23
Water and Waste Services	29
Strategic Initiative Snapshot by Focus Area	34
The Annual Performance Plan, Wide Bay Water	37

Message from the Chief Executive Officer

This Operational Plan sets out Council's collective vision for the year ahead, aligning closely with our strategic goals.

It captures Council's aspirations for a resilient, sustainable and prosperous Fraser Coast community.

This Plan highlights the diverse range of services delivered by our directorates and offers a clear overview of the strategic projects and core activities underway across the organisation.

Every team plays a vital role in supporting the region, and this document outlines how each is contributing to the goals of our Corporate Plan.

The services and initiatives included are directly linked to the key Focus Areas identified in the 2023–2028 Corporate Plan and Council's organisational priorities continue to inform our decision-making processes:

- **Effectively manage and maintain our assets**
- **Plan for the future**
- **Provide focused service delivery**
- **Maintain financial sustainability**

These priorities are embedded throughout the actions and outcomes listed in the Plan.

The Office of the CEO remains responsible for monitoring priority outcomes, supporting Councillor development, and leading organisational performance.

Our commitment remains to *building better communities together*. The Mayor, Councillors, Council staff and I look forward to working with the broader community to achieve our vision.



Ken Diehm
Chief Executive Officer

Strategic Planning Framework

The Operational Plan is a key component of Council’s strategic planning framework.

To better understand how our decisions and actions are aligned with our vision, we’ve created a visual framework.

The 2025/26 Operational Plan details the actions Council will take in the third year of the 2023-2028 Corporate Plan. Council’s strategic planning framework is represented in the following diagram:



The Operational Plan Explained

The Operational Plan translates priorities from the Corporate Plan into measurable actions for the year ahead. Capturing these activities in a single document allows Council to communicate to our community and to our staff, the priorities that will be given the most attention during that year.

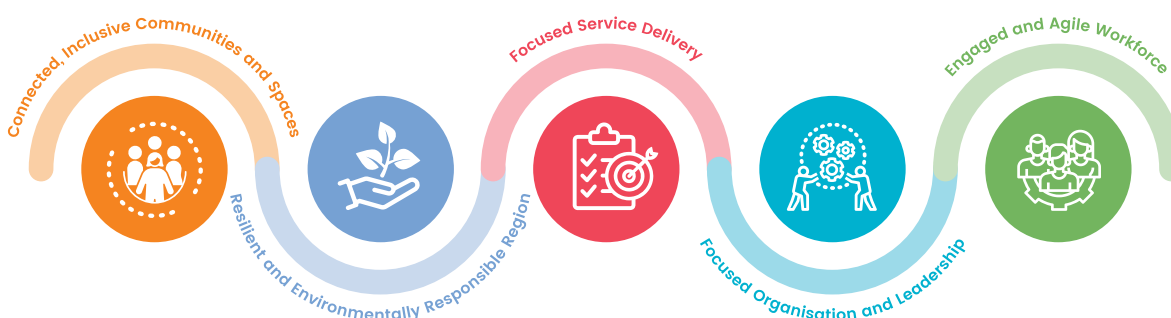
The Operational Plan must be consistent with our annual budget, state how we will manage operational risks and how we are progressing through the five-year Corporate Plan.

The Operational Plan must also include an annual performance plan for our commercial business unit, Wide Bay Water. The Wide Bay Water Annual Performance Plan is included in this document from page 37 and is published on our website at www.frasercoast.qld.gov.au

This Operational Plan has been structured around the four **Council Directorates**:

- **Organisational Services**
- **Strategy, Community and Development**
- **Water and Waste Services**
- **Infrastructure Services**

Each Directorate is responsible for strategic initiatives and core business services which contribute to **Council's 5 Focus Areas** outlined in the Corporate Plan:













Strategic Initiatives

Our strategic initiatives are ‘special projects’ focused on delivering specific long-term objectives designed to bring the Corporate Plan Focus Areas to life. Each directorate is committed to activities which will reflect a key objective in a Focus Area with a nominated target date and responsible business unit.

Each activity is monitored through quarterly reporting and will form part of Council’s Quarterly Report.

In this Operational Plan, **strategic initiatives** are reflected like this:

Strategic Initiative	Target Date					
Implementation of Cyber Security Strategy.	June 2026					

Core Business Activities

Core business activities are the routine tasks, processes, services or ‘business as usual’ that are necessary for the ongoing function of Council.

Each directorate is responsible for core business deliverables. These are measured by internal key performance indicators (KPI) which vary between teams and are dependent on the type of business the unit undertakes.

As a result, not all business units have a reportable KPI. The reporting frequency may be monthly, quarterly or annually. Each Executive Manager and Director is responsible for capturing how our core business is tracking.

Some units do not have strategic initiatives due to the type of core business which they are responsible for. Each unit has their core business services detailed in the relevant section.

Monitoring and Review

The Operational Plan is monitored every three months, with each Directorate responsible for reporting progress on their activities through performance reports and Council's Annual Report.

Quarterly reporting meets the requirements of section 174(3) *Local Government Regulation 2012* which requires that a written assessment of progress

towards implementing the Operational Plan is presented at a Council meeting held at regular intervals of not more than three months.

Managing Operational Risk

Fraser Coast Regional Council is committed to the principles of risk management and to the alignment and integration of these principles into all aspects of Council's functions and operations, including effective decision making and planning at all levels of Council.

Council promotes a consistent approach to Risk Management within the organisation, and supports risk identification, assessment, control, monitoring and review in accordance with Council's Risk Management Policy, associated procedures and tools.

Internal audits and reporting to the Audit and Risk Committee provide Council with an avenue for monitoring and reviewing the Risk Management Framework, assists in the identification of trends and provides assurance that Council's risk appetite is effectively incorporated into the achievement of its strategic and operational goals and objectives.

Emerging Risks

It is the role of Councillors to drive strategic initiatives which are for the benefit of the community. These initiatives are reflected in the Corporate Plan. We know that priorities can change as issues or circumstances arise. It is important that Council can be flexible and adaptive to emerging needs.

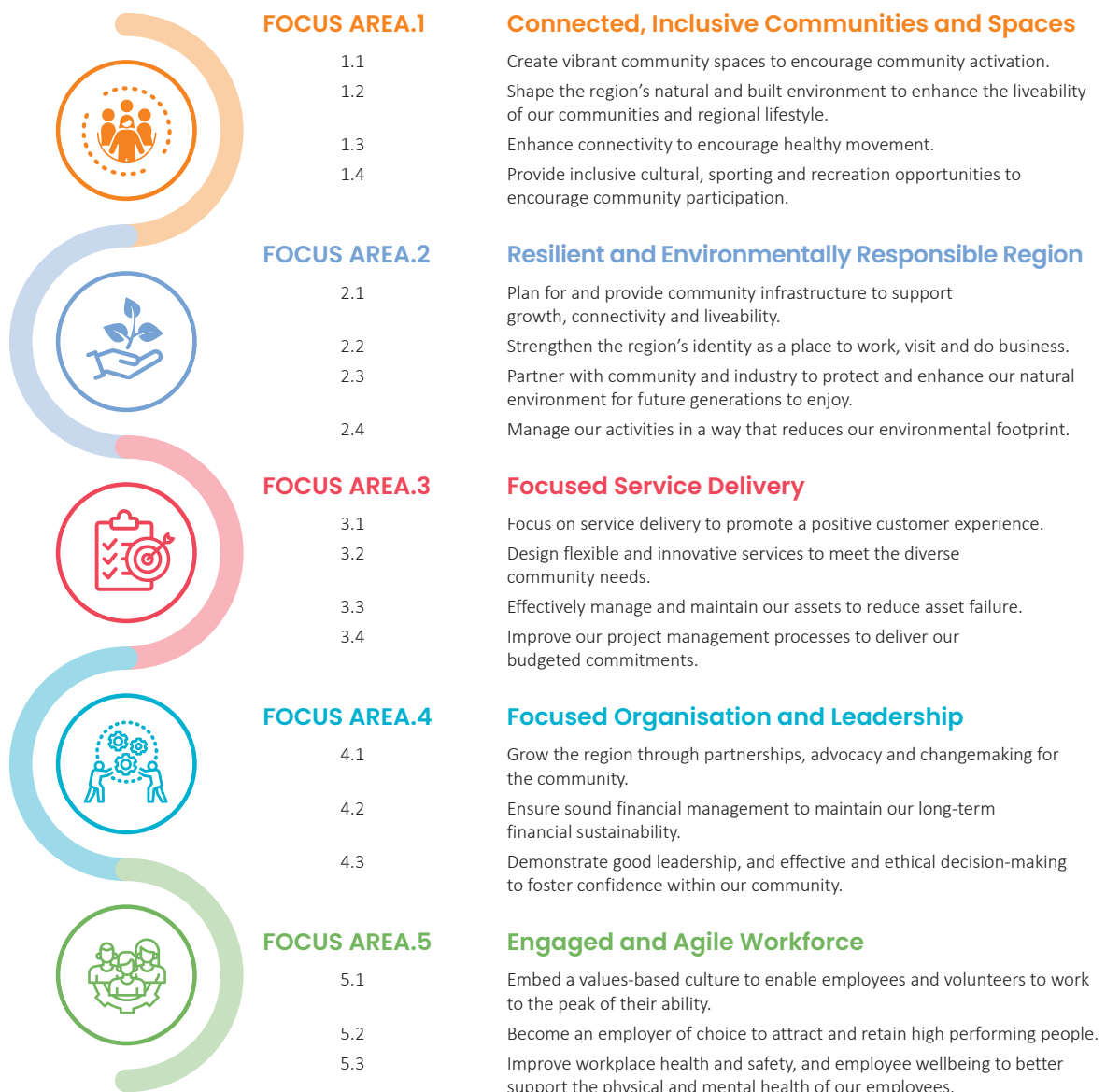
One way these issues can be brought to Council's attention is through a resolution requesting information or ideas on a particular matter. These resolutions remain open until Council officers prepare a report back to Council with relevant information or options, and any subsequent actions are determined at a Council meeting.

Strategic Initiatives and Core Business Activities

The Operational Plan is structured around each Directorate, starting with an overview, followed by a list of strategic activities and core business activities for each Department.



Corporate Plan Focus Areas















Organisational Services

- Transformation, Assets and Information
- Financial Services
- Corporate Services
- People, Safety and Wellbeing






Transformation, Assets and Information

Our **Transformation, Assets and Information** team drives organisational improvement and capacity transformation.

They are responsible for the revision of core business processes and systems; leadership of the organisational Asset Management and Project Management Frameworks; provision of Spatial and Asset management services; Coordination of Enterprise Architecture and related Governance; and provision and renewal of supporting Information Technology.

Strategic Initiative	Target Date					
Implementation of Year 1 of 3-year Cyber Security Strategy including Governance framework, critical asset analysis, 3rd party controls, identity management and disaster recovery plan.	June 2026					
Implementation of annual Transformation Program including Payroll system; Operational Works system; AP Automation; Permits, Licenses and Approvals; and Safety stage 2.	June 2026					
Implementation of IT Infrastructure for new Community Hub building, including network connections to building, and all equipment within the building including, network, UPS, audio visual and CCTV.	June 2026					
Implementation of Project Management Framework, including governance tool and standardised processes and templates.	June 2026					
Implementation of annual Asset Management Improvement Plan activities including revision of Strategic Asset Management Plan.	June 2026					

Core Business Activities

-  **Business Transformation**
-  **Strategic Frameworks** (Asset and Project Management)
-  **Information Technology**
-  **Assets and Spatial**
-  **Technical Governance and Architecture**

Financial Services

Our **Financial Services** team is responsible for the financial management of Council's budget.

This includes revenue and property rating coordination; financial compliance reporting; compiling and presentation of budget and strategic accounting obligations; management of procurement processes including contract, tendering and quotation systems; internal stores coordination and oversight of financial and debt recovery operations.

Strategic Initiative	Target Date	    
Completion of Annual Budget and Long-Term Financial Plan.	June 2026	

Core Business Activities

✓ Financial Operations

- › Accounts Payable and Receivable
- › Payroll Services
- › Management Accounting
- › Cash Management and Investments
- › Taxation and GST
- › Operational Grants

✓ Financial Compliance and Reporting

- › Management and Council Reporting
- › Annual financial statements and audit program
- › Financial Assets Functions
- › Statutory returns and ABS reporting

✓ Budgeting and Strategic Accounting

- › Budgeting and Long-Term Financial Plan
- › Grant acquittals, fees and charges, and policy review
- › Strategic/Complex Modelling
- › Financial Analytics
- › Finance Business Partnering and Support

✓ Financial Revenue and Property Rating

- › Property data and billing management
- › Rates notices, debt recovery, and hardship support
- › Rates Modelling and Policy

✓ Stores and Procurement

- › Procurement Policy and Compliance Tendering
- › Supplier Relationship Management
- › Contract Establishment and Management
- › Catalogue and Product Management
- › Stores Operations and Inventory
- › Purchasing Functions




✓ Financial Services Administration and Management

- › Financial governance and policy
- › System accounting and integrations
- › Management of Wages Oncosts
- › Leave Costs and Provisions
- › Payroll Tax and Workcover Returns

Corporate Services

Our **Corporate Services** team provides organisational and governance support, manages Council’s commercial interests and oversees legislative compliance obligations.

This includes responsibility for customer service, commercial and community leasing; caravan park management; fleet and property services; Council meetings; mandated governance and public reporting and oversight of internal complaints, record keeping, legal liaison and information privacy.

Strategic Initiative	Target Date					
Undertake a review of existing Depot Operations and develop a Depot Strategy to strategically align services into the future.	December 2025					
Implementation of GeoTab technology to streamline servicing, usage, logbook management and safety of the Council Fleet.	June 2026					
Undertake a review of future development options for the Torquay Caravan Park site, including community consultation to inform Council’s direction.	December 2025					

Core Business Activities

 **Customer Service**

- › Call Centre and Counter Operations
- › Records Management

 **Property Works and Services**

 **Communication, Media and Marketing**

- › Communication and Campaigns
- › Graphic Design

 **Internal Audit**

 **Fleet Management**

- › Fleet Coordination
- › Vehicle Workshop

 **Governance**

- › Conduct of Council Meetings
- › Right to Information and Information Privacy
- › Administrative Action Complaints
- › Leasing
- › Beachfront Tourist Parks

People, Safety and Wellbeing

Our **People, Safety and Wellbeing** team manage the human resources relating to Council staff.

This includes being responsible for organising and delivering training opportunities; managing the Code of Conduct, our TRAITS values and culture; implementing workplace health and safety strategies and investigating incidents; coordinating rehabilitation and injury management issues; developing talent retention initiatives and managing Council's recruitment processes.

Strategic Initiative	Target Date					
Continued implementation of Work Health and Safety Strategy and Plan.	June 2026					✓
Development of a new People Strategy.	June 2026					✓

Core Business Activities

- ✓ **Recruitment, Learning and Development**
 - › Recruitment
 - › Induction and Onboarding
 - › People Development
 - › Workplace Training
- ✓ **Workplace, Health and Safety**
 - › Employee Wellbeing
 - › Rehabilitation and Injury Management
 - › Safety
- ✓ **Human Resources and Workplace Change**
 - › Employee and Industrial Relations
 - › Workplace Change Management








Strategy, Community and Development

- Regulatory Services
- Economic Development and Tourism
- Strategy and Sustainability
- Community and Culture
- Development

Regulatory Services

Regulatory Services manage the approval, investigation and enforcement of the region's local laws and State legislation.

The team manages approvals for public place activities in addition to conducting inspections, investigations and enforcement of public health related obligations, planning and building matters, plumbing and on-site sewage infrastructure, local law compliance, animal control and animal facility management.

Strategic Initiative	Target Date					
Review and amend Hervey Bay beach access rules for dogs, including designated on-leash, off-leash, and prohibited areas.	December 2025					
Enhance compliance through targeted community education and responsive enforcement.	June 2026					

Core Business Activities

- ✔ **Development Compliance and Plumbing Services**
 - › Planning, Plumbing and Building Compliance
 - › Plumbing and On-site Sewage
- ✔ **Community Education**
- ✔ **Public Health and Vector Control**
 - › Approvals, inspections, investigations and enforcement of public health related obligations, including commercial activities and mobile food approvals.
 - › Vector management of risk areas.
- ✔ **Animal Control and Animal Facilities Management**
 - › Management of Pound Facilities
 - › Adoption Centre
 - › Animal Compliance
 - › Local Law Enforcement and approvals
 - › Regulated Parking

Economic Development and Tourism

The **Economic Development and Tourism** team are responsible for driving connectivity between the private sector and State Government by encouraging economic investment into the region.

The team foster tourism growth and destination awareness through regional event sourcing, approval, sponsorship and management. The Economic Development and Tourism team are also responsible for the operational management for the region's airports at Hervey Bay and Maryborough and the Maryborough Showgrounds and Equestrian Park (MSEP).

Strategic Initiative	Target Date					
Develop Tourism Strategy and Funding Structure.	December 2025		✓			
Develop Airport and Aviation Attraction Strategy.	June 2026		✓			
Finalise Fraser Coast Economic Development Strategy	June 2026		✓			
Update Fraser Coast Regional Events Strategy.	June 2026	✓				

Core Business Activities

✓ Airport Operations

- › Operations Management of the Hervey Bay and Maryborough Airports
- › Safety and Compliance
- › Aviation attraction and partnerships
- › Commercial Lease Management

✓ Economic Development

- › Implement Fraser Coast Economic Development Strategy
- › Business Retention, Expansion and Investment Attraction
- › Stakeholder Engagement and Government Relations

- › Jobs Ready Program and Advocacy Projects
- › Research and Insights

✓ Event Development and Partnerships





- › Regional Event Attraction and Development
- › Implement Fraser Coast Events Strategy 2026-27
- › Operation and Venue Management of Maryborough Showgrounds and Equestrian Park (MSEP)
- › Event/Activity Approvals and Sponsorships
- › Deliver Festive Fraser Coast Program and Civic Decor

✓ Tourism

- › Administration of funding agreement with Fraser Coast Tourism and Events
- › Destination development and tourism product expansion and attraction

Strategy and Sustainability

The **Strategy and Sustainability** team coordinates Council's strategic land use and infrastructure planning for transport, stormwater, parks and community facilities, as well as Council's strategic portfolio for environment sustainability and climate resilience. The team is also responsible for overseeing the interdepartmental preparation and implementation of the Fraser Coast Planning Scheme and the Local Government Infrastructure Plan. This unit's core business includes the development and implementation of key corporate strategies.

Strategic Initiative	Target Date					
Conduct technical investigations into large-scale sand extraction from Dayman spit for beach nourishment activities as part of Council's Coastal Hazard Adaptation Strategy.	June 2026		✓			
Complete land use and infrastructure planning investigations for the Nikenbah and Dundowran Growth Areas, and integrate outcomes into the planning scheme.	June 2026		✓			
Deliver ten catchment flood studies and a regional overland flow study.	June 2026		✓			
Implement a community engagement and education campaign on sustainability, climate resilience, and natural hazard risk.	June 2026		✓			
Develop a Sustainability, Environment and Climate policy suite.	March 2026		✓			

Core Business Activities

✓ Strategic Land Use Planning

- › Planning scheme amendments
- › Administration of Local Heritage Register
- › Land use studies (housing, local areas, natural hazards, biodiversity, industry)
- › Policy review input and population forecast analysis

✓ Strategic Infrastructure Planning

- › Local Government Infrastructure Plan (LGIP)
- › Flood, coastal, transport, and drainage studies
- › Development works policies

✓ Sustainability

- › Strategic coordination of natural hazard, coastal adaptation, water quality, community facilities, and environmental strategies






✓ Strategy delivery and governance

- › Coordination of growth-related strategy and funding applications
- › Community engagement and education supporting strategic priorities

Community and Culture

The **Community and Culture** team deliver accessible services for the broader community to foster development, creativity and inclusiveness.

This includes management of libraries, museums, art galleries and the Brolga Theatre; delivery of programs and activities to promote development, understanding and creative space for youth, seniors and vulnerable people; community development, support and engagement; management of aquatic centres and water parks.

Strategic Initiative	Target Date					
Develop Preliminary Plan for the Redevelopment of the Brolga Outdoor Stage.	June 2026	✓				
Implement a streamlined service model for Aquatic Centres	June 2026					✓

Core Business Activities

✓ Aquatic Centres

- › Operation of Hervey Bay and Maryborough Aquatic Centres
- › Operation of Wetside Water Park
- › Learn-to-swim programs, school programs, aerobics, kiosk services, and facility hire

✓ Community Development and Engagement

- › Support and build the capacity of creative development and contemporary art and regional historical organisations
- › Support for Mary2Bay Rail Trail and All Abilities advisory committees, Seniors in Focus Program, and disaster recovery
- › Community funding and grant coordination

✓ Cultural Services

- › Programming and management of the Brolga Theatre, Hervey Bay Regional Gallery, Storybank and Gatakers Artspace
- › Manage the Hervey Bay Regional Gallery Collection, Fraser Coast Civic Art Collection and the Fraser Coast Heritage Collection
- › Community access to exhibitions, learning programs, and Regional Arts Development funding

✓ Libraries

- › Operation of five libraries across the region, with outreach services and a central processing hub
- › Access to physical and digital collections, including special, cultural, and Seed Libraries
- › Programs and resources for all ages, including literacy, technology, and creative learning
- › Inter-library loans, public computing, and information services

Development

The **Development** Unit is the team which ensures the region's compliance with the *Planning Act 2016* and related legislation.

Informed by the Fraser Coast Planning Scheme, the team is responsible for assessing and approving applications for subdivisions, building and land development, and material changes to land use. The team also manages data on PD Online and provides responses to planning and development enquiries.

Core Business Activities

- ✔ **Development Assessment**
 - › Development Application Processing
 - › Land Use Assessment Services
 - › Pre-lodgment Services
 - › Management of PD Online
- ✔ **Development Engineering**
 - › Operational Works Assessment and Inspections



Infrastructure Services

- Capital Delivery
- Infrastructure Operations
- Infrastructure Engineering
- Open Space and Environment

Capital Delivery

Capital Delivery is responsible for the delivery of Council's Corporate Capital Projects, as well as Council's road, bridge, stormwater and footpath capital programs.

The team provides services in project management, civil design, surveying, contract administration and program management. The Capital Delivery team leads the delivery of numerous projects across the region including caravan park redevelopments, major development constructions, revetment wall management and transport network upgrades.

Key Capital Projects

Hervey Bay City Centre Masterplan- Stage 1

Walker Street, Maryborough (Yaralla – Cheapside)- Road Reconstruction

Pialba Caravan Park Redevelopment

Banana Street, Granville – Federation Park Upgrade

Anzac Park, Maryborough – Ululah Lagoon Lighting

Main Street, Kawungan (Urraween Rd to McLiver Street)- Stage 1 Pavement Strengthening

Ivor Drive, Burrum Heads (Riverview Dr- Burrum Heads)- Construction of a 2.0m wide Shared Pathway

Denmans Camp Road, Kawungan (Boundary Rd – Doolong Rd)- Construction of a 2.5m wide Shared Pathway

Pallas Street, Maryborough (Woodstock St – Saltwater Creek Rd)- Construction of a 2.0m wide Shared Pathway

Core Business Activities

- ✔ Civil Design Delivery
- ✔ Capital Program and Budget Management
- ✔ Contract delivery of Civil Infrastructure and Corporate Projects

Infrastructure Operations

Infrastructure Operations is responsible for providing planned and unplanned maintenance activities for all of Council's roads, bridges, traffic facilities, stormwater network and footpaths.

The team is also responsible for coordinating Council's Disaster Management response operations during significant events and providing internal services and resources for the operational delivery of Council's related selected civil construction projects.

Core Business Activities

✔ Road Operations

- › Roads Maintenance
- › Traffic Signal, Bridges and Car Park Maintenance
- › Drainage Maintenance and Management
- › Footpath and Bikeway Maintenance






✔ Disaster Management

- › Disaster Management Preparedness
- › Disaster Recovery
- › Local Disaster Management Levy Policy

Infrastructure Engineering

Infrastructure Engineering is responsible for asset infrastructure management including monitoring, maintaining, planning and developing asset renewal for programs in the future.

The team manage customer service enquiries for road, stormwater, waterbodies, and coastal related activities including assessing heavy vehicle permits and road access or closure approvals, and coordinate the initial investigation of transport, drainage, stormwater catchment, waterbody and coastal foreshore infrastructure performance concerns.

Strategic Initiative	Target Date					
Undertake the Mary River Flood Catchment Study.	June 2026		✓			
Undertake the Burrum Cherwell River Flood Study.	June 2026		✓			
Develop the transport network analysis and options papers for the Fraser Coast Integrated Transport Strategy.	June 2026			✓		

Core Business Activities

✓ **Engineering Services Administration**

- › Governance, policy, and quality assurance
- › Customer service and internal/external coordination

✓ **Drainage, Coastal and Catchment Management**

- › Coastal and Riverine Environment Management including grants
- › Catchment and Drainage Network Management
- › Stormwater, Waterbodies and Coastal Asset Custodian
- › Asset performance monitoring and stakeholder coordination

✓ **Roads and Transport**

- › Road, Transport and Active Travel Systems Management including Grants
- › Road and Transport network Asset Custodian
- › Transport related compliance
- › Asset performance monitoring and stakeholder coordination

✓ **Infrastructure Assets**

- › Asset inspection, data management, and condition assessment
- › Development of asset management plans and policies
- › Long-term asset planning and renewal programs

Open Space and Environment

The **Open Space and Environment** team manage Council’s open spaces, parkland and natural assets.

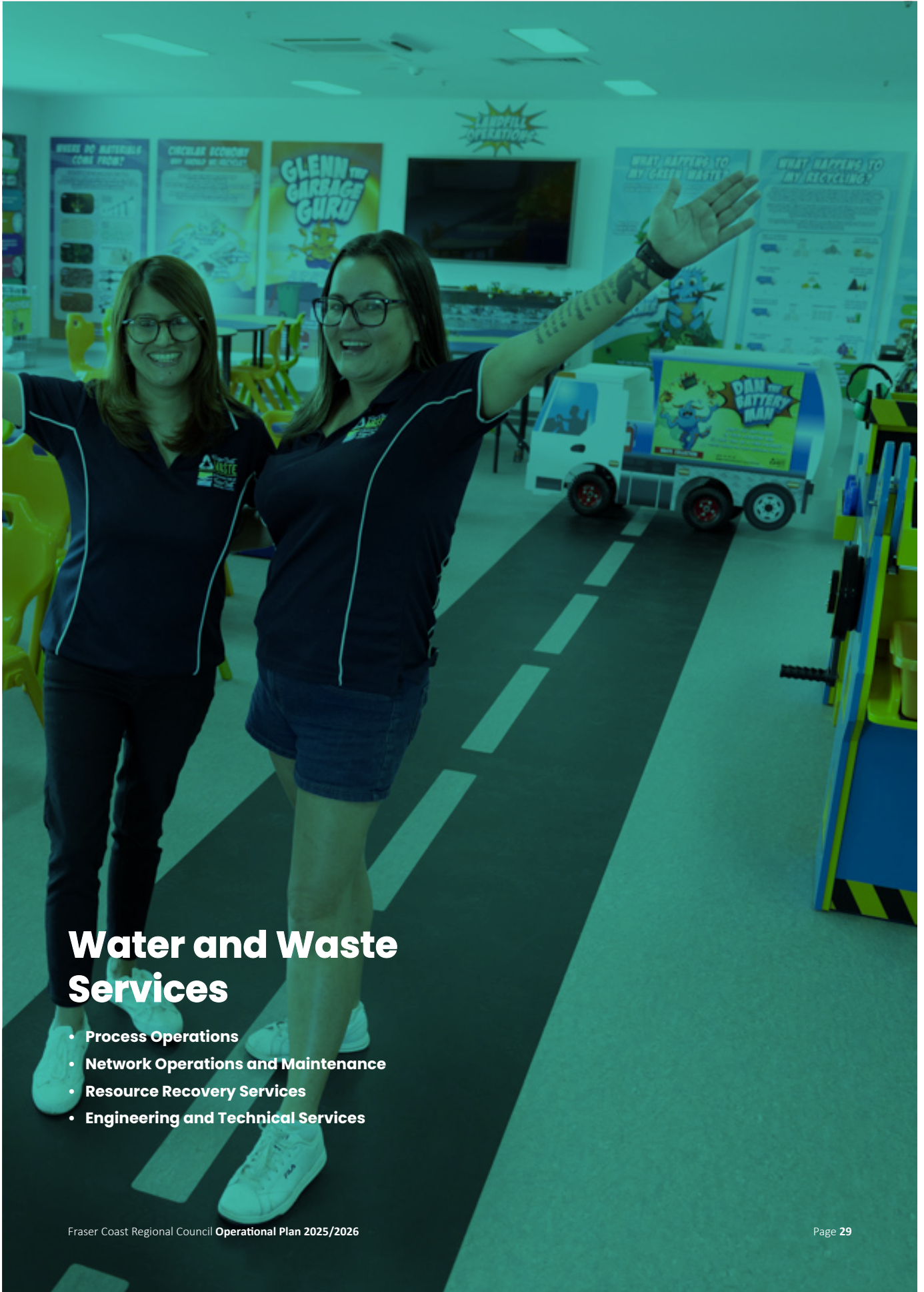
The team is also responsible for maintaining all natural and built infrastructure in Councils parks, gardens, cemeteries, sports precinct and reserves in addition to delivering horticultural and arboriculture services.

Strategic Initiative	Target Date					
Implementation of Coast2Cloud – works management systems across Parks Maintenance.	December 2025					
Implement Priority Actions from the Bushfire Risk Mitigation Strategy.	June 2026					
Implement Priority Actions from the Park Strategy 2041.	June 2026					

Core Business Activities

- ✔ **Parks and Open Spaces**
 - › Arboriculture Services
 - › Horticulture and Parks Infrastructure
 - › Botanic Gardens
 - › Tree Planting and Rehabilitation
 - › Community Nursey
 - › Biosecurity Compliance
 - › Planning and Capital Delivery
- ✔ **Education and Volunteer Management**
- ✔ **Cemeteries Operations**











Water and Waste Services

- Process Operations
- Network Operations and Maintenance
- Resource Recovery Services
- Engineering and Technical Services

Process Operations

Process Operations are responsible for the provision of safe drinking water, including bulk storages and dams, treatment of drinking water, and distribution through to the drinking water reservoirs.

The team also operate the region’s sewage treatment plants to produce high quality recycled water that they manage through third party customers and Council owned reuse plantations. Support services that Process Operations provide include operating an accredited Scientific Services Laboratory and management and operation of the operating technology used to monitor and control water and wastewater assets and processes.

Strategic Initiative	Target Date					
Undertake safety and design review for Lenthalls Dam.	August 2026					

Core Business Activities

- ✔ **Operations Technology**
 - › Management of Water and Sewerage Infrastructure
 - › Regional communication network
- ✔ **Water Dam and Weir Operations**
- ✔ **Water Treatment Operations**
- ✔ **Water Reuse Services**
 - › Bulk Water Management
 - › Forest Management
 - › Farm Management
- ✔ **Scientific Services**
- ✔ **Sewage Treatment Operations**

Network Operations and Maintenance

Network Operations and Maintenance are the operational area responsible for the extensive water and sewerage networks and the control rooms that coordinate customer service and works scheduling.

The team also provide planned and unplanned electrical, plumbing and mechanical maintenance to the water and waste network, undertake asset upkeep and maintenance, and complete regulatory reporting as well as trade waste management.

Strategic Initiative	Target Date					
Completion of final phase of ARC flash analysis of electrical switchboards and installation of ARC flash rating to directly contribute to effective Electrical Risk Management in existing switchboards.	March 2026					
Development of preventative maintenance schedules for electrical site assets and network assets.	March 2026					

Core Business Activities

- Water and Wastewater Network**
 - › Sewer Network Management
 - › Treatment Plant Operations
 - › Water Demand Management
 - › CCTV Network Management
- Assets and Maintenance**
- Operations Control Room**

Resource Recovery Services

The **Resource Recovery Services** team are responsible for improving resource recovery and waste operations across the Fraser Coast region. They manage kerbside collection contracts and administration and provide management and rehabilitation to our tip and landfill resources.

The team coordinates education and community engagement on sustainable waste practices and actively monitors and deals with illegal dumping issues. The team also delivers the K'gari Waste Strategy.

Strategic Initiative	Target Date					
Undertake feasibility study for organic waste collection.	June 2026					
Conduct Condition Assessment of the Nikenbah Waste Transfer Station.	March 2026					

Core Business Activities

-  **Resource Recovery Services**
-  **Waste Contracts and Administration**
-  **K'gari Waste Strategy**
-  **Waste Operations**
 - › Operation and Maintenance of Waste Facilities
 - › Waste Collection
-  **Illegal Dumping**
-  **Education and Community Engagement**

WATER AND WASTE SERVICES

Engineering and Technical Services

The **Engineering and Technical Services** division are responsible for the planning and assessment of capital water and waste projects.

The team manage bulk water and catchment supply, provide crews and resources for water and waste construction and strategically assess the region's needs for water planning. They also provide internal and external development services and ensure Council's compliance with stringent water and waste obligations.

Strategic Initiative	Target Date					
Complete Expansion Planning Report for Burgowan Water Treatment Plant.	March 2026		✓			
Undertake planning study for the Burrum Heads Reservoir.	June 2026		✓			
Complete preliminary feasibility evaluation for a Fraser Coast Desalination Plant.	December 2025		✓			
Undertake a Capacity Optimisation Assessment on the Ghost Hill Reservoir system.	June 2026		✓			
Commence a Wet Weather Release Options Assessment for the Hervey Bay Recycled Water Scheme.	December 2026		✓			
Undertake the Options Study for the Hervey Bay Sewage Treatment Plants Upgrade Pathways.	June 2026		✓			
Undertake a Capacity Assessment of the Pulgul Creek Sewage Treatment Plant Inlet Works.	December 2025			✓		
Complete a Planning Study for the Teddington Raw Water Pipeline.	March 2026		✓			
Complete the Options Study for Teddington Water Treatment Plant Upgrade Pathways.	June 2026		✓			

Core Business Activities

✓ Infrastructure Delivery

- › Water, Sewerage and Waste Capital Delivery
- › Engineering Systems

✓ Planning and Environment

- › Strategic Infrastructure Planning

- › Water/Sewer Network Modelling
- › Environmental Licensing Compliance
- › Bulk Water Supply Scheme Management
- › Catchment Management

✓ Development Services

- › Coordination of Water and Sewage Infrastructure constructed during property development

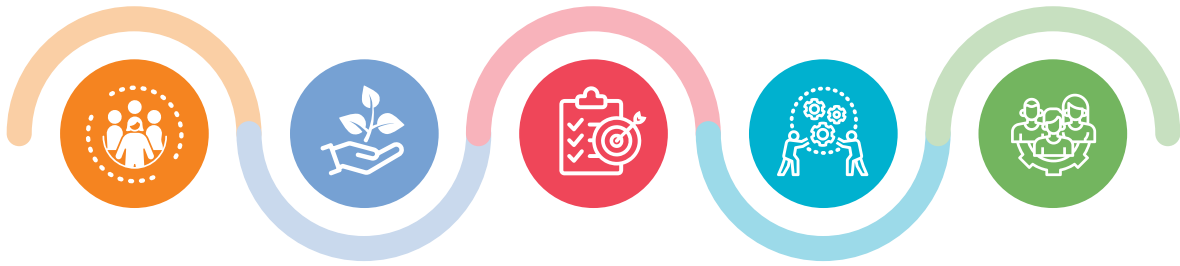
Strategic Initiative Snapshot by Focus Area

Connected, Inclusive Communities and Spaces

- **1.2** Undertake a review of future development options for the Torquay Caravan Park site, including community consultation to inform Council's direction.
- **1.3** Review and amend Hervey Bay beach access rules for dogs, including designated on-leash, off-leash, and prohibited areas.
- **1.4** Update Fraser Coast Regional Events Strategy.
- **1.1** Develop Preliminary Plan for the Redevelopment of the Brolga Outdoor Stage.
- **1.2** Implement Priority Actions from the Park Strategy 2041.

Resilient and Environmentally Responsible Region

- **2.2** Finalise Fraser Coast Economic Development Strategy.
- **2.2** Develop Tourism Strategy and Funding Structure.
- **2.2** Develop Airport and Aviation Attraction Strategy.
- **2.3** Conduct technical investigations into large-scale sand extraction from dayman spit for beach nourishment activities as part of Council's Coastal Hazard Adaptation Strategy.
- **2.1** Complete land use and infrastructure planning investigations for the Nikenbah and Dundowran Growth Areas, and integrate outcomes into the planning scheme.
- **2.1** Deliver ten catchment flood studies and a regional overland flow study.
- **2.3** Implement a community engagement and education campaign on sustainability, climate resilience, and natural hazard risk.
- **2.4** Develop a Sustainability, Environment and Climate policy suite.
- **2.4** Undertake the Mary River Flood Catchment Study.
- **2.4** Undertake the Burrum Cherwell River Flood Study.
- **2.1** Develop the transport network analysis and options papers for the Fraser Coast Integrated Transport Strategy.
- **2.1** Undertake safety and design review for Lenthalls Dam.
- **2.4** Undertake feasibility study for organic waste collection.
- **2.1** Complete Expansion Planning Report for Burgowan Water Treatment Plant.
- **2.1** Undertake planning study for the Burrum Heads Reservoir.
- **2.1** Complete preliminary feasibility evaluation for a Fraser Coast Desalination Plant.
- **2.1** Undertake a Capacity Optimisation Assessment on the Ghost Hill Reservoir system.
- **2.4** Commence a Wet Weather Release Options Assessment for the Hervey Bay Recycled Water Scheme.
- **2.1** Undertake the Options Study for the Hervey Bay Sewage Treatment Plants Upgrade Pathways.
- **2.1** Complete a Planning Study for the Teddington Raw Water Pipeline.
- **2.1** Complete the Options Study for Teddington Water Treatment Plant Upgrade Pathways.
- **2.3** Implement Priority Actions from the Bushfire Risk Mitigation Strategy.



Focused Service Delivery

Focused Organisation and Leadership

Engaged and Agile Workforce

- **3.1** Implementation of Project Management Framework, including governance tool and standardised processes and templates.
- **3.3** Undertake a review of existing Depot Operations and develop a Depot Strategy to strategically align services into the future.
- **3.3** Implementation of GeoTab technology to streamline servicing, usage, logbook management and safety of the Council Fleet.
- **3.1** Enhance compliance through targeted community education and responsive enforcement.
- **3.3** Implementation of Coast2Cloud – works management systems across Parks Maintenance.
- **3.3** Development of preventative maintenance schedules for electrical site assets and network assets.
- **3.3** Conduct Condition Assessment of the Nikenbah Waste Transfer Station.
- **3.3** Undertake a Capacity Assessment of the Pulgul Creek Sewage Treatment Plant Inlet Works.

- **4.3** Implementation of Year 1 of 3-year Cyber Security Strategy including Governance framework, critical asset analysis, 3rd party controls, identity management and disaster recovery plan.
- **4.3** Implementation of IT Infrastructure for new Community Hub building, including network connections to building, and all equipment within the building including, network, UPS, audio visual and CCTV.
- **4.2** Completion of Annual Budget and Long-Term Financial Plan.

- **5.2** Implementation of annual Transformation Program including Payroll system; Operational Works system; AP Automation; Permits, Licenses and Approvals; and Safety stage 2.
- **5.1** Implementation of annual Asset Management Improvement Plan activities including revision of Strategic Asset Management Plan.
- **5.3** Continued implementation of the Work Health and Safety Strategy and Plan.
- **5.1** Development of a new People Strategy.
- **5.3** Completion of final phase of ARC flash analysis of electrical switchboards and installation of ARC flash rating to directly contribute to effective Electrical Risk Management in existing switchboards.
- **5.1** Implement a streamlined service model for Aquatic Centres



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WIDE BAY
water



A Business Unit of  Fraser Coast
REGIONAL COUNCIL
water today  water tomorrow

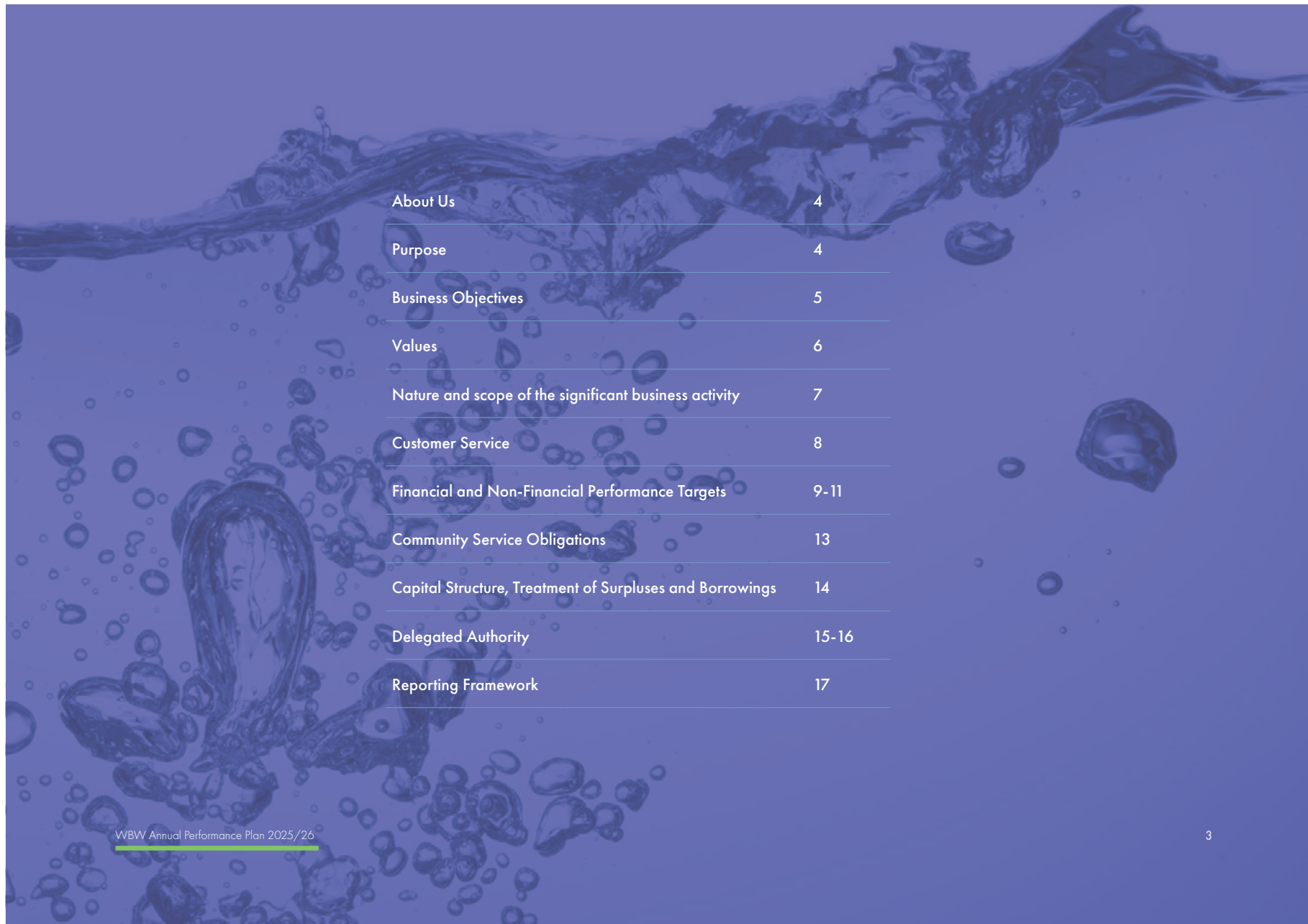


2025/26

Annual Performance Plan







About Us	4
Purpose	4
Business Objectives	5
Values	6
Nature and scope of the significant business activity	7
Customer Service	8
Financial and Non-Financial Performance Targets	9-11
Community Service Obligations	13
Capital Structure, Treatment of Surpluses and Borrowings	14
Delegated Authority	15-16
Reporting Framework	17

WBW Annual Performance Plan 2025/26

3



Welcome

ABOUT US

Wide Bay Water is a customer-focused Commercialised Business Unit (CBU) of Council delivering sustainable water and sewerage services to build better communities on the Fraser Coast.

As a CBU, Wide Bay Water operates in accordance with the principles of commercialisation, as detailed in the *Local Government Act 2009*.

Wide Bay Water is governed by an Advisory Committee appointed by Council, and Executive Team reporting to the Fraser Coast Regional Council Chief Executive Officer.

This Annual Performance Plan has been prepared in accordance with s175 of the *Local Government Regulation 2012* and presents the business objectives and targets that will guide Wide Bay Water's performance over the 2025/26 financial year.

The primary functions of Wide Bay Water are to:

- Treat and distribute drinking water.
- Manage sewage collection, transport and treatment.

- Provide effluent reuse to third party customers.
- Manage agricultural activities including plantations for the beneficial reuse of effluent.
- Manage treatment by-products.
- Laboratory testing for internal and external customers.
- Manage customer inquiries, service requests and complaints.
- Trade waste.
- Recoverable works services.
- Purchase raw water.
- Sale of raw water to customers.

PURPOSE

Wide Bay Water's purpose is to be an efficient customer-focussed business developing and delivering sustainable water services for the benefit of the Fraser Coast community.

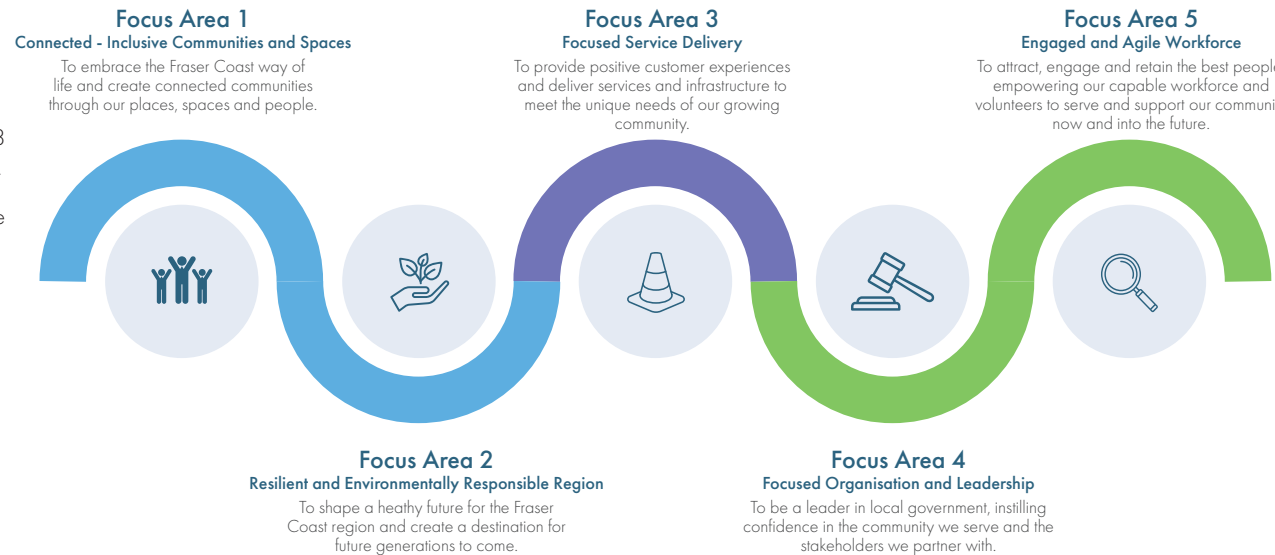


WBW Annual Performance Plan 2025/26

Business Objectives

In 2025/26 Wide Bay Water is focused on contributing toward the achievement of Council's Corporate Plan 2023/2028 Focus Areas and Objectives.

To do this we aim to meet the financial and non-financial performance targets, as detailed within this Annual Performance Plan, as well as deliver the Corporate initiatives assigned to Wide Bay Water within Council's Operational Plan 2025/26.



Values

The TRAITS acronym represents the values we consider to be integral to the way we interact as a business, the way we go about our work, and the expectations on how we will serve our community.










TRAITS

- Trust
- Respect
- Accountability
- Initiative
- Teamwork
- Service









The nature and scope of the water and sewerage services provided by Wide Bay Water includes:

WATER SUPPLY SERVICE

-  Water Storages and Catchments - Three Dams (Lenthall Dam & Cassava 1 & 2) and Four Weirs (Burrum Weir 1 & 2, Teddington, Tallegalla)
-  Four Water Treatment Plants;
-  17 Reservoirs Sites;
-  >1150km of Water mains;
-  23 Pump Stations;
-  Reticulated Supply Network;
-  >42,800 Properties Connected to Reticulated Water Services.

SEWERAGE SERVICE

-  >835km of Sewerage Mains (Gravity and Rising);
-  123 Pump Stations;
-  Eight Sewage Treatment Plants;
-  >74km of Effluent Mains;
-  Seven Effluent Reuse Distribution Scheme Sewerage Services - Nikenbah/Eli, Pulgul, Maryborough, Torbanlea, Howard, Toogoom, Burrum Heads. The Effluent Reuse Scheme Including Eight Harwood Tree Plantations and External Customers.
-  >36,000 Properties Connected to Reticulated Sewerage Service

Customer Experience

Customer focus will be reflected not only in the achievement of our service standards and customer charter, but in the application of our values in every customer interaction.

Section 115 of the *Water Supply (Safety & Reliability) Act 2008* requires water service providers to prepare a Customer Service Charter for its water and sewerage services. It also requires the service provider to clearly state the level of service to be provided to customers, the process for service connection, billing, metering, accounting, customer consulting, complaints and dispute resolution.

The Customer Service Standard can be accessed at www.frasercoast.qld.gov.au/wide-bay-water-reporting

The Customer Service Charter is prepared in accordance with Regulator Guidelines. It is reviewed every five years in consultation with our Customers.

For 2025/26 Wide Bay Water aims to provide a customer experience consistent with its Customer Service Charter and the Non-financial Performance Indicators defined in this Annual Performance Plan.



WBW Annual Performance Plan 2025/26

Financial and Non-Financial Performance Targets

TABLE 1. FINANCIAL PERFORMANCE

INDICATOR	FREQUENCY	UNIT	TARGET	EXPLANATION	CALCULATION
Operating Surplus Ratio	Annual	%	20%	Indicates the extent to which revenues (utility charges, fees & charges etc.) raised cover operational expenses (employee, materials & services, depreciation & loan interest payments) which is then available for capital funding or other purposes. It represents % of profit each \$ of revenue generates.	Net result (excluding capital items) divided by total operating revenue (excluding capital items)
Dividend Ratio	Annual	%	100	The dividend payout ratio is the amount of dividends paid to owners (FCRC) relative to the amount of total net income of the entity. The amount that is not paid out in dividends is held to fund growth. The amount that is kept is called retained earnings.	Dividend/Net Profit After Tax
Debt Servicing Ratio (I&R / revenue)	Annual	%	<30%	The debt service coverage ratio, also known as "debt coverage ratio", is the ratio of cash available to debt servicing for loan interest & principal payments. It is used as a measurement of an entity's ability to produce enough cash to cover its debt repayments. It is the % of revenue used to repay debt.	Interest & Redemption Payments/Revenue
Interest Cover (EBITDA/interest expense)	Annual	Times	>8	Times interest coverage ratio is a measure of an entities ability to honor its debt payments. It may be calculated as either EBIT or EBITDA divided by the total interest payable.	EBITDA (earnings before interest, tax, depreciation & amortisation)/ Interest Expense
Total Distribution to FCRC	Annual	\$	\$49,056,213		
- Dividends			\$33,596,513	Paid to Owner (FCRC) from after tax profits	Refer "Dividend Ratio" above
- Tax			\$14,398,506	Paid to Owner (FCRC)	In accordance with LGTER regime legislation
- Competitive Neutrality			\$1,061,194	In accordance with the Competitive Neutrality principles contained in <i>Local Government Act 2009</i> & <i>Local Government Regulation 2012</i>	Based on calculated 5 year ave. debt margin on QTC borrowing rate

TABLE 2. NON-FINANCIAL PERFORMANCE

NON-FINANCIAL PERFORMANCE INDICATORS		
Hervey Bay & Maryborough	Unit	Target
Water		
Continuity and reliability of water supply		
Restoration of service within 5 hours ~ % of repairs <5 hours calculated from all unplanned main breaks	%	95%
Minimum water pressure at the property boundary for 99% of connected properties (on enquiry or complaint)	kPa	200
Minimum flow at the property boundary for 90% of connected properties (on enquiry or complaint)	L/min	>20
System water loss	l/l	1.5
Water quality		
Water at the point of delivery will meet National Health and Medical Research Council Health Guidelines for Australian Drinking Water	%	100%
Water quality (physical and chemical parameters) at the point of delivery will meet National Health and Medical Research Council Aesthetic Drinking Water Guidelines (not including chlorine, taste or odour)	%	>95%
New service connections - water		
Installation of all 20mm and 25mm diameter property connections within maximum 20 working days	%	90%
Service connections greater than 25mm diameter		
(a) Design & notification of construction price (average time from completed application)	Working Days	10
(b) Construction time (average time from payment of fees) subject to building and development regulations being met	Working Days	20

TABLE 2. NON-FINANCIAL PERFORMANCE

NON-FINANCIAL PERFORMANCE INDICATORS		
	Unit	Target
Sewerage		
Effective transport of waste		
Total sewage overflows per 100km main	Number Per Annum	<10
Sewage overflows on to customer property per 1,000 connections	Number Per Annum	<5
Sewer odour complaints per 1,000 connections	Number Per Annum	<10
Effluent complies to Environmental Licence	%	100%
Effluent reuse as percentage of Average Dry Weather Flow	%	90%
New service connections- sewer		
Completion of new sewer connections.		
(a) Design & notification of construction price (average time from completed application).	Working Days	10
(b) Construction time (average time from payment of fees) subject to building and development regulations being met.	Working Days	20
Queensland Government – Reportable Indicators		
QG 4.5 - Total water main breaks per 100km of water main	Number Per Annum	<20
QG 4.6 - Total sewerage main breaks and chokes per 100km sewerage main	Number Per Annum	<60
QG 4.7 - Incidence of unplanned water service interruptions to supply per 1000 connected properties	Number Per Annum	<100
QG 4.8 - Average response time for incidents causing an interruption to water supply	Minutes	<60
QG 4.9 - Average response time for incidents causing an interruption to sewerage collection	Minutes	<60
QG 4.10 - Drinking water quality complaints per 1000 connected properties	Number Per Annum	<5
QG 4.11 - Total water and sewerage complaints per 1000 connected properties	Number Per Annum	<40

Community Service Obligations

A Community Service Obligation is as an obligation the local government imposes on a business entity that is not in the commercial interest of the entity to do.

Wide Bay Water provides a number of community service obligations to the Fraser Coast community, from utility charge

concessions to development incentives and discounts, and the Fraser Coast Regional Council compensates Wide Bay Water for the cost of providing these community service obligations.

Community Service Obligations are reviewed on an annual basis as part of the development of the annual budget and in 2025/26 are forecast to include:

COMMUNITY SERVICE OBLIGATION	ESTIMATED ANNUAL COST	REFERENCE
Utility charge concession/discount – community group	\$705,627	Community Group Concession Policy
Utility charge concession - other	\$10,000	Water Charge Relief Policy

Proposed Major Investments

MAJOR INVESTMENTS PLANNED FOR THE 2025/26 FINANCIAL YEAR INCLUDE:

WATER SUPPLY


Water Pump Stations **\$1.8M** 

Water Reservoirs **\$0.7M** 

Water Mains - Non-trunk **\$4.8M** 

Water Mains - Trunk **\$2.5M** 


Water Treatment **\$4.5M** 

Water Collection **\$1.4M** 

SEWERAGE

Sewerage Pump Stations **\$0.3M** 

Sewerage Collection - Trunk **\$0.1M** 

Sewerage Collection - Non-trunk **\$0.4M** 

Sewerage Treatment **\$3.5M** 

EFFLUENT REUSE

Effluent Reuse **\$0.1M** 

LABORATORY SOFTWARE

Administration **\$0.7M** 

Capital structure, treatment of surpluses and borrowings

The Wide Bay Water capital structure and the treatment of surpluses is detailed in the Capital Structure and Distribution Council Policy which was resolved by Council.

This Policy can be access on the Fraser Coast Regional Council website: bit.ly/wbw-csdc-policy

Wide Bay Water will provide to Council a surplus made up of dividend, income tax, competitive neutrality adjustments and finance costs including interest.

The dividend is paid from Wide Bay Water to Council each year in line with the Capital Structure and Distributions Policy. It is currently set at 100% of net profit after tax. WBW will endeavor to provide the maximum dividend to Council each year. In setting the dividend the organisation will consider the overall effect of returning the profit through to council.

This will include evaluating Wide Bay Water's ability to achieve funding capital renewals in the current and future budget years.

OUTSTANDING AND PROPOSED BORROWINGS

Loan balance as at 30th April 2025	\$29,290,710
Projected borrowings for 2025/26	\$23,000,000



Delegated Authority

An important aspect of Wide Bay Water's operating environment is the allocation of roles and responsibilities in Water and Sewerage service delivery between Wide Bay Water and Fraser Coast Regional Council.

Council is ultimately accountable for water and sewerage service delivery to the Fraser Coast. Wide Bay Water is responsible for operational performance against established service standards and targets.

Delegation that grants autonomy to a CBU to perform commercial activities involve a range of permissions and responsibilities. These include:

1. Financial Authority - FCRC grants authority to WBW to manage the units finance independently within the defined parameters of the budget set by Council.
2. Decision-Making Authority - WBW proposes the units long-term plans to the Council for approval.
3. Resource Allocation - WBW has the authority to allocate resources to support its commercial objectives within the budget parameters defined by Council.
4. Risk Management - WBW maintains strategic and operational risk registers. These registers are maintained in line with the Council's risk management procedures.
5. Compliance Authority - WBW has the authority to comply with relevant laws, regulations and industry standards. A delegated authorities registers is maintained by Council including delegations to officers of Wide Bay Water.
6. Performance metrics - WBW have operating and budget metrics set by the Council. These metrics are monitored monthly, quarterly or annually.
7. 8. Reporting requirements - WBW is required to report on a monthly, yearly and ad hoc bases to the Water and Waste Services Advisory Committee, the Executive Leadership Team and the Council.

WIDE BAY WATER ADVISORY ROLE TO FRASER COAST REGIONAL COUNCIL

It is important that Wide Bay Water does not determine its own environmental, technical and customer service standards while also being responsible for determining the least cost options to achieve these standards.

Despite this, there are several areas where Wide Bay Water would advise Council on the appropriateness of standards or targets:

- Risk to the community – health and service levels.
- Ultimate costs to the community – impact on Wide Bay Water’s costs to provide different levels of water and sewerage standards and/or services as measured by differing revenue requirements and average prices to be levied on customers.
- Sustainability impacts – examine the likely impact of standards on environmental and asset performance over the longer term.

- It is the responsibility of Wide Bay Water to achieve the targets in the delivery of water and sewerage services through actively choosing the least cost of supply to deliver these services.

Fraser Coast Regional Council sets Quality and Reliability Standards for Wide Bay Water. Accordingly, Council resolve the non-financial performance indicators for water and sewerage services as detailed in this performance plan.

As a business unit of Council, Wide Bay Water’s delegated authorities are established in accordance with Chapter 7 Part 5 of the *Local Government Act 2009*.

To permit Wide Bay Water to operate autonomously and in accordance with its legislative framework, the Chief Executive Officer has delegated powers to Officers in accordance with s259 of the Act.

Delegated powers are recorded in Council’s delegation register and include powers under:

- » *Local Government Act 2009*
- » *Environmental Protection Act 1994*
- » *Water Supply (Safety and Reliability) Act 2008*
- » *Water Fluoridation Act 2008*
- » *Planning Act 2016*
- » *Water Act 2006*
- » *Water Regulations 2016*

The Wide Bay Water and Waste Advisory Committee has no delegated authority or power of the Fraser Coast Regional Council.



Reporting Framework

Wide Bay Water's reporting framework can be divided into those corporate reporting functions required to meet the key principles of commercialisation as defined in the Local Government Regulation, along with the broad range of regulatory reports required of a water and sewerage service provider.

Corporate reporting requirements include:

- Executive Leadership Team reports.
- Advisory Committee meeting reports including; Director Performance Report, Financial reports, Operational and Capital performance summaries, Safety and Environmental Performance, and Officer Reports.
- Wide Bay Water Annual Operations Report.
- Council Reports

OUR REGULATORY REPORTING REQUIREMENTS INCLUDE:

WATER SERVICES

1. Drinking Water Quality Management Plan Annual Report
2. Annual Performance Report – KPI reports
3. Australian Bureau of Statistics reports
4. Bureau of Meteorology water utility reports
5. National Performance Report
6. Petroleum and Gas Annual Report

ENVIRONMENTAL

1. Annual Reports and licence returns
2. National Pollutant Inventory
3. Environmental Authority Pump Station Annual Report

BULK WATER & DAMS

1. Resource Operations Licence Quarterly/Annual report

DAM SAFETY

1. Emergency Action Plan Annual Review
2. Condition Schedule Annual Review
(Data book, Operations Manual, Standard Operating Procedures)





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🌐 www.frasercoast.qld.gov.au/wide-bay-water



A Business Unit of  Fraser Coast
REGIONAL COUNCIL

water today  water tomorrow



FRASER COAST REGIONAL COUNCIL
SPECIAL MEETING NO. 2/25

WEDNESDAY, 11 JUNE 2025

SUBJECT:	ADOPTION OF 2025/26 BUDGET POLICIES
DIRECTORATE:	ORGANISATIONAL SERVICES
RESPONSIBLE OFFICER:	DIRECTOR ORGANISATIONAL SERVICES
AUTHOR:	EXECUTIVE MANAGER FINANCIAL SERVICES
LINK TO CORPORATE PLAN:	Focused Organisation and Leadership. Ensure sound financial management to maintain our long-term financial sustainability.

1. PURPOSE

The purpose of this report is to adopt supporting policies required to ensure appropriate legislative compliance and execution of Council financial functions for the 2025/26 financial year.

2. EXECUTIVE SUMMARY

This report presents the policies required to support the 2025/26 budget for Council's consideration. The policies are generally unchanged from last year, except for administrative changes following legal review and references to the new budget year.

3. OFFICER'S RECOMMENDATION

1. That pursuant to section 191 of the *Local Government Regulation 2012*, Council adopts the Investment Policy as detailed in Attachment 1. DOCS#5207853 - 2025/26 Budget Supporting Policies (pages 2-10 inclusive).
2. That pursuant to section 192 of the *Local Government Regulation 2012*, Council adopts the Debt Policy as detailed in Attachment 1. DOCS#5207853 - 2025/26 Budget Supporting Policies (pages 11-13 inclusive).
3. That pursuant to section 193 of the *Local Government Regulation 2012*, Council adopts the Revenue Policy as detailed in Attachment 1. DOCS#5207853 - 2025/26 Budget Supporting Policies (pages 14-16 inclusive).
4. That pursuant to section 172 of the *Local Government Regulation 2012*, Council adopts the Revenue Statement as detailed in Attachment 1. DOCS#5207853 - 2025/26 Budget Supporting Policies (pages 17-32 inclusive).

4. BACKGROUND & PREVIOUS COUNCIL CONSIDERATION

To comply with the *Local Government Act 2009* and the *Local Government Regulation 2012* Council is required to prepare these policies for adoption at the annual budget meeting.

5. PROPOSAL

The attached policies be adopted as presented.

6. FINANCIAL & RESOURCE IMPLICATIONS

Financial and resource implications have been explained in Council briefing sessions.

7. POLICY & LEGAL IMPLICATIONS

The resolutions proposed are compliant with the *Local Government Act 2009* and the *Local Government Regulation 2012*.

8. CRITICAL DATES & IMPLEMENTATION

Required to be adopted in preparation for the 2025/26 financial year.

9. CONSULTATION

The Chief Executive Officer, Directors, Managers, and Councillors have been consulted throughout the policy process.

10. CONCLUSION

The policies for the 2025/26 financial year as presented, comply with the requirements as set out in the *Local Government Act 2009* and the *Local Government Regulation 2012*.


11. ATTACHMENTS

1. 2025-26 Supporting Policies (clean) [↓](#)
2. 2025-26 Supporting Policies (marked-up) [↓](#)



2025/26

Supporting Policies

	COUNCIL POLICY	
	Investment Council Policy	
	Policy Number	CP027
	Directorate	Organisational Services
	Owner	Executive Manager Financial Services
	Last Approved	11/06/2025
	Review Due	Budget 2026/27

1. PURPOSE

This Policy is to outline Fraser Coast Regional Council's Investment Policy and guidelines regarding the investment of surplus funds, with the objective to maximise earnings within approved risk guidelines and to ensure the security of funds.

The activities of the Executive Manager Financial Services in relation to management of Fraser Coast Regional Council's funds will be measured against the standards in this policy and its objectives.

2. SCOPE

This Policy applies to the investment of all surplus funds held by Fraser Coast Regional Council. Investments are defined as arrangements that are undertaken or acquired for producing income and apply only to the cash investments of Fraser Coast Regional Council.

3. HEAD OF POWER

Local Government Act 2009

Local Government Regulation 2012

Statutory Bodies Financial Arrangements Act 1982

Statutory Bodies Financial Arrangements Regulation 2019

4. DEFINITIONS

To assist in the interpretation of this Policy the following definitions apply:

A Standard & Poor's issuer credit rating is a current opinion of the creditworthiness of an obligor with respect to a specific financial obligation, a specific class of financial obligations, or a specific financial program.

Issuer credit ratings can be either long term or short term. Short term ratings are generally assigned to those obligations considered short term in the relevant market for example obligations with an original maturity of no more than 365 days.

Rating	Definition
A1+	This indicates that the obligor's capacity to meet its financial commitment on these obligations is extremely strong.
A1	The obligor's capacity to meet its financial commitment on the obligation is strong.
A2	Somewhat more susceptible to the adverse effects of changes in circumstances and economic conditions than obligations in higher rating categories. However, the obligor's capacity to meet its financial commitment on the obligation is satisfactory.
A3	A short term obligation rated A3 exhibits adequate protection parameters. However, adverse economic conditions or changing circumstances are more likely to lead to a weakened capacity of the obligor to meet its financial commitment on the obligation.

The term "Financial Institution" referred to in this policy is an "authorised deposit taking institution" as defined by the *Banking Act 1959 (Cwlth)* s 5 that has the authority to carry on banking business in Australia.

The term "Investment Officers" refers to Council employees who work as part of the Financial Operations accounting team including but not limited to the Senior Management Accountant or Assistant Accountant, or those required to assist in investment activities as authorised by Manager Financial Operations.

5. POLICY STATEMENT

5.1. PREAMBLE

Fraser Coast Regional Council has been granted authority to exercise Category 1 investment power under the Statutory Bodies Financial Arrangements Act 1982 pt 6.

The Treasurer may from time to time constrain the investing activities of local government by limitation, caveat, restriction and/or other relevant regulation. Where this occurs, this Investment Policy will be reviewed and reissued for the subsequent change in legislation.

5.2. ETHICS AND CONFLICT OF INTEREST

5.2.1. Prudent person standard

The standard of prudence is to be used by officers when managing the overall portfolio. Investments will be managed with the care, diligence and skill that a prudent person would exercise in managing the affairs of other persons. This includes having in place appropriate reporting requirements that ensure the investments are being reviewed and overseen regularly.

The Senior Management Accountant (Financial Operations) is to manage the investment portfolios not for speculation, but for investment and in accordance with the spirit of this Investment Policy.

Consideration of the safety of capital and income objectives is imperative when making an investment decision.

5.2.2.Ethics and conflicts of interest

The Senior Management Accountant (Financial Operations) shall refrain from personal activities that would conflict with the proper execution and management of Fraser Coast Regional Council's investment portfolio. This includes activities that would impair their ability to make impartial decisions.

This policy requires that the Senior Management Accountant (Financial Operations) disclose to the Chief Executive Officer any conflict of interest or perceived conflict that could be related to the investment portfolio.

5.2.3.Delegation of authority

Authority for implementation of the Investment Policy is delegated by Council to the Chief Executive Officer in accordance with the Local Government Act 2009, Section 257 (1)(b) – Delegation of Local Government Powers.

Authority for the day-to-day management of Council's Investment Portfolio has been delegated by the Chief Executive Officer to the Executive Manager Financial Services.

5.3. INVESTMENT OBJECTIVES

Fraser Coast Regional Council's overall objective is to invest its funds at the most advantageous rate of interest available to it while preserving capital and maintaining adequate liquidity. When making investment decisions, Council will consider the investment attributes in the following order of priority; preservation of capital, liquidity and return on investment.

5.3.1.Preservation of capital

Preservation of capital shall be the principal objective of the investment portfolio. Investments are to be made in a manner that seeks to ensure security of principal of the overall portfolio. This would include managing credit and interest rate risk within given risk management parameters and avoiding any transactions that would prejudice confidence in Council or its associated entities.

Credit risk

Council will evaluate and assess credit risk prior to investment. Credit risk is the risk of loss due to the failure of an investment issuer or guarantor. The Investment Officers will minimise credit risk in the investment portfolio by pre-qualifying all transactions including the brokers/securities dealers with which they do business, diversity of the portfolio and limiting transactions to secure investments.

Interest rate risk

The Investment Officers shall seek to minimise the risk of a change in the market value of the portfolio due to a change in interest rates. This would be achieved by considering the cash flow requirements of Council and structuring the portfolio accordingly. This will avoid having to sell securities prior to maturity in the open market. Secondly, interest rate risk can be limited by investing in shorter term securities.

5.3.2.Maintenance of liquidity

Pursuant to the *Statutory Bodies Financial Arrangements Act 1982* s 31, Council maintains a deposit and withdrawal account with the Commonwealth Bank of Australia for its day to day operating transaction requirements.

In addition to the balances held in its bank account, the Investment Portfolio will maintain sufficient liquidity to meet all reasonably anticipated operational cash flow requirements of Council as and when they fall due, without incurring significant transaction costs due to being required to sell an investment.

For these purposes, illiquid investments are defined as investments that are not publicly traded in sufficient volume to facilitate, under most market conditions, prompt sale without severe market price effect.

Examples include:

- Investment in private placements;
- A security that is not supported or priced by at least two approved brokers/securities dealers;
- Sub-investment grade (i.e. a lower than rating BBB- (Standard and Poor's) or equivalent), and in most cases, BBB rated investments; and
- Unrated securities.

5.3.3.Return on investments

The portfolio is expected to achieve a market average rate of return and take into account Fraser Coast Regional Council's risk tolerance and current interest rates, budget considerations and the economic cycle.

5.3.4.Comparison of performance

For performance purposes, the portfolio will be compared to the Bloomberg Ausbond Bank Bill Index over a rolling one-year period. The Bloomberg Ausbond Bank Bill Index has a modified duration of 45 days and comprises thirteen 90 Day Bank Bills. The benchmark target is to be set equal to or above the benchmark yield and consider the expected types of securities held in the portfolio.

5.4. PORTFOLIO IMPLEMENTATION

5.4.1.Authorised personnel

The Executive Manager Financial Services is authorised to invest Fraser Coast Regional Council's operating funds and trust funds in investments consistent with this Investment Policy and legislation.

An external fund manager may also be authorised to perform investment activities for Council under instruction in accordance with Clause 5.2.3.

5.4.2. Internal controls

The Director of Organisational Services and Executive Manager Financial Services shall establish internal controls and processes that will ensure investment objectives are met and that the Investment Portfolio is protected from loss, theft and/or inappropriate use.

The established processes will include monthly reporting (including compliance reporting), as well as annual review of the Investment Policy. The internal controls will address the following:

- Control of collusion;
- Separate the transaction authority from accounting and record keeping;
- Safekeeping of records;
- Avoidance of physical delivery of securities;
- Clear delegation of authority to the Senior Management Accountant (Financial Operations);
- Confirmation requirements for settlement of securities;
- Compliance and oversight of investment parameters; and
- Reporting of breaches of the policy.

5.5. INVESTMENT PARAMETERS

5.5.1. Funds available for investment

For the purposes of this policy, funds available for investment are the surplus funds available at any one time and include Fraser Coast Regional Council's bank account balance.

The funds available for investment should match the cash flow needs of Council, allowing for working capital requirements. The investment strategy takes into account Council's investment needs. Once the Executive Manager Financial Services has determined that the cash flow forecast can be met, surplus funds may be invested for the required term. In this regard, it is appropriate for the Executive Manager Financial Services to be conservative (i.e. it is unlikely that investments are to be broken to meet cash flow obligations).

It is the responsibility of the Executive Manager Financial Services to assess the cost of direct investment management by Council relative to the return generated. This should be compared with the cost of investing funds with a capital guaranteed cash fund (e.g. Queensland Treasury Corporation (QTC) Capital Guaranteed Cash Fund).

5.5.2. Authorised investments

Without specific approval from Council or the Treasurer, investments are limited to those prescribed by the *Statutory Bodies Financial Arrangements Act 1982* pt 6 for local governments with Category 1 investment power, which includes:

- Interest bearing deposits;
- Bank accepted/endorsed bank bills;
- Short term bonds;
- QIC (Queensland Investment Corporation) Cash Fund; and
- QTC Capital Guaranteed Cash Fund, debt offset facility, fixed rate deposit (up to 12 months and QTC Working Capital Facility).

5.5.3. Prohibited investments

This Investment Policy prohibits any investment carried out for speculative purposes. The following investments are prohibited by this Investment Policy:

- Derivative based instruments (excluding floating rate notes);
- Securitised debt instruments;
- Structured products;
- Principal only investments or securities that provide potentially nil or negative cash flow;
- Stand-alone securities that have underlying futures, options, forward contracts and swaps of any kind; and
- Securities issued in non-Australian dollars.

5.5.4. Portfolio investment parameters and credit requirements

The following table shows the credit ratings and counterparty limits for Fraser Coast Regional Council as a percentage of the investment portfolio: Short term rating (Standard & Poor's) or equivalent	Individual counterparty limit	Total limit (Max % of Portfolio)
A1+	35%	100%
A1	20%	50%
A2 – Financial institutions only	15%	40%
A3 – Financial institutions only	Nil	Nil
Unrated	Nil	Nil
QIC/QTC Pooled cash management fund	100%	100%

It is noted that for the purpose of this investment portfolio, the percentage limits apply effective from the date of purchase as a percentage of the total value of the portfolio.

No more than 20 percent of the portfolio is to be invested in Floating Rate Notes.

No less than three (3) quotations shall be obtained from authorised institutions whenever an investment is proposed. The successful quote will be the one most beneficial to Council after meeting all the criteria of this Investment Policy.

5.5.5.Maturity

The maturity structure of the portfolio will reflect a maximum term to maturity of one year.

5.5.6.Liquidity requirement

Given the nature of the funds invested, no more than 20 per cent of the Investment Portfolio will be held in illiquid securities and at least 10 percent of the portfolio is to be on call or will mature within 0 - 7 days.

5.5.7.Breaches

Any breach of this Investment Policy is to be reported to the Director Organisational Services and Chief Executive Officer and if required, rectified as soon as practicable.

Where Council holds an investment that is downgraded below the minimum acceptable rating level, as prescribed under regulation for the investment arrangement, Council shall within 28 days after the change becomes known, either obtain Treasurer's approval for continuing with the investment arrangement or sell the investment arrangement (including, for example, withdrawing a deposit).

5.5.8.Safekeeping and custody

Each transaction will require written confirmation by the broker/dealer/bank. Fraser Coast Regional Council will hold security documents, or alternatively a third party custodian authorised by the Executive Manager Financial Services and evidenced by safekeeping receipts may hold security documents.

5.5.9.Criteria of authorised dealers and brokers

All transactions undertaken on behalf of the Investment Portfolio of Fraser Coast Regional Council will be executed either by Fraser Coast Regional Council directly, or through securities brokers registered as Australian Financial Service Licensees with an established sales presence in Australia, or direct issuers that directly issue their own securities which are registered on Fraser Coast Regional Council's approved list of brokers/dealers and direct issuers.

5.6. INVESTMENT GUIDELINES

Council's Investment Portfolio should be realisable, without penalty, in a reasonable time frame. The term to maturity of Council's fixed term investments should not exceed 12 months. The Executive Manager Financial Services may reduce these maturity limits to a shorter period.

Treasury and Council approval is required for investments with a period of greater than 12 months. This means approval is required from Council prior to submission to the Treasurer for approval.

Short term ratings

(Short term refers to investments with an initial maturity of less than 12 months)

Grade	S & P	Moody's	Fitch
Superior	A1+	P-1	F1+
	A1		F1
Strong	A2	P-2	F2
Acceptable	A3	P-3	F3

Where there is a split rating for an individual counterparty, the lower rating is to be applied.

5.7. REPORTING

The Executive Manager Financial Services will prepare a monthly report which will evaluate the transactions, concentrations, performance and compliance of the Investment Portfolio. The report will include:

- Percentage of the portfolio held by investment type and rating type; and
- Performance of the portfolio (relative to Bloomberg Ausbond Bank Bill Index benchmark).

A listing of securities held by issue name, maturity date, par value and dollar amount invested is to be available to the Executive or Council on request.

On an annual basis, the Investment Policy will be reviewed and amended where required. Any amendments are to be approved by Council prior to the implementation of the revised Investment Policy.

6. ASSOCIATED DOCUMENTS

Annual Budget
Long Term Financial Plan

7. REVIEW

This Policy will be reviewed when related legislation/documents are amended or replaced, other circumstances as determined from time to time by Council or at intervals of no more than one year.


Version Control

Version Number	Key Changes	Approval Authority	Approval Date	Document Number
1	New Policy	Council	16/04/2008	837209
3	Amendment - Legislation/Administrative	Council	20/07/2011	837209
4	Amendment – Adoption of 2012/13 Budget	Council	12/07/2012	837209
5	Amendment – Adoption of 2013/14 Budget	Council	03/07/2013	837209
6	Amendment – Adoption of 2014/15 Budget	Council	11/06/2014	837209
7	Amendment – Adoption of 2015/16 Budget	Council	17/06/2015	837209
8	Amendment – Adoption of 2016/17 Budget	Council	19/07/2016	837209

CP027 – Investment Council Policy
eDOCS #837209

Current at time of printing only
Page 8 of 9

9	Amendment – Adoption of 2017/18 Budget	Council	19/07/2017	837209
10	Amendment – Adoption of 2018/19 Budget	Council	27/06/2018	837209
12	Amendment – Adoption of 2019/20 Budget	Council	24/06/2019	837209
13	Amendment – Adoption of 2020/21 Budget	Council	24/06/2020	837209
14	Amendment – Adoption of 2022/23 Budget	Council	14/06/2022	837209
15	Amendment – Adoption of 2023/24 Budget	Council	28/06/2023	837209
16	Amendment – Adoption of 2024/25 Budget	Council	19/06/2024	837209
17	Amendment – Adoption of 2025/26 Budget	Council	11/06/2025	837209

	COUNCIL POLICY	
	Debt Council Policy	
	Policy Number	CP023
	Directorate	Organisational Services
	Owner	Executive Manager Financial Services
	Last Approved	11/06/2025
	Review Due	Budget 2026/27

1. PURPOSE

The purpose of this Debt Policy is to establish principles and set the level of borrowings for the 2024/2025 financial year and anticipated levels of borrowing for the following nine (9) financial years.

2. SCOPE

This policy applies to all Councillors and employees and extends to all forms of borrowings undertaken by Council to fund infrastructure.

3. HEAD OF POWER

Local Government Regulation 2012, Chapter 5, Part 4, Section 192
Financial Management (Sustainability) Guideline 2013
Statutory Bodies Financial Arrangements Act 1982
Statutory Bodies Financial Arrangements Regulation 2019

4. DEFINITIONS

To assist in the interpretation of this Policy the following definitions apply:


“**debt servicing ratio**” means the calculation of interest and principal repayments divided by annual rates revenue;

“**net financial liabilities ratio**” means the calculation of total liabilities less current assets, divided by total operating revenue;

5. POLICY STATEMENT

5.1 New Borrowings

Proposed borrowings for the financial years from 2025/26 to 2034/35 are set out in the schedule below:

		Borrowings										
		Budget 2025-26 \$'000	Forecast 2026-27 \$'000	Forecast 2027-28 \$'000	Forecast 2028-29 \$'000	Forecast 2029-30 \$'000	Forecast 2030-31 \$'000	Forecast 2031-32 \$'000	Forecast 2032-33 \$'000	Forecast 2033-34 \$'000	Forecast 2034-35 \$'000	Expected Term
Purpose		23,000	35,000	45,000	25,000	-	-	-	-	-	-	20 years
Wastewater Infrastructure		23,000	35,000	45,000	25,000	-	-	-	-	-	-	-

5.2 Purpose of New Borrowings

Planned borrowings are to be raised to fund new wastewater assets including wastewater treatment plants and wastewater reuse facilities.

5.3 Repayment Term

The time for repayment of existing and proposed borrowings is planned to be within:

Purpose	Expected Terms*	
Administration and land	20 years	
Airport	20 years	
Coastal management	20 years	
Drainage	20 years	
Environmental sustainability	20 years	
Roads	10-20 years	
Trunk infrastructure	10-20 years	
Waste management	20 years	
Water and wastewater	20 years	

* Terms of borrowings in principle should not exceed the estimated life of the asset.

5.4 Policy

Council will consider the following when determining the annual borrowing program:

Long term financial viability

Pursuant to section 171 of the *Local Government Regulation 2012*, Council will consider its long term financial forecast before planning new borrowings and review its long term financial plan on an annual basis with the aim to ensure that Council remains financially viable in the long term and proposed budgets are consistent with the adopted strategy. This plan will forecast future revenue and expenditure levels including loan borrowings and the continued ability to service loan repayments.

Appropriate debt/revenue ratios

In accordance with section 169 of the *Local Government Regulation 2012*, the Council is required to disclose in the budget relevant measures of financial sustainability.

With respect to the management of debt in line with the Long Term Financial Plan, Council's borrowings will be managed and planned recognising the long term impacts of debt, having regard to the *Financial Management (Sustainability Guideline) 2024*.

Inter-generational equity

Consideration for borrowing will be given to new capital projects with an estimated useful life of ten years or more in order to apportion costs on an equitable basis over future generations of ratepayers.

Short-term working capital

It is Council's intention not to borrow for short-term working capital purposes, however should it be necessary, borrowings for short-term working capital will be repaid within one year.

6. ASSOCIATED DOCUMENTS


Long Term Financial Plan

7. REVIEW

This Policy is to be reviewed each financial year in accordance with Section 192 of the *Local Government Regulation 2012*.

Version Control

Version Number	Key Changes	Approval Authority	Approval Date	Document Number
1	New Policy	Council	16/07/2008	874224
2	Amendment – Adoption of 2009/10 Budget	Council	26/06/2009	874224
3	Amendment – Adoption of 2010/11 Budget	Council	21/06/2010	874224
4	Amendment – Adoption of 2011/12 Budget	Council	01/06/2011	874224
5	Amendment – Adoption of 2012/13 Budget	Council	12/07/2012	874224
6	Amendment – Adoption of 2013/14 Budget	Council	03/07/2013	874224
7	Amendment – Loan Borrowing Schedule	Council	16/10/2013	874224
8	Amendment – Adoption of 2014/15 Budget	Council	11/06/2014	874224
9	Amendment – Adoption of 2015/16 Budget	Council	17/06/2015	874224
10	Amendment – Adoption of 2016/17 Budget	Council	19/07/2016	874224
11	Amendment – Adoption of 2017/18 Budget	Council	19/07/2017	874224
12	Amendment – Adoption of 2018/19 Budget	Council	27/06/2018	874224
14	Amendment – Adoption of 2019/20 Budget	Council	24/06/2019	874224
15	Amendment – Adoption of 2020/21 Budget	Council	24/06/2020	874224
16	Amendment – Adoption of 2022/23 Budget	Council	14/06/2022	874224
17	Amendment – Adoption of 2023/24 Budget	Council	28/06/2023	874224
18	Amendment – Adoption of 2024/25 Budget	Council	19/06/2024	874224
19	Amendment – Adoption of 2025/26 Budget	Council	11/06/2025	874224

	COUNCIL POLICY	
	Revenue Council Policy	
	Policy Number	CP031
	Directorate	Organisational Services
	Owner	Executive Manager Financial Services
	Last Approved	11/06/2025
	Review Due	Budget 2026/27

1. PURPOSE

The purpose of this Policy is to provide a framework for how Council levy rates and charges in the local government area for the current financial year.

2. SCOPE

This Policy applies to all properties in the local government area.

3. HEAD OF POWER

Local Government Act 2009
Local Government Regulation 2012

4. DEFINITIONS

Not applicable.

5. POLICY STATEMENT

In accordance with the *Local Government Regulation 2012* section 193, this policy will state:

- (a) the principles that Council intends to apply in the financial year for:
 - (i) levying rates and charges; and
 - (ii) granting concessions for rates and charges; and
 - (iii) recovering overdue rates and charges; and
 - (iv) cost-recovery methods; and
- (b) the purpose for the concessions that Council intends to grant for rates and charges; and
- (c) the extent to which physical and social infrastructure costs for a new development are to be funded by charges for the development.

A. PRINCIPLES

Council intends to apply the following principles to the levying of rates and charges, granting of concessions for rates and charges, recovering overdue rates and charges, and cost-recovery methods:

- *equity* - ensuring the fair and consistent application of lawful rating and charging principles, without bias, taking account of all relevant considerations;
- *transparency* - openness in the processes involved;
- *simplicity* – making processes which are simple and cost effective to administer;

- *consistency* - by treating Ratepayers with similar circumstances in the same manner;
- *fiscal responsibility* – ensuring Council meets its budgetary responsibilities;
- *clarity* - by providing meaningful information to enable Ratepayers to clearly understand their responsibilities;
- *compliance* - in setting its cost-recovery fees, Council will be conscious of the legislative requirement that such a fee must not be more than the cost to Council of providing the service or taking the action to which the fee applies;
- *flexibility* - responding where possible to unforeseen changes in the local economy and providing a wide range of payment options;
- *sustainability* - revenue decisions support the financial strategies for the delivery of infrastructure and services identified in Council's long term plan and corporate plan; and
- *compassion* - having regard to individual's circumstances, particularly if experiencing hardship.

B. PURPOSE FOR CONCESSIONS

In accordance with the *Local Government Regulation 2012* section 193(1)(b), the purposes for the concessions that Council will apply are outlined below:

(a) Concessions for pensioners;

Council recognises that certain classes of pensioners are restricted by a fixed income and should be afforded a concession in respect of rates and charges. The purpose of the concession is to support pensioners' ability to reside in the Fraser Coast and provide some cost of living relief.

(b) Concessions for religious entities, community & welfare, care facilities for aged persons and persons with disabilities and emergency services;

Council recognises that certain organisations that are non-profit and operate for the general benefit of the community, rely mainly on volunteer labour, often with limited financial resources and should be afforded a concession in respect of rates and charges. It is expected that by allowing a concession for these groups, more of their financial resources will be available to assist members of the community.

(c) Concessions for conservation area;

Council has committed to providing assistance for the preservation, restoration, and protection of environmentally significant land. Owners of conservation Land are provided a rate concession to recognize and support their efforts in maintaining the conservation Land.

(d) Financial Hardship;

Council has committed to providing assistance to Ratepayers where payment of rates and charges, due to their financial circumstances, will cause hardship as determined in accordance with the Financial Hardship policy principles. Council acknowledges that over time, competing financial pressures may create social and personal impacts. The purpose of concessions is to assist in alleviating those impacts on individuals and therefore the region.

(e) Economic Development;

Council may provide assistance to Ratepayers to encourage the economic development of all or part of the region.

(f) Refurbishment;

Council may provide assistance to Ratepayers who experience hardship through business closure due to significant site refurbishment.

(g) Limit Increases in Water and Wastewater Charges

Council has committed to providing assistance to Ratepayers by limiting increases in the combined water and wastewater utility charges levied on those Ratepayers in the previous financial year.

C. PHYSICAL AND SOCIAL INFRASTRUCTURE COSTS FOR NEW DEVELOPMENT

Council has prepared a Local Government Infrastructure Plan in accordance with the *Planning Act 2016*.

The Local Government Infrastructure Plan (LGIP) must, among other things, include:

- a statement of the desired standard of service for the item (e.g. engineering standards); and
- a schedule of trunk infrastructure works and timing of these works.


Council's LGIP forms part of the Fraser Coast Planning Scheme which commenced on 28 January 2014.

Council's Adopted Infrastructure Charges Resolution (pursuant to section 113 of the Planning Act 2016 and the State Planning Regulatory Provision (adopted charges)) forms the basis for Council's practice of collecting infrastructure charges.

Council endeavours to recover the costs of new development from infrastructures charges to the greatest extent permissible under relevant Acts and Regulations.

6. ASSOCIATED DOCUMENTS**7. REVIEW**

This Policy will be reviewed when related legislation/documents are amended or replaced, other circumstances as determined from time to time by Council or at intervals of no more than one year.

 <p>Fraser Coast REGIONAL COUNCIL</p>	COUNCIL POLICY	
	Revenue Statement	
	Policy Number	CP031
	Directorate	Organisational Services
	Owner	Executive Manager Financial Services
	Last Approved	11/06/2025
	Review Due	Budget 2026/27

1. PURPOSE

The purpose of this Policy is to provide an outline and explanation of the measures that Council have adopted for raising revenue.

2. SCOPE

This Policy applies to all properties in the local government area.

3. HEAD OF POWER

Local Government Act 2009

Local Government Regulation 2012

4. DEFINITIONS

To assist in the interpretation of this Policy the following definitions apply:

“Accredited Nursing Care” means premises that has obtained the required State/Federal accreditation to care for aged persons in a nursing care type environment. Accommodation is by way of beds in wards or shared rooms with nursing care available at all times.

“Bed and Breakfast” means where designated rooms of an owner-occupied dwelling are made available for paid short term accommodation as approved by Council.

“Car Parking Facility” means a cleared area designated by markings or signage for the parking of vehicles.

“Caravan Park” means premises used to provide facilities for the overnight provision of parking or camping for caravan, campervan, motorhome, camper trailer and any other RV or camping product on a commercial basis.

“Combined Waste Service” has the meaning given in Council’s Waste Management Policy.

“Consumption” means the usage recorded by the meter attached to the property.

“Council’s Property Type Code” means a code included in the system of codes adopted and assigned by Council to identify the type of Land to which a given rateable parcel belongs.

“Declared Service Area” means, for a given Council utility service, the area, within the Fraser Coast Regional Council local government area, that Council resolves from time to time as being the “declared service area”.

“Defined Waste Collection Area” means the area, within the Fraser Coast Regional Council boundary, that Council resolves from time to time as being the “defined waste collection area” as referenced within Council’s Waste Management Policy.

“Flats” means Land with independent living units which may provide a mix of both short-term and permanent accommodation. This includes structures described as “duplex” or “dual occupancy”.

“Flood Prone Land” means Land where Council has determined that no residence can be built due to flooding potential.

“Group/Strata-titled” means a form of ownership devised for multi-level apartment blocks and horizontal subdivisions with shared areas.

“Hotel” means property used primarily to sell liquor for consumption on and off the premises. It may include accommodation for travellers and tourists, dining, entertainment activities and facilities, and other services.

“Home-based Business” means low impact home based businesses or not-for-profit or nominal-entry-fee-tourism businesses as approved by Council.

“Independent Living Units (ILUs)” means self-contained residential accommodation designed to be occupied on a permanent or semi-permanent nature (irrespective of actual occupancy).

In determining whether a property contains an ILU, Council will have regard to factors such as but not limited to rental status, separate utility connections or services, separate street addressing, driveways and/or letterboxes, separate and clearly defined fenced areas/outdoor spaces, the design/layout/configuration of structures, and positioning of the structure on a lot and/or the relationship between structures on a lot.

Where ILU’s are integrated/connected, consideration may be given to shared internal access and/or the existence of external access to shared outdoor living spaces such as a patio, alfresco or verandah.

Structures described as “secondary dwellings” within Planning or Building Certification may be considered as ILUs for rating purposes, should they exhibit 1 or more of the above factors or as considered relevant by Council.

“Land” means a single surveyed allotment or multiple surveyed allotments having a single rateable valuation as assessed by the Queensland Department of Resources.

“Land Area” means the total land area of a single surveyed allotment or multiple surveyed allotments having a single rateable valuation as assessed by the Queensland Department of Resources.

“Large Shopping Centre” means Land used as a large Retail development (including a single, stand-alone store) with 70 or more Car Parking Facilities.

“Major Industry” means Land determined solely by Council used for commercial/industrial activities that include but not limited to the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring, treating of products and may have one or more of the following attributes:

1. Places greater demand on the water infrastructure network in the event of fire, explosion or toxic release including aerosol, fume, particle, smoke and odour than the residential and commercial/industrial;
2. Requires greater demand on water storage, water treatment, water mains, pumps, and storage in the context of the water infrastructure network;
3. Requires on demand capacity including peak load capacity on water infrastructure owing to one or more of the following:
 - a street frontage of greater than 40 metres that is double that of an average residential property;
 - a Land Area of greater than 2000m²;
 - a floor area of greater than 500m²;

- a service water pipe size 50mm or greater;
- a combination of service water pipes sizes 50mm or greater servicing the property; or
- places demand on the system greater than other water access categories for firefighting capacity.

“Manufactured Home” has the meaning given in the Manufactured Homes (Residential Parks) Act 2003

“Motel” means property used to provide accommodation in serviced rooms for travellers or tourists away from their normal place of residence, and where provision is made for parking directly outside their respective room.

“Multi-residential Bed and Breakfast” means two or more dwellings are situated on a single separately valued parcel of Land and one of the dwellings is owner-occupied, and the remaining dwelling/s is/are wholly available for paid short term accommodation as approved by Council.

“Primary Land Use Code” means a code included in the system of codes adopted and assigned by the Queensland Department of Resources to identify the use of Land.

“Principal Place of Residence” means:

- (a) a Single Residential Dwelling or Home Unit where:
 - i. *at least one natural person who owns the dwelling or home unit who resides and intends to reside there for at least 245 days per year; or*
 - ii. *at least one natural person who is a life tenant of the dwelling or home unit who resides and intends to reside there for at least 245 days per year; or*
- (b) a Single Residential Dwelling or Home Unit:
 - i. *in which the natural person owner or a life tenant predominantly lived immediately before being admitted to a nursing or convalescence institution; and*
 - ii. *at which the natural person owner or the life tenant will resume living upon being discharged from the nursing or convalescence institution; and*
 - iii. *that remains unoccupied throughout the period of the natural person owner’s or the life tenant’s residence at the nursing or convalescent institution.*

Principal place of residence does not include a single residential dwelling or home unit that is wholly:

- (a) *owned by an entity other than a natural person (e.g. a company or an incorporated association);*
- or
- (b) *owned by a person as trustee of a trust (as defined by the Australian Taxation Office).*

Note: In establishing Principal Place of Residence, Council may consider any relevant material including nominated address according to the electoral roll, or whether services such as telephone and electricity are connected to the property in the owner’s name.

“Rateable Property” means Land that has a rateable value as defined under Sections 72 & 74 of the *Local Government Regulation 2012*.

“Ratepayer” means a person who is liable to pay rates and charges as defined under Schedule 8 and Section 127 of the *Local Government Regulation 2012*.

“Residential Resort” means Land that provides independent living as part of a complex that also includes common facilities and amenities. The complex may also provide shops and restaurants which service occupants and also the general public.

The Independent Living Units in these complexes may provide a mix of both short-term and permanent accommodation.

“Residential Park” means:

- (a) premises comprising a residential park for the *Manufactured Homes (Residential Parks) Act 2003 (Qld)* (manufactured home sites must account for 40% or greater of the total site numbers); and
- (b) premises recorded on the Qld Department of Communities, Housing and Digital Economy's

Residential Parks (Manufactured Homes) Register at the beginning of a billing (rate levy) cycle.

“Residential Service” means:

A registered residential service for the *Residential Services (Accreditation) Act 2002 (Qld)*:

- (a) recorded as such on the Qld Department of Communities, Housing and Digital Economy's *Register of Residential Services*;
- (b) where the accommodation provided is comprised solely of independent living units.

“Retail” means the sale of goods or services to consumers.

“Retirement Village” means premises:

- (a) comprising a *retirement village* for the *Retirement Villages Act 1999 (Qld)*;
- (b) recorded on the Qld Department of Communities, Housing and Digital Economy's *Retirement Villages Register* at the beginning of a billing (rate levy) cycle.

“Separate Occupation” means that a rate and or charge will apply to Land and or to each separate business premises within the Land or building that can be individually occupied.

“Single Residential Dwelling or Home Unit” means properties used solely for a single residential dwelling - consists of a single dwelling built as a single living unit on only one allotment or built over the common boundary of two contiguous allotments used solely for domestic accommodation. The lot may contain a secondary/subordinate dwelling, providing that dwelling is not considered an Independent Living Unit as defined by Council. A home unit is a lot in a community titles scheme under the *Body Corporate and Community Management Act 1997* or cognate legislation, used solely for residential accommodation.

“Standard Waste Service”: has the meaning given in Council’s Waste Management Policy.

“Structure Over Boundary” means where a certified permanent building structure is built over the boundary of more than one contiguous allotment.

“Tenancy” (of premises) means exclusive possession or occupancy the entitlement to which is conferred by or derived from an agreement, or that otherwise arises by operation of law.

Irrespective of whether a relevant agreement is called a lease, a tenancy agreement, a rental agreement, or suchlike, it creates a tenancy if it confers the entitlement to exclusive possession or occupancy. The entitlement may be for a fixed term; it may be periodic: for example, continuing from week to week or from month to month. It may be an entitlement that continues at the will of the person who granted it.

In determining whether premises are tenanted, Council will have regard to factors such as occupancy by a person other than the owner, length of occupation, premises design/configuration/services, existence of an occupancy or usage agreement, and other criteria that Council considers relevant.

“Unit - Residential” means attached or detached premises, a separate permanent residential occupation, Bed and Breakfast or any other type of residential premises.

“Unit - Commercial” means separate commercial or industrial occupancy and/or tenancy of a commercial or industrial premises, Motel, Caravan Park, backpacker accommodation, multiple accommodation property/resort or any other type of commercial premises on a registered plan.

“Vacant Land” means Land upon which no building or other structure (excluding fences) exists or Land upon which there is no structure (excluding fences) other than a garage/shed used for a non-commercial purpose.

“Wastewater Service Area” means all Land within the Declared Service Area for wastewater, and Land outside of that Declared Service Area from which Council is prepared to accept wastewater.

“Water Service Area” means all Land within the Declared Service Area, and Land outside of the Declared Service Area to which Council is prepared to supply water.

5. REVENUE STATEMENT

In accordance with the *Local Government Regulation 2012* section 172, this revenue statement states;

- (a) the rating categories for rateable Land and a description of each rating category;
- (b) the criteria used to decide the amount of a cost-recovery fee;
- (c) the criteria used to decide the amount of the charges for the goods and services provided by Council's commercial business activities;
- (d) the outline and explanation of the rates and charges to be levied;
- (e) the outline and explanation of the concessions for rates and charges; and
- (f) the outline and explanation of the limitation on increase of rates and charges.

A. RATING CATEGORIES FOR RATEABLE LAND AND A DESCRIPTION OF EACH RATING CATEGORY

RESIDENTIAL

Category: Category 1a – Residential Owner Occupier – Urban

Description: Land used solely for a Single Residential Dwelling or Home Unit, which is the Principal Place of Residence of the owner/s. The Single Residential Dwelling or Home Unit may also be used as a Home-based Business or Bed and Breakfast.

The Land must be within the water area and also be within the State Government Emergency Management Levy district class A.

Category: Category 1b – Residential Owner Occupier – Non-Urban

Description: Land used solely for a Single Residential Dwelling or Home Unit, which is the Principal Place of Residence of the owner/s. The Single Residential Dwelling or Home Unit may also be used as a Home-based Business or Bed and Breakfast.

The Land must either be outside of the water area or be within the State Government Emergency Management Levy district class E.

Category: Category 2a – Residential Non-Owner Occupier – Urban

Description: Land used solely for a Single Residential Dwelling or Home Unit, which is not the Principal Place of Residence of the owner/s. The Single Residential Dwelling or Home Unit may also be used as a Home-based Business or Bed and Breakfast.

Where more than one property is owned by the same person/s, residing in the Fraser Coast Regional Council boundary, only one (1) property can have the Principal Place of Residence status.

The Land must be within the water area and also be within the State Government Emergency Management Levy district class A.

Category: Category 2b – Residential Non-Owner Occupier – Non-Urban

Description: Land used solely for a Single Residential Dwelling or Home Unit, which is not the Principal Place of Residence of the owner/s. The Single Residential Dwelling or Home Unit may also be used as a Home-based Business or Bed and Breakfast.

Where more than one property is owned by the same person/s, residing in the Fraser Coast Regional Council boundary, only one (1) property can have the Principal Place of Residence status.

The Land must either be outside of the water area or be within the State Government Emergency Management Levy district class E.

VACANT LAND**Category: Category 3a – Residential Vacant Land/Other – Urban**

Description: Vacant Land and other Land other than the Land as defined in Category 1a to 2b or 3b to 9s.

The Land must be within the water area and also be within the State Government Emergency Management Levy district class A.

Category: Category 3b – Residential Vacant Land/Other – Non-Urban

Description: Vacant Land and other Land other than the Land as defined in Category 1a to 3a or 3c to 9s.

The Land must either be outside of the water area or be within the State Government Emergency Management Levy district class E.

Category: Category 3c – Limited Development (Constrained Land) Vacant Land - Urban

Description: Vacant Land zoned Limited Development (Constrained Land) in Council's Planning Scheme 2014. The Land must be within the water area and also be within the State Government Emergency Management Levy district class A.

Category: Category 3d – Limited Development (Constrained Land) Vacant Land – Non-Urban

Description: Vacant Land zoned Limited Development (Constrained Land) in Council's Planning Scheme 2014.

The Land must either be outside of the water area or be within the State Government Emergency Management Levy district class E.

Category: Category 4a – Concessional Subdivided Land – Urban

Description: Vacant Land receiving a subdivider discounted valuation for the discounted valuation period, denoted by the Primary Land Use Code 72 as Subdivided land – (LG rates valuation discount).

The Land must be within the water area and also be within the State Government Emergency Management Levy district class A.

Category: Category 4b – Concessional Subdivided Land – Non-Urban

Description: Vacant Land receiving a subdivider discounted valuation for the discounted valuation period, denoted by the Primary Land Use Code 72 as Subdivided land – (LG rates valuation discount).

The Land must either be outside of the water area or be within the State Government Emergency Management Levy district class E.

Category: Category 5a – Commercial Vacant Land – Urban

Description: Vacant Land zoned high impact industry, medium impact industry, low impact industry, principal centre, district centre or specialised centre in Council's planning scheme.

The Land must be within the water area and also be within the State Government Emergency Management Levy district class A.

Category: Category 5b – Commercial Vacant Land – Non-Urban

Description: Vacant Land zoned high impact industry, medium impact industry, low impact industry, principal centre, district centre or specialised centre in Council's planning scheme.

The Land must either be outside of the water area or be within the State Government Emergency Management Levy district class E.

COMMERCIAL/INDUSTRIAL**Category: Category 6a – Commercial/Industrial – Urban**

Description: Land used for commercial, business, or industrial purposes, Accredited Nursing Care facilities that do not provide independent living as part of the complex, or other similar purposes not included in any other category. The Land may also contain a single residential dwelling.

The Land must be within the water area and also be within the State Government Emergency Management Levy district class A.

Category: Category 6b – Commercial/Industrial – Non-Urban

Description: Land used for commercial, business, or industrial purposes, Accredited Nursing Care facilities that do not provide independent living as part of the complex, or other similar purposes not included in any other category. The Land may also contain a single residential dwelling.

The Land must either be outside of the water area or be within the State Government Emergency Management Levy district class E.

Category: Category 6c – Commercial - Large Retail – Urban

Description: Land used as a Large Shopping Centre with a minimum land area of 2.5 hectares with a rateable valuation that is equal to or less than \$20,000,000

The Land must be within the water area and also be within the State Government Emergency Management Levy district class A.

Category: Category 6d – Commercial - Large Retail – Urban

Description: Land used as a Large Shopping Centre with a minimum land area of 2.5 hectares with a rateable valuation that is greater than \$20,000,000.

The Land must be within the water area and also be within the State Government Emergency Management Levy district class A.

PRIMARY PRODUCTION**Category: Category 7a – Primary Production**

Description: Land being used for primary production purposes denoted by Primary Land Use Codes 60 to 71 inclusive, 73 to 89 inclusive or 93, excluding land exclusively zoned high impact industry, medium impact industry, low impact industry, principal centre, district centre or specialised centre in Council's planning scheme.

MULTI-RESIDENTIAL – FLATS/RESIDENTIAL RESORTS/OTHER**Category: Category 8a – 2-10 ILUs**

Description: Land used for Flats, Residential Resorts, or other similar purposes not included in any other category.

The Land in this category contains 2 to 10 Independent Living Units.

Category: Category 8b – 11-19 ILUs

Description: Land used for Flats, Residential Resorts or other similar purposes not included in any other category.

The Land in this category contains 11 to 19 Independent Living Units.

Category: Category 8c – 20-39 ILUs

Description: Land used for Flats, Residential Resorts or other similar purposes not included in any other category.

The Land in this category contains 20 to 39 Independent Living Units.

Category: Category 8d – 40-59 ILUs

Description: Land used for Flats, Residential Resorts or other similar purposes not included in any other category.

The Land in this category contains 40 to 59 Independent Living Units.

Category: Category 8e– 60-79 ILUs

Description: Land used for Flats, Residential Resorts or other similar purposes not included in any other category.

The Land in this category contains 60 to 79 Independent Living Units.

Category: Category 8f – 80-99 ILUs

Description: Land used for Flats, Residential Resorts or other similar purposes not included in any other category.

The Land in this category contains 80 to 99 Independent Living Units.

Category: Category 8g – 100-119 ILUs

Description: Land used for Flats, Residential Resorts or other similar purposes not included in any other category.

The Land in this category contains 100 to 119 Independent Living Units.

Category: Category 8h – 120-139 ILUs

Description: Land used for Flats, Residential Resorts or other similar purposes not included in any other category.

The Land in this category contains 120 to 139 Independent Living Units.

Category: Category 8i – 140-159 ILUs

Description: Land used for Flats, Residential Resorts or other similar purposes not included in any other category.

The Land in this category contains 140 to 159 Independent Living Units.

Category: Category 8j – 160-179 ILUs

Description: Land used for Flats, Residential Resorts or other similar purposes not included in any other category.

The Land in this category contains 160 to 179 Independent Living Units.

Category: Category 8k – 180-199 ILUs

Description: Land used for Flats, Residential Resorts or other similar purposes not included in any other category.

The Land in this category contains 180 to 199 Independent Living Units.

Category: Category 8l – 200-219 ILUs

Description: Land used for Flats, Residential Resorts or other similar purposes not included in any other category.

The Land in this category contains 200 to 219 Independent Living Units.

Category: Category 8m – 220-239 ILUs

Description: Land used for Flats, Residential Resorts or other similar purposes not included in any other category.

The Land in this category contains 220 to 239 Independent Living Units.

Category: Category 8n – 240-259 ILUs

Description: Land used for Flats, Residential Resorts or other similar purposes not included in any other category.

The Land in this category contains 240 to 259 Independent Living Units.

Category: Category 8o – 260-279 ILUs

Description: Land used for Flats, Residential Resorts or other similar purposes not included in any other category.

The Land in this category contains 260 to 279 Independent Living Units.

Category: Category 8p – 280-299 ILUs

Description: Land used for Flats, Residential Resorts or other similar purposes not included in any other category.

The Land in this category contains 280 to 299 Independent Living Units.

Category: Category 8q – 300-319 ILUs

Description: Land used for Flats, Residential Resorts or other similar purposes not included in any other category.

The Land in this category contains 300 to 319 Independent Living Units.

Category: Category 8r – 320-339 ILUs

Description: Land used for Flats, Residential Resorts or other similar purposes not included in any other category.

The Land in this category contains 320 to 339 Independent Living Units.

Category: Category 8s – 340-359 ILUs

Description: Land used for Flats, Residential Resorts or other similar purposes not included in any other category.

The Land in this category contains 340 to 359 Independent Living Units.

MULTI-RESIDENTIAL – RETIREMENT VILLAGES/RESIDENTIAL PARKS/RESIDENTIAL SERVICES**Category: Category 9a – 2-10 ILUs**

Description: Land used for Retirement Villages, Residential Parks, or Residential Services.

The Land in this category contains 2 to 10 Independent Living Units.

Category: Category 9b – 11-19 ILUs

Description: Land used for Retirement Villages, Residential Parks, or Residential Services.
The Land in this category contains 11 to 19 Independent Living Units.

Category: Category 9c – 20-39 ILUs

Description: Land used for Retirement Villages, Residential Parks, or Residential Services.
The Land in this category contains 20 to 39 Independent Living Units.

Category: Category 9d – 40-59 ILUs

Description: Land used for Retirement Villages, Residential Parks, or Residential Services.
The Land in this category contains 40 to 59 Independent Living Units.

Category: Category 9e– 60-79 ILUs

Description: Land used for Retirement Villages, Residential Parks, or Residential Services.
The Land in this category contains 60 to 79 Independent Living Units.

Category: Category 9f – 80-99 ILUs

Description: Land used for Retirement Villages, Residential Parks, or Residential Services.
The Land in this category contains 80 to 99 Independent Living Units.

Category: Category 9g – 100-119 ILUs

Description: Land used for Retirement Villages, Residential Parks, or Residential Services.
The Land in this category contains 100 to 119 Independent Living Units.

Category: Category 9h – 120-139 ILUs

Description: Land used for Retirement Villages, Residential Parks, or Residential Services.
The Land in this category contains 120 to 139 Independent Living Units.

Category: Category 9i – 140-159 ILUs

Description: Land used for Retirement Villages, Residential Parks, or Residential Services.
The Land in this category contains 140 to 159 Independent Living Units.

Category: Category 9j – 160-179 ILUs

Description: Land used for Retirement Villages, Residential Parks, or Residential Services.
The Land in this category contains 160 to 179 Independent Living Units.

Category: Category 9k – 180-199 ILUs

Description: Land used for Retirement Villages, Residential Parks, or Residential Services.
The Land in this category contains 180 to 199 Independent Living Units.

Category: Category 9l – 200-219 ILUs

Description: Land used for Retirement Villages, Residential Parks, or Residential Services.
The Land in this category contains 200 to 219 Independent Living Units.

Category: Category 9m – 220-239 ILUs**Description:** Land used for Retirement Villages, Residential Parks, or Residential Services.

The Land in this category contains 220 to 239 Independent Living Units.

Category: Category 9n – 240-259 ILUs**Description:** Land used for Retirement Villages, Residential Parks, or Residential Services.

The Land in this category contains 240 to 259 Independent Living Units.

Category: Category 9o – 260-279 ILUs**Description:** Land used for Retirement Villages, Residential Parks, or Residential Services.

The Land in this category contains 260 to 279 Independent Living Units.

Category: Category 9p – 280-299 ILUs**Description:** Land used for Retirement Villages, Residential Parks, or Residential Services.

The Land in this category contains 280 to 299 Independent Living Units.

Category: Category 9q – 300-319 ILUs**Description:** Land used for Retirement Villages, Residential Parks, or Residential Services.

The Land in this category contains 300 to 319 Independent Living Units.

Category: Category 9r – 320-339 ILUs**Description:** Land used for Retirement Villages, Residential Parks, or Residential Services.

The Land in this category contains 320 to 339 Independent Living Units.

Category: Category 9s – 340-359 ILUs**Description:** Land used for Retirement Villages, Residential Parks, or Residential Services.

The Land in this category contains 340 to 359 Independent Living Units.

B. CRITERIA USED TO DECIDE THE AMOUNT OF A COST-RECOVERY FEE

In accordance with *the Local Government Act 2009* section 97, Council will fix by resolution cost recovery fees for services and facilities including (without limitation):

- applications for issue or renewal of approvals, consents, licences, permissions, registrations or other approvals under a Local Government Act;¹ or
- recording transfer of ownership of land; or
- giving information kept under a Local Government Act; or
- seizing property or animals under a Local Government Act; or
- the performance of another responsibility under the *Building Act 1975* or *Plumbing and Drainage Act 2018*.

In accordance with section 97(4), the cost-recovery fee will be no more than the cost to Council of providing the service or taking the action for which the fee is charged.

¹ The *Local Government Act* defines a Local Government Act as a law under which a local government performs the local government's responsibilities.

C. CRITERIA USED TO DECIDE THE AMOUNT OF THE CHARGES FOR THE GOODS AND SERVICES PROVIDED BY COUNCIL'S COMMERCIAL BUSINESS ACTIVITIES

Local Government Regulation 2012 subsection 41(1)(d) obliges Council to apply full cost recovery to its water and sewerage services. Council considers that in almost all instances it is appropriate and in the community interest also to apply full cost recovery to its waste management services.

Council applies full cost recovery for a service if the estimated total revenue for the financial year is more than the estimated total costs of providing the service in the financial year (*Regulation* subsection 41(2)).

Full cost recovery charging will only be applied where permissible under the *Local Government Act 2009* or *Local Government Regulation 2012*.

In relation to other business activities conducted by Council on a commercial basis, Council has the power to conduct these business activities and make business activity fees for services and facilities it provides on this basis. These 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.

By imposing charges that accurately reflect the full cost of the provision of services, Council will promote efficiency in both provision and use of the services.

D. OUTLINE AND EXPLANATION OF THE RATES AND CHARGES TO BE LEVIED

1. GENERAL RATES

Council uses a system of differential general rates to raise an amount of revenue appropriate to maintain assets and provide services to the community in general of its local government area. Council provides a range of services including roads and drainage, parks, libraries and cultural facilities, street lighting, coastal management, economic development and major projects, with these services designed to benefit the entire region.

In deciding how general rates are calculated, a number of factors are taken into account, including:

- the rateable value of the Land;
- the use of the Land;
- the level of services provided to the region and the cost of providing the services; and
- the location and access to services.

2. SPECIAL RATES OR CHARGES

Special rates or charges are levied under the *Local Government Regulation 2012* section 94.

Special rates or 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.

Special rates or charges will only be levied to a property which, in Council's opinion, receives a special benefit from those activities.

Council will not be levying any special rates or charges in 2025/2026.

3. UTILITY CHARGES

Utility charges are levied under the *Local Government Regulation 2012* section 99.

Utility and commercial charges are assessed where applicable on full cost pricing principles so that total income received, will fund the full cost of provision of local government services to the community and the effective administration of these services.

Utility charges are levied for water, wastewater, and waste (including the waste utility charges and the Fraser Island Garbage Charge, the latter to meet the cost of providing waste collection services on Fraser Island and mainland landfill sites for disposal of the collected waste).

Utility charges will be levied to all land which either utilises, or is able to utilise, these services.

4. SEPARATE RATES OR CHARGES

Separate rates or charges are levied under the *Local Government Regulation 2012* section 103.

Separate rates or charges are for a services, facilities or activities the cost of which is not recovered via general or special rates or charges, or utility charges.

Separate rates or charges must be levied equally upon all rateable Land in Council's local government area.

The following separate charges will be levied in 2025/26;

- Disaster Management and Resilience Levy – for the purposes of raising revenue in accordance with Council's Disaster Management and Resilience Levy Policy.

E. OUTLINE AND EXPLANATION OF THE CONCESSIONS FOR RATES AND CHARGES

In accordance with the *Local Government Regulation 2012*, sections 119-126 Council will allow concessions or assistance as follows:

1. Concessions for pensioners

Concession on the basis set out in Council's Pensioner Concession Policy.

It is Council's policy to provide assistance by way of a concession on the general rate to Ratepayers who are in receipt of a pension from the Commonwealth Government, and who comply with the guidelines established by the Queensland Department of Communities, Housing and Digital Economy for the State Government Rate Subsidy Scheme.

Council recognises that certain classes of pensioners have contributed rates over a period of time and/or are restricted by a fixed income and should be afforded a concession in respect of rates and charges. The purpose of the concession is to support pensioners' ability to reside in the Fraser Coast and provide some cost of living relief.

2. Concessions for religious entities, community & welfare, care facilities for aged persons and persons with disabilities and emergency services

Concession on the basis set out in Council's Community Groups Concession Policy.

Council recognises that certain organisations that are non-profit operate for the general benefit of the community, rely on volunteer labour, often with limited financial resources, and should be afforded a concession in respect of rates and charges. It is expected that by allowing a concession for these groups, more of their financial resources will be available to assist members of the community.

3. Conservation areas concession

Concession on the basis set out in Council's Conservations Areas Rates Rebate Policy.

Council has committed to providing assistance for the preservation, restoration, and protection of environmentally significant land. Owners of conservation Land receive a rate concession to recognize and support their efforts in maintaining the conservation Land.

4. Financial Hardship

Concession on the basis set out in Council's Financial Hardship Policy.

Council has committed to providing assistance to Ratepayers where, due to their financial circumstances, payment of rates and charges, will cause hardship as determined in accordance with the Financial Hardship policy principles. Acknowledging that over time, competing financial pressures may create social and personal impacts, the purpose of concessions provided is to assist in alleviating those impacts on individuals and therefore the region.

5. Economic Development

Concession on a case-by-case basis as adopted by Council resolution.

Council may grant a concession to Ratepayers to encourage the economic development of all or part of the region.

6. Refurbishment

Concession on the basis set out in Council's Refurbishment Concession Policy.

Council may grant a concession to Ratepayers who experience hardship through business closure due to significant site refurbishment.

7. Limit Increases in Water and Wastewater Charges

Concession on the basis as adopted by Council resolution.

Council has committed to providing assistance to Ratepayers by limiting increases in the combined water and wastewater utility charges, other than water Consumption and trade waste charges, over those levied on those Ratepayers in the previous financial year.

For land to which this limitation applies, the limitation will cease to apply effective from the start of the billing period following;

1. the transfer of ownership of the Land, or
2. the change to the characteristics of the Land which results in a change to the water or wastewater category or services applicable to the land, or
3. increases resulting from a property inspection or internal audit.

F. OUTLINE AND EXPLANATION OF THE LIMITATION ON INCREASE OF RATES AND CHARGES

In accordance with the *Local Government Regulation 2012* section 116, Council will limit increases in differential general rates over those levied in the previous financial year, to a maximum stated percentage for those differential rating categories adopted by Council resolution.

For land to which this limitation applies, the limitation will cease to apply effective from the start of the billing period following;

- a) the transfer of ownership of the Land, or
- b) the change to the characteristics of the Land which results in a change to the differential general rate category applicable to the Land (excluding where the differential general rate category changes from non-owner to owner occupier and the ownership remains unchanged, or
- c) increases resulting from a property inspection or internal audit, or
- d) changes to the configuration of the Land Area resulting in a new registered parcel of land

G. OTHER

Adjustments to levies

Increases to rating levies resulting from a Commercial Rating Property Inspection will be adjusted from the start of the billing period following inspection. If the adjustment to the levy results in a reduction, it will be adjusted from the date of inspection.

Adjustments to rates and charges resulting from an internal property audit or error, will be adjusted from either the start of the current billing cycle or from the start of the next billing cycle from date of discovery. Council data entry errors may be adjusted to a date decided upon by Council based on the assessment of the individual circumstances. All other adjustments in respect of rates and charges resulting from regular processes may be made from the date of effect of any such change, including adjustments made under the Principal Place of Residence Policy.

General Rate Category changes following approved objections may be backdated up to a maximum of 24 months depending on evidence provided and assessment by Council.

Collection of overdue rates and charges

Council shall collect rates and charges in accordance with Council's Revenue Policy, Council's Debt Recovery Policy and the provisions of the *Local Government Act 2009*.

Payments in advance

Council accepts payments in advance. Interest will not be paid on any credit balances held.

Interest will not be paid on overpayments resulting from incorrect rates and charges levied.

6. ASSOCIATED DOCUMENTS

Revenue Policy
 Debt Recovery Policy
 Financial Hardship Policy
 Community Groups Concession Policy
 Conservation Areas Concession Policy
 Refurbishment Concession Policy
 Principal Place of Residence Policy
 Waste Management Policy

7. REVIEW


This Policy will be reviewed when related legislation/documents are amended or replaced, other circumstances as determined from time to time by Council or at intervals of no more than one year.

Version Control Version Number	Key Changes	Approval Authority	Approval Date	Document Number
1	New Policy	Council	16/07/2008	876741
2	Amendment – Adoption of 2009/10 Budget	Council	26/06/2009	876741
3	Amendment – Adoption of 2010/11 Budget	Council	21/06/2010	876741
4	Amendment – Adoption of 2011/12 Budget	Council	01/06/2011	876741
5	Amendment – Adoption of 2012/13 Budget	Council	12/07/2012	876741
6	Amendment – Adoption of 2013/14 Budget	Council	03/07/2013	876741
7	Amendment – Adoption of 2014/15 Budget	Council	11/06/2014	876741
8	Amendment – Adoption of 2015/16 Budget	Council	17/06/2015	876741
9	Amendment – Adoption of 2016/17 Budget	Council	19/07/2016	876741
10	Amendment – Adoption of 2016/17 Budget (dup)	Council	19/07/2016	876741
11	Amendment – Adoption of 2017/18 Budget	Council	19/07/2017	876741
12	Amendment – Adoption of 2018/19 Budget	Council	27/06/2018	876741
13	Amendment – Risk Assessment & Dates	Council	18/07/2018	876741
14	Amendment – Adoption of 2019/20 Budget	Council	24/06/2019	876741
15	Amendment – Adoption of 2020/21 Budget	Council	23/06/2020	876741
16	Amendment – Adoption of 2022/23 Budget	Council	14/06/2022	876741
17	Amendment – Adoption of 2023/24 Budget	Council	28/06/2023	876741
18	Amendment – Adoption of 2024/25 Budget	Council	19/06/2024	876741
19	Amendment – Adoption of 2025/26 Budget	Council	11/06/2025	876741



2025/26

Supporting Policies

	COUNCIL POLICY	
	Investment Council Policy	
	Policy Number	CP027
	Directorate	Organisational Services
	Owner	Executive Manager Financial Services
	Last Approved	1911/06/20245
	Review Due	Budget 2025/26 2026/27

1. PURPOSE

This Policy is to outline Fraser Coast Regional Council's Investment Policy and guidelines regarding the investment of surplus funds, with the objective to maximise earnings within approved risk guidelines and to ensure the security of funds.

The activities of the Executive Manager Financial Services in relation to management of Fraser Coast Regional Council's funds will be measured against the standards in this policy and its objectives.

2. SCOPE

This Policy applies to the investment of all surplus funds held by Fraser Coast Regional Council. Investments are defined as arrangements that are undertaken or acquired for producing income and apply only to the cash investments of Fraser Coast Regional Council.

3. HEAD OF POWER

Local Government Act 2009

Local Government Regulation 2012

Statutory Bodies Financial Arrangements Act 1982

Statutory Bodies Financial Arrangements Regulation 2019

4. DEFINITIONS

To assist in the interpretation of this Policy the following definitions apply:

A Standard & Poor's issuer credit rating is a current opinion of the creditworthiness of an obligor with respect to a specific financial obligation, a specific class of financial obligations, or a specific financial program.

Issuer credit ratings can be either long term or short term. Short term ratings are generally assigned to those obligations considered short term in the relevant market for example obligations with an original maturity of no more than 365 days.

Rating	Definition
A1+	This indicates that the obligor's capacity to meet its financial commitment on these obligations is extremely strong.
A1	The obligor's capacity to meet its financial commitment on the obligation is strong.
A2	Somewhat more susceptible to the adverse effects of changes in circumstances and economic conditions than obligations in higher rating categories. However, the obligor's capacity to meet its financial commitment on the obligation is satisfactory.
A3	A short term obligation rated A3 exhibits adequate protection parameters. However, adverse economic conditions or changing circumstances are more likely to lead to a weakened capacity of the obligor to meet its financial commitment on the obligation.

The term "Financial Institution" referred to in this policy is an "authorised deposit taking institution" as defined by the *Banking Act 1959 (Cwlth)* s 5 that has the authority to carry on banking business in Australia.

The term "Investment Officers" refers to Council employees who work as part of the Financial Operations accounting team including but not limited to the Senior Management Accountant or Assistant Accountant, or those required to assist in investment activities as authorised by Manager Financial Operations.

5. POLICY STATEMENT

5.1. PREAMBLE

Fraser Coast Regional Council has been granted authority to exercise Category 1 investment power under the Statutory Bodies Financial Arrangements Act 1982 pt 6.

The Treasurer may from time to time constrain the investing activities of local government by limitation, caveat, restriction and/or other relevant regulation. Where this occurs, this Investment Policy will be reviewed and reissued for the subsequent change in legislation.

5.2. ETHICS AND CONFLICT OF INTEREST

5.2.1. Prudent person standard

The standard of prudence is to be used by officers when managing the overall portfolio. Investments will be managed with the care, diligence and skill that a prudent person would exercise in managing the affairs of other persons. This includes having in place appropriate reporting requirements that ensure the investments are being reviewed and overseen regularly.

The Senior Management Accountant (Financial Operations) is to manage the investment portfolios not for speculation, but for investment and in accordance with the spirit of this Investment Policy.

Consideration of the safety of capital and income objectives is imperative when making an investment decision.

5.2.2. Ethics and conflicts of interest

The Senior Management Accountant (Financial Operations) shall refrain from personal activities that would conflict with the proper execution and management of Fraser Coast Regional Council's investment portfolio. This includes activities that would impair their ability to make impartial decisions.

This policy requires that the Senior Management Accountant (Financial Operations) disclose to the Chief Executive Officer any conflict of interest or perceived conflict that could be related to the investment portfolio.

5.2.3. Delegation of authority

Authority for implementation of the Investment Policy is delegated by Council to the Chief Executive Officer in accordance with the Local Government Act 2009, Section 257 (1)(b) – Delegation of Local Government Powers.

Authority for the day-to-day management of Council's Investment Portfolio has been delegated by the Chief Executive Officer to the Executive Manager Financial Services.

5.3. INVESTMENT OBJECTIVES

Fraser Coast Regional Council's overall objective is to invest its funds at the most advantageous rate of interest available to it while preserving capital and maintaining adequate liquidity. When making investment decisions, Council will consider the investment attributes in the following order of priority; preservation of capital, liquidity and return on investment.

5.3.1. Preservation of capital

Preservation of capital shall be the principal objective of the investment portfolio. Investments are to be made in a manner that seeks to ensure security of principal of the overall portfolio. This would include managing credit and interest rate risk within given risk management parameters and avoiding any transactions that would prejudice confidence in Council or its associated entities.

Credit risk

Council will evaluate and assess credit risk prior to investment. Credit risk is the risk of loss due to the failure of an investment issuer or guarantor. The Investment Officers will minimise credit risk in the investment portfolio by pre-qualifying all transactions including the brokers/securities dealers with which they do business, diversity of the portfolio and limiting transactions to secure investments.

Interest rate risk

The Investment Officers shall seek to minimise the risk of a change in the market value of the portfolio due to a change in interest rates. This would be achieved by considering the cash flow requirements of Council and structuring the portfolio accordingly. This will avoid having to sell securities prior to maturity in the open market. Secondly, interest rate risk can be limited by investing in shorter term securities.

5.3.2. Maintenance of liquidity

Pursuant to the *Statutory Bodies Financial Arrangements Act 1982* s 31, Council maintains a deposit and withdrawal account with the Commonwealth Bank of Australia for its day to day operating transaction requirements.

In addition to the balances held in its bank account, the Investment Portfolio will maintain sufficient liquidity to meet all reasonably anticipated operational cash flow requirements of Council as and when they fall due, without incurring significant transaction costs due to being required to sell an investment.

For these purposes, illiquid investments are defined as investments that are not publicly traded in sufficient volume to facilitate, under most market conditions, prompt sale without severe market price effect.

Examples include:

- Investment in private placements;
- A security that is not supported or priced by at least two approved brokers/securities dealers;
- Sub-investment grade (i.e. a lower than rating BBB- (Standard and Poor's) or equivalent), and in most cases, BBB rated investments; and
- Unrated securities.

5.3.3. Return on investments

The portfolio is expected to achieve a market average rate of return and take into account Fraser Coast Regional Council's risk tolerance and current interest rates, budget considerations and the economic cycle.

5.3.4.—Comparison of performance

For performance purposes, the portfolio will be compared to the Bloomberg Ausbond Bank Bill Index over a rolling one-year period. The Bloomberg Ausbond Bank Bill Index has a modified duration of 45 days and comprises thirteen 90 Day Bank Bills. The benchmark target is to be set equal to or above the benchmark yield and consider the expected types of securities held in the portfolio.

5.4. PORTFOLIO IMPLEMENTATION

5.4.1. Authorised personnel

The Executive Manager Financial Services is authorised to invest Fraser Coast Regional Council's operating funds and trust funds in investments consistent with this Investment Policy and legislation.

An external fund manager may also be authorised to perform investment activities for Council under instruction in accordance with Clause 5.2.3.

5.4.2. Internal controls

The Director of Organisational Services and Executive Manager Financial Services shall establish internal controls and processes that will ensure investment objectives are met and that the Investment Portfolio is protected from loss, theft and/or inappropriate use.

The established processes will include monthly reporting (including compliance reporting), as well as annual review of the Investment Policy. The internal controls will address the following:

- Control of collusion;
- Separate the transaction authority from accounting and record keeping;
- Safekeeping of records;
- Avoidance of physical delivery of securities;
- Clear delegation of authority to the Senior Management Accountant (Financial Operations);
- Confirmation requirements for settlement of securities;
- Compliance and oversight of investment parameters; and
- Reporting of breaches of the policy.

5.5. INVESTMENT PARAMETERS

5.5.1. Funds available for investment

For the purposes of this policy, funds available for investment are the surplus funds available at any one time and include Fraser Coast Regional Council's bank account balance.

The funds available for investment should match the cash flow needs of Council, allowing for working capital requirements. The investment strategy takes into account Council's investment needs. Once the Executive Manager Financial Services has determined that the cash flow forecast can be met, surplus funds may be invested for the required term. In this regard, it is appropriate for the Executive Manager Financial Services to be conservative (i.e. it is unlikely that investments are to be broken to meet cash flow obligations).

It is the responsibility of the Executive Manager Financial Services to assess the cost of direct investment management by Council relative to the return generated. This should be compared with the cost of investing funds with a capital guaranteed cash fund (e.g. Queensland Treasury Corporation (QTC) Capital Guaranteed Cash Fund).

5.5.2. Authorised investments

Without specific approval from Council or the Treasurer, investments are limited to those prescribed by the *Statutory Bodies Financial Arrangements Act 1982* pt 6 for local governments with Category 1 investment power, which includes:

- Interest bearing deposits;
- Bank accepted/endorsed bank bills;
- Short term bonds;
- QIC (Queensland Investment Corporation) Cash Fund; and
- QTC Capital Guaranteed Cash Fund, debt offset facility, fixed rate deposit (up to 12 months and QTC Working Capital Facility).

5.5.3. Prohibited investments

This Investment Policy prohibits any investment carried out for speculative purposes. The following investments are prohibited by this Investment Policy:

- Derivative based instruments (excluding floating rate notes);
- Securitised debt instruments;
- Structured products;
- Principal only investments or securities that provide potentially nil or negative cash flow;
- Stand-alone securities that have underlying futures, options, forward contracts and swaps of any kind; and
- Securities issued in non-Australian dollars.

5.5.4. Portfolio investment parameters and credit requirements

The following table shows the credit ratings and counterparty limits for Fraser Coast Regional Council as a percentage of the investment portfolio: Short term rating (Standard & Poor's) or equivalent	Individual counterparty limit	Total limit (Max % of Portfolio)
A1+	35%	100%
A1	20%	50%
A2 – Financial institutions only	15%	40%
A3 – Financial institutions only	Nil	Nil
Unrated	Nil	Nil
QIC/QTC Pooled cash management fund	100%	100%

It is noted that for the purpose of this investment portfolio, the percentage limits apply effective from the date of purchase as a percentage of the total value of the portfolio.

No more than 20 percent of the portfolio is to be invested in Floating Rate Notes.

No less than three (3) quotations shall be obtained from authorised institutions whenever an investment is proposed. The successful quote will be the one most beneficial to Council after meeting all the criteria of this Investment Policy.

5.5.5.Maturity

The maturity structure of the portfolio will reflect a maximum term to maturity of one year.

5.5.6.Liquidity requirement

Given the nature of the funds invested, no more than 20 per cent of the Investment Portfolio will be held in illiquid securities and at least 10 percent of the portfolio is to be on call or will mature within 0 - 7 days.

5.5.7.Breaches

Any breach of this Investment Policy is to be reported to the Director Organisational Services and Chief Executive Officer and if required, rectified as soon as practicable.

Where Council holds an investment that is downgraded below the minimum acceptable rating level, as prescribed under regulation for the investment arrangement, Council shall within 28 days after the change becomes known, either obtain Treasurer's approval for continuing with the investment arrangement or sell the investment arrangement (including, for example, withdrawing a deposit).

5.5.8.Safekeeping and custody

Each transaction will require written confirmation by the broker/dealer/bank. Fraser Coast Regional Council will hold security documents, or alternatively a third party custodian authorised by the Executive Manager Financial Services and evidenced by safekeeping receipts may hold security documents.

5.5.9.Criteria of authorised dealers and brokers

All transactions undertaken on behalf of the Investment Portfolio of Fraser Coast Regional Council will be executed either by Fraser Coast Regional Council directly, or through securities brokers registered as Australian Financial Service Licensees with an established sales presence in Australia, or direct issuers that directly issue their own securities which are registered on Fraser Coast Regional Council's approved list of brokers/dealers and direct issuers.

5.6. INVESTMENT GUIDELINES

Council's Investment Portfolio should be realisable, without penalty, in a reasonable time frame. The term to maturity of Council's fixed term investments should not exceed 12 months. The Executive Manager Financial Services may reduce these maturity limits to a shorter period.

Treasury and Council approval is required for investments with a period of greater than 12 months. This means approval is required from Council prior to submission to the Treasurer for approval.

Short term ratings

(Short term refers to investments with an initial maturity of less than 12 months)

Grade	S & P	Moody's	Fitch
Superior	A1+	P-1	F1+
	A1		F1
Strong	A2	P-2	F2
Acceptable	A3	P-3	F3

Where there is a split rating for an individual counterparty, the lower rating is to be applied.

5.7. REPORTING

The Executive Manager Financial Services will prepare a monthly report which will evaluate the transactions, concentrations, performance and compliance of the Investment Portfolio. The report will include:

- Percentage of the portfolio held by investment type and rating type; and
- Performance of the portfolio (relative to Bloomberg Ausbond Bank Bill Index benchmark).

A listing of securities held by issue name, maturity date, par value and dollar amount invested is to be available to the Executive or Council on request.

On an annual basis, the Investment Policy will be reviewed and amended where required. Any amendments are to be approved by Council prior to the implementation of the revised Investment Policy.

6. ASSOCIATED DOCUMENTS

Annual Budget
Long Term Financial Plan

7. REVIEW

This Policy will be reviewed when related legislation/documents are amended or replaced, other circumstances as determined from time to time by Council or at intervals of no more than one year.


Version Control

Version Number	Key Changes	Approval Authority	Approval Date	Document Number
1	New Policy	Council	16/04/2008	837209
3	Amendment - Legislation/Administrative	Council	20/07/2011	837209
4	Amendment – Adoption of 2012/13 Budget	Council	12/07/2012	837209
5	Amendment – Adoption of 2013/14 Budget	Council	03/07/2013	837209
6	Amendment – Adoption of 2014/15 Budget	Council	11/06/2014	837209
7	Amendment – Adoption of 2015/16 Budget	Council	17/06/2015	837209
8	Amendment – Adoption of 2016/17 Budget	Council	19/07/2016	837209

CP027 – Investment Council Policy
eDOCS #837209

Current at time of printing only
Page 8 of 9

9	Amendment – Adoption of 2017/18 Budget	Council	19/07/2017	837209
10	Amendment – Adoption of 2018/19 Budget	Council	27/06/2018	837209
12	Amendment – Adoption of 2019/20 Budget	Council	24/06/2019	837209
13	Amendment – Adoption of 2020/21 Budget	Council	24/06/2020	837209
14	Amendment – Adoption of 2022/23 Budget	Council	14/06/2022	837209
15	Amendment – Adoption of 2023/24 Budget	Council	28/06/2023	837209
16	Amendment – Adoption of 2024/25 Budget	Council	19/06/2024	837209
17	Amendment – Adoption of 2025/26 Budget	Council	11/06/2025	837209

	COUNCIL POLICY	
	Debt Council Policy	
	Policy Number	CP023
	Directorate	Organisational Services
	Owner	Executive Manager Financial Services
	Last Approved	19/06/2024 11/06/2025
	Review Due	19/06/2025 Budget 2026/27

1. PURPOSE

The purpose of this Debt Policy is to establish principles and set the level of borrowings for the 2024/2025 financial year and anticipated levels of borrowing for the following nine (9) financial years.

2. SCOPE

This policy applies to all Councillors and employees and extends to all forms of borrowings undertaken by Council to fund infrastructure.

3. HEAD OF POWER

Local Government Regulation 2012, Chapter 5, Part 4, Section 192
Financial Management (Sustainability) Guideline 2013
Statutory Bodies Financial Arrangements Act 1982
Statutory Bodies Financial Arrangements Regulation 2019

4. DEFINITIONS

To assist in the interpretation of this Policy the following definitions apply:

“**debt servicing ratio**” means the calculation of interest and principal repayments divided by annual rates revenue;

“**net financial liabilities ratio**” means the calculation of total liabilities less current assets, divided by total operating revenue;

5. POLICY STATEMENT

5.1 New Borrowings

Proposed borrowings for the financial years from ~~2024/2025~~/~~2025-2026~~ to ~~2033/2034~~/~~34-35~~ are set out in the schedule below:

Fraser Coast REGIONAL COUNCIL											
Borrowings											
Purpose	Budget 2025-26 \$'000	Forecast 2026-27 \$'000	Forecast 2027-28 \$'000	Forecast 2028-29 \$'000	Forecast 2029-30 \$'000	Forecast 2030-31 \$'000	Forecast 2031-32 \$'000	Forecast 2032-33 \$'000	Forecast 2033-34 \$'000	Forecast 2034-35 \$'000	Expected Term
Wastewater Infrastructure	23,000	35,000	45,000	25,000	-	-	-	-	-	-	20 years
	23,000	35,000	45,000	25,000	-	-	-	-	-	-	

Fraser Coast REGIONAL COUNCIL											
Borrowings											
Purpose	2024-25 \$'000	2025-26 \$'000	2026-27 \$'000	2027-28 \$'000	2028-29 \$'000	2029-30 \$'000	2030-31 \$'000	2031-32 \$'000	2032-33 \$'000	2033-34 \$'000	Expected Term
Wastewater Infrastructure	-	38,000	20,000	25,000	7,000	-	-	-	-	-	20 years
	-	38,000	20,000	25,000	7,000	-	-	-	-	-	

5.2 Purpose of New Borrowings

Planned borrowings are to be raised to fund new wastewater assets including wastewater treatment plants and wastewater reuse facilities.

5.3 Repayment Term

The time for repayment of existing and proposed borrowings is planned to be within:

Purpose	Expected Terms*
Administration and land	20 years
Airport	20 years
Coastal management	20 years
Drainage	20 years
Environmental sustainability	20 years
Roads	10-20 years
Trunk infrastructure	10-20 years
Waste management	20 years
Water and wastewater	20 years

* Terms of borrowings in principle should not exceed the estimated life of the asset.

5.4 Policy

Council will consider the following when determining the annual borrowing program:

Long term financial viability

Pursuant to section 171 of the *Local Government Regulation 2012*, Council will consider its long term financial forecast before planning new borrowings and review its long term

financial plan on an annual basis with the aim to ensure that Council remains financially viable in the long term and proposed budgets are consistent with the adopted strategy. This plan will forecast future revenue and expenditure levels including loan borrowings and the continued ability to service loan repayments.

Appropriate debt/revenue ratios

In accordance with section 169 of the *Local Government Regulation 2012*, the Council is required to disclose in the budget relevant measures of financial sustainability.

With respect to the management of debt in line with the Long Term Financial Plan, Council's borrowings will be managed and planned recognising the long term impacts of ~~debt using the Net Financial Liabilities Ratio as established in the debt, having regard to the~~ *Financial Management (Sustainability Guideline) 2013/2024*.

~~This ratio is an indicator of the extent to which the net financial liabilities of a local government can be serviced by its operating revenues. The target set by the Department of State Development, Infrastructure, Local Government and Planning for the net financial liabilities ratio is less than 60%. Council's Long Term Financial Plan indicates Council's net financial liabilities ratio is consistently less than the target of 60% on average over the long-term.~~

Inter-generational equity

Consideration for borrowing will be given to new capital projects with an estimated useful life of ten years or more in order to apportion costs on an equitable basis over future generations of ratepayers.

Short-term working capital

It is Council's intention not to borrow for short-term working capital purposes, however should it be necessary, borrowings for short-term working capital will be repaid within one year.

6. ASSOCIATED DOCUMENTS

Long Term Financial Plan


7. REVIEW

This Policy is to be reviewed each financial year in accordance with Section 192 of the *Local Government Regulation 2012*.

Version Control

Version Number	Key Changes	Approval Authority	Approval Date	Document Number
1	New Policy	Council	16/07/2008	874224
2	Amendment – Adoption of 2009/10 Budget	Council	26/06/2009	874224

3	Amendment – Adoption of 2010/11 Budget	Council	21/06/2010	874224
4	Amendment – Adoption of 2011/12 Budget	Council	01/06/2011	874224
5	Amendment – Adoption of 2012/13 Budget	Council	12/07/2012	874224
6	Amendment – Adoption of 2013/14 Budget	Council	03/07/2013	874224
7	Amendment – Loan Borrowing Schedule	Council	16/10/2013	874224
8	Amendment – Adoption of 2014/15 Budget	Council	11/06/2014	874224
9	Amendment – Adoption of 2015/16 Budget	Council	17/06/2015	874224
10	Amendment – Adoption of 2016/17 Budget	Council	19/07/2016	874224
11	Amendment – Adoption of 2017/18 Budget	Council	19/07/2017	874224
12	Amendment – Adoption of 2018/19 Budget	Council	27/06/2018	874224
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16	Amendment – Adoption of 2022/23 Budget	Council	14/06/2022	874224
17	Amendment – Adoption of 2023/24 Budget	Council	28/06/2023	874224
18	Amendment – Adoption of 2024/25 Budget	Council	19/06/2024	874224
19	Amendment – Adoption of 2025/26 Budget	Council	11/06/2025	874224

 <p>Fraser Coast REGIONAL COUNCIL</p>	COUNCIL POLICY	
	Revenue Council Policy	
	Policy Number	CP031
	Directorate	Organisational Services
	Owner	Executive Manager Financial Services
	Last Approved	19/06/2025 11/06/2025
	Review Due	19/06/2026 Budget 2026/27

1. PURPOSE

The purpose of this Policy is to provide a framework for how Council levy rates and charges in the local government area for the current financial year.

2. SCOPE

This Policy applies to all properties in the local government area.

3. HEAD OF POWER

Local Government Act 2009
Local Government Regulation 2012

4. DEFINITIONS

Not applicable.

5. POLICY STATEMENT

In accordance with the *Local Government Regulation 2012* - ~~sections~~ 193, this policy will state:

- (a) the principles that Council intends to apply in the financial year for:
 - (i) levying rates and charges; and
 - (ii) granting concessions for rates and charges; and
 - (iii) recovering overdue rates and charges; and
 - (iv) cost-recovery methods; and
- (b) the purpose for the concessions that Council intends to grant for rates and charges; and
- (c) the extent to which physical and social infrastructure costs for a new development are to be funded by charges for the development.

A. PRINCIPLES

Council intends to apply the following principles to the levying of rates and charges, granting of concessions for rates and charges, recovering overdue rates and charges, and cost-recovery methods:

- *equity* - ensuring the fair and consistent application of lawful rating and charging principles, without bias, taking account of all relevant considerations;
- *transparency* - openness in the processes involved;
- *simplicity* – making processes which are simple and cost effective to administer;

- *consistency* - by treating Ratepayers with similar circumstances in the same manner;
- *fiscal responsibility* – ensuring Council meets its budgetary responsibilities;
- *clarity* - by providing meaningful information to enable Ratepayers to clearly understand their responsibilities;
- *compliance* - in setting its cost-recovery fees, Council will be conscious of the legislative requirement that such a fee must not be more than the cost to Council of providing the service or taking the action to which the fee applies;
- *flexibility* - responding where possible to unforeseen changes in the local economy and providing a wide range of payment options;
- *sustainability* - revenue decisions support the financial strategies for the delivery of infrastructure and services identified in Council's long term plan and corporate plan; and
- *compassion* - having regard to individual's circumstances, particularly if experiencing hardship.

B. PURPOSE FOR CONCESSIONS

In accordance with the *Local Government Regulation 2012* - [section 5-193\(1\)\(b\)](#), the purposes for the concessions that Council will apply are outlined below:

(a) Concessions for pensioners;

Council recognises that certain classes of pensioners are restricted by a fixed income and should be afforded a concession in respect of rates and charges. The purpose of the concession is to support pensioners' ability to reside in the Fraser Coast and provide some cost of living relief.

(b) Concessions for religious entities, community & welfare, care facilities for aged persons and persons with disabilities and emergency services;

Council recognises that certain organisations that are non-profit and operate for the general benefit of the community, rely mainly on volunteer labour, often with limited financial resources and should be afforded a concession in respect of rates and charges. It is expected that by allowing a concession for these groups, more of their financial resources will be available to assist members of the community.

(c) Concessions for conservation area;

Council has committed to providing assistance for the preservation, restoration, and protection of environmentally significant land. Owners of conservation Land are provided a rate concession to recognize and support their efforts in maintaining the conservation Land.

(d) Financial Hardship;

Council has committed to providing assistance to Ratepayers where payment of rates and charges, due to their financial circumstances, will cause hardship as determined in accordance with the Financial Hardship policy principles. Council acknowledges that over time, competing financial pressures may create social and personal impacts. The purpose of concessions is to assist in alleviating those impacts on individuals and therefore the region.

(e) Economic Development;

Council may provide assistance to Ratepayers to encourage the economic development of all or part of the region.

(f) Refurbishment;

Council may provide assistance to Ratepayers who experience hardship through business closure due to significant site refurbishment.

(g) Limit Increases in Water and Wastewater Charges

Council has committed to providing assistance to Ratepayers by limiting increases in the combined water and wastewater utility charges levied on those Ratepayers in the previous financial year.

C. PHYSICAL AND SOCIAL INFRASTRUCTURE COSTS FOR NEW DEVELOPMENT

Council has prepared a Local Government Infrastructure Plan in accordance with the *Planning Act 2016*.

The Local Government Infrastructure Plan (LGIP) must, among other things, include:

- a statement of the desired standard of service for the item (e.g. engineering standards); and
- a schedule of trunk infrastructure works and timing of these works.


Council's LGIP forms part of the Fraser Coast Planning Scheme which commenced on 28 January 2014.

Council's Adopted Infrastructure Charges Resolution (pursuant to section 113 of the Planning Act 2016 and the State Planning Regulatory Provision (adopted charges)) forms the basis for Council's practice of collecting infrastructure charges.

Council endeavours to recover the costs of new development from infrastructures charges to the greatest extent permissible under relevant Acts and Regulations.

6. ASSOCIATED DOCUMENTS**7. REVIEW**

This Policy will be reviewed when related legislation/documents are amended or replaced, other circumstances as determined from time to time by Council or at intervals of no more than one year.

	COUNCIL POLICY	
	Revenue Statement	
	Policy Number	CP031
	Directorate	Organisational Services
	Owner	Executive Manager Financial Services
	Last Approved	19/06/2025 411/06/2025
	Review Due	Budget 20265/276 Budget 2026/27

1. PURPOSE

The purpose of this Policy is to provide an outline and explanation of the measures that Council have adopted for raising revenue.

2. SCOPE

This Policy applies to all properties in the local government area.

3. HEAD OF POWER

Local Government Act 2009
Local Government Regulation 2012

4. DEFINITIONS

To assist in the interpretation of this Policy the following definitions apply:

“Accredited Nursing Care” means premises that has obtained the required State/Federal accreditation to care for aged persons in a nursing care type environment. Accommodation is by way of beds in wards or shared rooms with nursing care available at all times.

“Bed and Breakfast” means where designated rooms of an owner-occupied dwelling are made available for paid short term accommodation as approved by Council.

“Car Parking Facility” means a cleared area designated by markings or signage for the parking of vehicles.

“Caravan Park” means premises used to provide facilities for the overnight provision of parking or camping for caravan, campervan, motorhome, camper trailer and any other RV or camping product on a commercial basis.

“Combined Waste Service” has the meaning given in Council’s Waste Management Policy.

“Consumption” means the usage recorded by the meter attached to the property.

“Council’s Property Type Code” means a code included in the system of codes adopted and assigned by Council to identify the type of Land to which a given rateable parcel belongs.

“Declared Service Area” means, for a given Council utility service, the area, within the Fraser Coast Regional Council local government area, that Council resolves from time to time as being the “declared service area”.

“Defined Waste Collection Area” means the area, within the Fraser Coast Regional Council boundary, that Council resolves from time to time as being the “defined waste collection area” as referenced within Council’s Waste Management Policy.

“Flats” means Land with independent living units which may provide a mix of both short-term and permanent accommodation. This can include structures described as “duplex” or “Dual Occupancy” within Planning or Building Certification.

“Flood Prone Land” means Land where Council has determined that no residence can be built due to flooding potential.

“Group/Strata-titled” means a form of ownership devised for multi-level apartment blocks and horizontal subdivisions with shared areas.

“Hotel” means property used primarily to sell liquor for consumption on and off the premises. It may include accommodation for travellers and tourists, dining, entertainment activities and facilities, and other services.

“Home-based Business” means low impact home based businesses or not-for-profit or nominal-entry-fee-tourism businesses as approved by Council.

“Independent Living Units (ILUs)” means self-contained residential accommodation designed to be occupied on a permanent or semi-permanent nature (irrespective of actual occupancy).

In determining whether a property contains an ILU, Council will have regard to factors such as but not limited to rental status, separate utility connections or services, separate street addressing, driveways and/or letterboxes, separate and clearly defined fenced areas/outdoor spaces, the design/layout/configuration of structures, and positioning of the structure on a lot and/or the relationship between structures on a lot.

Where ILU’s are integrated/connected, consideration may be given to shared internal access and/or the existence of external access to shared outdoor living spaces such as a patio, alfresco or verandah.

Structures described as “secondary dwellings” within Planning or Building Certification may be considered as ILUs for rating purposes, should they exhibit 1 or more of the above factors or as considered relevant by Council.

“Land” means a single surveyed allotment or multiple surveyed allotments having a single rateable valuation as assessed by the Queensland Department of Resources.

“Land Area” means the total land area of a single surveyed allotment or multiple surveyed allotments having a single rateable valuation as assessed by the Queensland Department of Resources.

“Large Shopping Centre” means Land used as a large Retail development (including a single, stand-alone store) with 70 or more Car Parking Facilities.

“Major Industry” means Land determined solely by Council used for commercial/industrial activities that include but not limited to the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring, treating of products and may have one or more of the following attributes:

1. Places greater demand on the water infrastructure network in the event of fire, explosion or toxic release including aerosol, fume, particle, smoke and odour than the residential and commercial/industrial;
2. Requires greater demand on water storage, water treatment, water mains, pumps, and storage in the context of the water infrastructure network;
3. Requires on demand capacity including peak load capacity on water infrastructure owing to one or more of the following:
 - a street frontage of greater than 40 metres that is double that of an average residential property;
 - a Land Area of greater than 2000m²;

- a floor area of greater than 500m²;
- a service water pipe size 50mm or greater;
- a combination of service water pipes sizes 50mm or greater servicing the property; or
- places demand on the system greater than other water access categories for firefighting capacity.

“Manufactured Home” has the meaning given in the Manufactured Homes (Residential Parks) Act 2003

“Motel” means property used to provide accommodation in serviced rooms for travellers or tourists away from their normal place of residence, and where provision is made for parking directly outside their respective room.

“Multi-residential Bed and Breakfast” means two or more dwellings are situated on a single separately valued parcel of Land and one of the dwellings is owner-occupied, and the remaining dwelling/s is/are wholly available for paid short term accommodation as approved by Council.

“Primary Land Use Code” means a code included in the system of codes adopted and assigned by the Queensland Department of Resources to identify the use of Land.

“Principal Place of Residence” means:

- (a) a Single Residential Dwelling or Home Unit where:
 - i. *at least one natural person who owns the dwelling or home unit who resides and intends to reside there for at least 245 days per year; or*
 - ii. *at least one natural person who is a life tenant of the dwelling or home unit who resides and intends to reside there for at least 245 days per year; or*
- (b) a Single Residential Dwelling or Home Unit:
 - i. *in which the natural person owner or a life tenant predominantly lived immediately before being admitted to a nursing or convalescence institution; and*
 - ii. *at which the natural person owner or the life tenant will resume living upon being discharged from the nursing or convalescence institution; and*
 - iii. *that remains unoccupied throughout the period of the natural person owner’s or the life tenant’s residence at the nursing or convalescent institution.*

Principal place of residence does not include a single residential dwelling or home unit that is wholly:
 (a) *owned by an entity other than a natural person (e.g. a company or an incorporated association);*
 or
 (b) *owned by a person as trustee of a trust (as defined by the Australian Taxation Office).*

Note: In establishing Principal Place of Residence, Council may consider any relevant material including nominated address according to the electoral roll, or whether services such as telephone and electricity are connected to the property in the owner’s name.

“Rateable Property” means Land that has a rateable value as defined under Sections 72 & 74 of the *Local Government Regulation 2012*.

“Ratepayer” means a person who is liable to pay rates and charges as defined under Schedule 8 and Section 127 of the *Local Government Regulation 2012*.

“Residential Resort” means Land that provides independent living as part of a complex that also includes common facilities and amenities. The complex may also provide shops and restaurants which service occupants and also the general public.

The Independent Living Units in these complexes may provide a mix of both short-term and permanent accommodation.

“Residential Park” means:

- (a) premises comprising a residential park for the *Manufactured Homes (Residential Parks) Act 2003 (Qld)* (manufactured home sites must account for 40% or greater of the total site numbers); and

(b) premises recorded on the Qld Department of Communities, Housing and Digital Economy's *Residential Parks (Manufactured Homes) Register* at the beginning of a billing (rate levy) cycle.

"Residential Service" means:

A registered residential service for the *Residential Services (Accreditation) Act 2002 (Qld)*:

- (a) recorded as such on the Qld Department of Communities, Housing and Digital Economy's *Register of Residential Services*;
- (b) where the accommodation provided is comprised solely of independent living units.

"Retail" means the sale of goods or services to consumers.

"Retirement Village" means premises:

- (a) comprising a *retirement village* for the *Retirement Villages Act 1999 (Qld)*;
- (b) recorded on the Qld Department of Communities, Housing and Digital Economy's *Retirement Villages Register* at the beginning of a billing (rate levy) cycle.

"Separate Occupation" means that a rate and or charge will apply to Land and or to each separate business premises within the Land or building that can be individually occupied.

"Single Residential Dwelling or Home Unit" means properties used solely for a single residential dwelling - consists of a single dwelling built as a single living unit on only one allotment or built over the common boundary of two contiguous allotments used solely for domestic accommodation. The lot may contain a secondary/subordinate dwelling, providing that dwelling is not considered an Independent Living Unit as defined by Council. A home unit is a lot in a community titles scheme under the *Body Corporate and Community Management Act 1997* or cognate legislation, used solely for residential accommodation.

"Standard Waste Service": has the meaning given in Council's Waste Management Policy.

"Structure Over Boundary" means where a certified permanent building structure is built over the boundary of more than one contiguous allotment.

"Tenancy" (of premises) means exclusive possession or occupancy the entitlement to which is conferred by or derived from an agreement, or that otherwise arises by operation of law.

Irrespective of whether a relevant agreement is called a lease, a tenancy agreement, a rental agreement, or suchlike, it creates a tenancy if it confers the entitlement to exclusive possession or occupancy. The entitlement may be for a fixed term; it may be periodic: for example, continuing from week to week or from month to month. It may be an entitlement that continues at the will of the person who granted it.

In determining whether premises are tenanted, Council will have regard to factors such as occupancy by a person other than the owner, length of occupation, premises design/configuration/services, existence of an occupancy or usage agreement, and other criteria that Council considers relevant.

"Unit - Residential" means attached or detached premises, a separate permanent residential occupation, Bed and Breakfast or any other type of residential premises.

"Unit - Commercial" means separate commercial or industrial occupancy and/or tenancy of a commercial or industrial premises, Motel, Caravan Park, backpacker accommodation, multiple accommodation property/resort or any other type of commercial premises on a registered plan.

"Vacant Land" means Land upon which no building or other structure (excluding fences) exists or Land upon which there is no structure (excluding fences) other than a garage/shed used for a non-commercial purpose.

"Wastewater Service Area" means all Land within the Declared Service Area for wastewater, and Land outside of that Declared Service Area from which Council is prepared to accept wastewater.

“**Water Service Area**” means all Land within the Declared Service Area, and Land outside of the Declared Service Area to which Council is prepared to supply water.

5. REVENUE STATEMENT

In accordance with the *Local Government Regulation 2012* ~~section 5~~-172, this revenue statement states;

- (a) the rating categories for rateable Land and a description of each rating category;
- (b) the criteria used to decide the amount of a cost-recovery fee;
- (c) the criteria used to decide the amount of the charges for the goods and services provided by Council’s commercial business activities;
- (d) the outline and explanation of the rates and charges to be levied;
- (e) the outline and explanation of the concessions for rates and charges; and
- (f) the outline and explanation of the limitation on increase of rates and charges.

A. RATING CATEGORIES FOR RATEABLE LAND AND A DESCRIPTION OF EACH RATING CATEGORY

RESIDENTIAL

Category: Category 1a – Residential Owner Occupier – Urban

Description: Land used solely for a Single Residential Dwelling or Home Unit, which is the Principal Place of Residence of the owner/s. The Single Residential Dwelling or Home Unit may also be used as a Home-based Business or Bed and Breakfast.

The Land must be within the water area and also be within the State Government Emergency Management Levy district class A.

Category: Category 1b – Residential Owner Occupier – Non-Urban

Description: Land used solely for a Single Residential Dwelling or Home Unit, which is the Principal Place of Residence of the owner/s. The Single Residential Dwelling or Home Unit may also be used as a Home-based Business or Bed and Breakfast.

The Land must either be outside of the water area or be within the State Government Emergency Management Levy district class E.

Category: Category 2a – Residential Non-Owner Occupier – Urban

Description: Land used solely for a Single Residential Dwelling or Home Unit, which is not the Principal Place of Residence of the owner/s. The Single Residential Dwelling or Home Unit may also be used as a Home-based Business or Bed and Breakfast.

Where more than one property is owned by the same person/s, residing in the Fraser Coast Regional Council boundary, only one (1) property can have the Principal Place of Residence status.

The Land must be within the water area and also be within the State Government Emergency Management Levy district class A.

Category: Category 2b – Residential Non-Owner Occupier – Non-Urban

Description: Land used solely for a Single Residential Dwelling or Home Unit, which is not the Principal Place of Residence of the owner/s. The Single Residential Dwelling or Home Unit may also be used as a Home-based Business or Bed and Breakfast.

Where more than one property is owned by the same person/s, residing in the Fraser Coast Regional Council boundary, only one (1) property can have the Principal Place of Residence status.

The Land must either be outside of the water area or be within the State Government Emergency Management Levy district class E.

VACANT LAND

Category: Category 3a – Residential Vacant Land/Other – Urban

Description: Vacant Land and other Land other than the Land as defined in Category 1a to 2b or 3b to 9s.

The Land must be within the water area and also be within the State Government Emergency Management Levy district class A.

Category: Category 3b – Residential Vacant Land/Other – Non-Urban

Description: Vacant Land and other Land other than the Land as defined in Category 1a to 3a or 3c to 9s.

The Land must either be outside of the water area or be within the State Government Emergency Management Levy district class E.

Category: Category 3c – Limited Development (Constrained Land) Vacant Land - Urban

Description: Vacant Land zoned Limited Development (Constrained Land) in Council's Planning Scheme 2014. The Land must be within the water area and also be within the State Government Emergency Management Levy district class A.

Category: Category 3d – Limited Development (Constrained Land) Vacant Land – Non-Urban

Description: Vacant Land zoned Limited Development (Constrained Land) in Council's Planning Scheme 2014.

The Land must either be outside of the water area or be within the State Government Emergency Management Levy district class E.

Category: Category 4a – Concessional Subdivided Land – Urban

Description: Vacant Land receiving a subdivider discounted valuation for the discounted valuation period, denoted by the Primary Land Use Code 72 as Subdivided land – (LG rates valuation discount).

The Land must be within the water area and also be within the State Government Emergency Management Levy district class A.

Category: Category 4b – Concessional Subdivided Land – Non-Urban

Description: Vacant Land receiving a subdivider discounted valuation for the discounted valuation period, denoted by the Primary Land Use Code 72 as Subdivided land – (LG rates valuation discount).

The Land must either be outside of the water area or be within the State Government Emergency Management Levy district class E.

Category: Category 5a – Commercial Vacant Land – Urban

Description: Vacant Land zoned high impact industry, medium impact industry, low impact industry, principal centre, district centre or specialised centre in Council's planning scheme.

The Land must be within the water area and also be within the State Government Emergency Management Levy district class A.

Category: Category 5b – Commercial Vacant Land – Non-Urban

Description: Vacant Land zoned high impact industry, medium impact industry, low impact industry, principal centre, district centre or specialised centre in Council's planning scheme.

The Land must either be outside of the water area or be within the State Government Emergency Management Levy district class E.

COMMERCIAL/INDUSTRIAL

Category: Category 6a – Commercial/Industrial – Urban

Description: Land used for commercial, business, or industrial purposes, Accredited Nursing Care facilities that do not provide independent living as part of the complex, or other similar purposes not included in any other category. The Land may also contain a single residential dwelling.

The Land must be within the water area and also be within the State Government Emergency Management Levy district class A.

Category: Category 6b – Commercial/Industrial – Non-Urban

Description: Land used for commercial, business, or industrial purposes, Accredited Nursing Care facilities that do not provide independent living as part of the complex, or other similar purposes not included in any other category. The Land may also contain a single residential dwelling.

The Land must either be outside of the water area or be within the State Government Emergency Management Levy district class E.

Category: Category 6c – Commercial - Large Retail – Urban

Description: Land used as a Large Shopping Centre with a minimum land area of 2.5 hectares with a rateable valuation that is equal to or less than \$20,000,000

The Land must be within the water area and also be within the State Government Emergency Management Levy district class A.

Category: Category 6d – Commercial - Large Retail – Urban

Description: Land used as a Large Shopping Centre with a minimum land area of 2.5 hectares with a rateable valuation that is greater than \$20,000,000.

The Land must be within the water area and also be within the State Government Emergency Management Levy district class A.

PRIMARY PRODUCTION

Category: Category 7a – Primary Production

Description: Land being used for primary production purposes denoted by Primary Land Use Codes 60 to 71 inclusive, 73 to 89 inclusive or 93, excluding land exclusively zoned high impact industry, medium impact industry, low impact industry, principal centre, district centre or specialised centre in Council's planning scheme.

MULTI-RESIDENTIAL – FLATS/RESIDENTIAL RESORTS/OTHER

Category: Category 8a – 2-10 ILUs

Description: Land used for Flats, Residential Resorts, or other similar purposes not included in any other category.

The Land in this category contains 2 to 10 Independent Living Units.

Category: Category 8b – 11-19 ILUs

Description: Land used for Flats, Residential Resorts or other similar purposes not included in any other category.

The Land in this category contains 11 to 19 Independent Living Units.

Category: Category 8c – 20-39 ILUs

Description: Land used for Flats, Residential Resorts or other similar purposes not included in any other category.

The Land in this category contains 20 to 39 Independent Living Units.

Category: Category 8d – 40-59 ILUs

Description: Land used for Flats, Residential Resorts or other similar purposes not included in any other category.

The Land in this category contains 40 to 59 Independent Living Units.

Category: Category 8e– 60-79 ILUs

Description: Land used for Flats, Residential Resorts or other similar purposes not included in any other category.

The Land in this category contains 60 to 79 Independent Living Units.

Category: Category 8f – 80-99 ILUs

Description: Land used for Flats, Residential Resorts or other similar purposes not included in any other category.

The Land in this category contains 80 to 99 Independent Living Units.

Category: Category 8g – 100-119 ILUs

Description: Land used for Flats, Residential Resorts or other similar purposes not included in any other category.

The Land in this category contains 100 to 119 Independent Living Units.

Category: Category 8h – 120-139 ILUs

Description: Land used for Flats, Residential Resorts or other similar purposes not included in any other category.

The Land in this category contains 120 to 139 Independent Living Units.

Category: Category 8i – 140-159 ILUs

Description: Land used for Flats, Residential Resorts or other similar purposes not included in any other category.

The Land in this category contains 140 to 159 Independent Living Units.

Category: Category 8j – 160-179 ILUs

Description: Land used for Flats, Residential Resorts or other similar purposes not included in any other category.

The Land in this category contains 160 to 179 Independent Living Units.

Category: Category 8k – 180-199 ILUs

Description: Land used for Flats, Residential Resorts or other similar purposes not included in any other category.

The Land in this category contains 180 to 199 Independent Living Units.

Category: Category 8l – 200-219 ILUs

Description: Land used for Flats, Residential Resorts or other similar purposes not included in any other category.

The Land in this category contains 200 to 219 Independent Living Units.

Category: Category 8m – 220-239 ILUs

Description: Land used for Flats, Residential Resorts or other similar purposes not included in any other category.

The Land in this category contains 220 to 239 Independent Living Units.

Category: Category 8n – 240-259 ILUs

Description: Land used for Flats, Residential Resorts or other similar purposes not included in any other category.

The Land in this category contains 240 to 259 Independent Living Units.

Category: Category 8o – 260-279 ILUs

Description: Land used for Flats, Residential Resorts or other similar purposes not included in any other category.

The Land in this category contains 260 to 279 Independent Living Units.

Category: Category 8p – 280-299 ILUs

Description: Land used for Flats, Residential Resorts or other similar purposes not included in any other category.

The Land in this category contains 280 to 299 Independent Living Units.

Category: Category 8q – 300-319 ILUs

Description: Land used for Flats, Residential Resorts or other similar purposes not included in any other category.

The Land in this category contains 300 to 319 Independent Living Units.

Category: Category 8r – 320-339 ILUs

Description: Land used for Flats, Residential Resorts or other similar purposes not included in any other category.

The Land in this category contains 320 to 339 Independent Living Units.

Category: Category 8s – 340-359 ILUs

Description: Land used for Flats, Residential Resorts or other similar purposes not included in any other category.

The Land in this category contains 340 to 359 Independent Living Units.

MULTI-RESIDENTIAL – RETIREMENT VILLAGES/RESIDENTIAL PARKS/RESIDENTIAL SERVICES**Category: Category 9a – 2-10 ILUs**

Description: Land used for Retirement Villages, Residential Parks, or Residential Services.
The Land in this category contains 2 to 10 Independent Living Units.

Category: Category 9b – 11-19 ILUs

Description: Land used for Retirement Villages, Residential Parks, or Residential Services.
The Land in this category contains 11 to 19 Independent Living Units.

Category: Category 9c – 20-39 ILUs

Description: Land used for Retirement Villages, Residential Parks, or Residential Services.
The Land in this category contains 20 to 39 Independent Living Units.

Category: Category 9d – 40-59 ILUs

Description: Land used for Retirement Villages, Residential Parks, or Residential Services.
The Land in this category contains 40 to 59 Independent Living Units.

Category: Category 9e– 60-79 ILUs

Description: Land used for Retirement Villages, Residential Parks, or Residential Services.
The Land in this category contains 60 to 79 Independent Living Units.

Category: Category 9f – 80-99 ILUs

Description: Land used for Retirement Villages, Residential Parks, or Residential Services.
The Land in this category contains 80 to 99 Independent Living Units.

Category: Category 9g – 100-119 ILUs

Description: Land used for Retirement Villages, Residential Parks, or Residential Services.
The Land in this category contains 100 to 119 Independent Living Units.

Category: Category 9h – 120-139 ILUs

Description: Land used for Retirement Villages, Residential Parks, or Residential Services.
The Land in this category contains 120 to 139 Independent Living Units.

Category: Category 9i – 140-159 ILUs

Description: Land used for Retirement Villages, Residential Parks, or Residential Services.
The Land in this category contains 140 to 159 Independent Living Units.

Category: Category 9j – 160-179 ILUs

Description: Land used for Retirement Villages, Residential Parks, or Residential Services.
The Land in this category contains 160 to 179 Independent Living Units.

Category: Category 9k – 180-199 ILUs

Description: Land used for Retirement Villages, Residential Parks, or Residential Services.
The Land in this category contains 180 to 199 Independent Living Units.

Category: Category 9l – 200-219 ILUs

Description: Land used for Retirement Villages, Residential Parks, or Residential Services.
The Land in this category contains 200 to 219 Independent Living Units.

Category: Category 9m – 220-239 ILUs

Description: Land used for Retirement Villages, Residential Parks, or Residential Services.
The Land in this category contains 220 to 239 Independent Living Units.

Category: Category 9n – 240-259 ILUs

Description: Land used for Retirement Villages, Residential Parks, or Residential Services.
The Land in this category contains 240 to 259 Independent Living Units.

Category: Category 9o – 260-279 ILUs

Description: Land used for Retirement Villages, Residential Parks, or Residential Services.
The Land in this category contains 260 to 279 Independent Living Units.

Category: Category 9p – 280-299 ILUs

Description: Land used for Retirement Villages, Residential Parks, or Residential Services.
The Land in this category contains 280 to 299 Independent Living Units.

Category: Category 9q – 300-319 ILUs

Description: Land used for Retirement Villages, Residential Parks, or Residential Services.
The Land in this category contains 300 to 319 Independent Living Units.

Category: Category 9r – 320-339 ILUs

Description: Land used for Retirement Villages, Residential Parks, or Residential Services.
The Land in this category contains 320 to 339 Independent Living Units.

Category: Category 9s – 340-359 ILUs

Description: Land used for Retirement Villages, Residential Parks, or Residential Services.
The Land in this category contains 340 to 359 Independent Living Units.

B. CRITERIA USED TO DECIDE THE AMOUNT OF A COST-RECOVERY FEE

In accordance with *the Local Government Act 2009* [section 5-97](#), Council will fix by resolution cost recovery fees for services and facilities including (without limitation):

- applications for issue or renewal of approvals, consents, licences, permissions, registrations or other approvals under a Local Government Act;¹ or
- recording transfer of ownership of land; or
- giving information kept under a Local Government Act; or
- seizing property or animals under a Local Government Act; or
- the performance of another responsibility under the *Building Act 1975* or *Plumbing and Drainage*

¹ The *Local Government Act* defines a Local Government Act as a law under which a local government performs the local government's responsibilities.

Act 2018.

In accordance with section 97(4), the cost-recovery fee will be no more than the cost to Council of providing the service or taking the action for which the fee is charged.

C. CRITERIA USED TO DECIDE THE AMOUNT OF THE CHARGES FOR THE GOODS AND SERVICES PROVIDED BY COUNCIL'S COMMERCIAL BUSINESS ACTIVITIES

Local Government Regulation 2012 subsection 41(1)(d) obliges Council to apply full cost recovery to its water and sewerage services. Council considers that in almost all instances it is appropriate and in the community interest also to apply full cost recovery to its waste management services.

Council applies full cost recovery for a service if the estimated total revenue for the financial year is more than the estimated total costs of providing the service in the financial year (*Regulation* subsection 41(2)).

Full cost recovery charging will only be applied where permissible under the *Local Government Act 2009* or *Local Government Regulation 2012*.

In relation to other business activities conducted by Council on a commercial basis, Council has the power to conduct these business activities and make business activity fees for services and facilities it provides on this basis. These 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.

By imposing charges that accurately reflect the full cost of the provision of services, Council will promote efficiency in both provision and use of the services.

D. OUTLINE AND EXPLANATION OF THE RATES AND CHARGES TO BE LEVIED

1. GENERAL RATES

Council uses a system of differential general rates to raise an amount of revenue appropriate to maintain assets and provide services to the community in general of its local government area. Council provides a range of services including roads and drainage, parks, libraries and cultural facilities, street lighting, coastal management, economic development and major projects, with these services designed to benefit the entire region.

In deciding how general rates are calculated, a number of factors are taken into account, including:

- the rateable value of the Land;
- the use of the Land;
- the level of services provided to the region and the cost of providing the services; and
- the location and access to services.

2. SPECIAL RATES OR CHARGES

Special rates or charges are levied under the *Local Government Regulation 2012* [sections 94](#).

Special rates or 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.

Special rates or charges will only be levied to a property which, in Council's opinion, receives a special benefit from those activities.

Council will not be levying any special rates or charges in 2024~~5~~/2026~~5~~.

3. UTILITY CHARGES

Utility charges are levied under the *Local Government Regulation 2012*-[section 5-99](#).

Utility and commercial charges are assessed where applicable on full cost pricing principles so that total income received, will fund the full cost of provision of local government services to the community and the effective administration of these services.

Utility charges are levied for water, wastewater, and waste (including the waste utility charges and the Fraser Island Garbage Charge, the latter to meet the cost of providing waste collection services on Fraser Island and mainland landfill sites for disposal of the collected waste).

Utility charges will be levied to all land which either utilises, or is able to utilise, these services.

4. SEPARATE RATES OR CHARGES

Separate rates or charges are levied under the *Local Government Regulation 2012*-[section 5-103](#).

Separate rates or charges are for a services, facilities or activities the cost of which is not recovered via general or special rates or charges, or utility charges.

Separate rates or charges must be levied equally upon all rateable Land in Council's local government area.

The following separate charges will be levied in 2024~~5~~/26~~5~~;

- Disaster Management [and Resilience](#) Levy – for the purposes of raising revenue in accordance with Council's Disaster Management [and Resilience](#) Levy Policy.

E. OUTLINE AND EXPLANATION OF THE CONCESSIONS FOR RATES AND CHARGES

In accordance with the *Local Government Regulation 2012*, sections 119-126 Council will allow concessions or assistance as follows:

1. Concessions for pensioners

Concession on the basis set out in Council's Pensioner Concession Policy.

It is Council's policy to provide assistance by way of a concession on the general rate to Ratepayers who are in receipt of a pension from the Commonwealth Government, and who comply with the guidelines established by the Queensland Department of Communities, Housing and Digital Economy for the State Government Rate Subsidy Scheme.

Council recognises that certain classes of pensioners have contributed rates over a period of time and/or are restricted by a fixed income and should be afforded a concession in respect of rates and charges. The purpose of the concession is to support pensioners' ability to reside in the Fraser Coast and provide some cost of living relief.

2. Concessions for religious entities, community & welfare, care facilities for aged persons and persons

with disabilities and emergency services

Concession on the basis set out in Council's Community Groups Concession Policy.

Council recognises that certain organisations that are non-profit operate for the general benefit of the community, rely on volunteer labour, often with limited financial resources, and should be afforded a concession in respect of rates and charges. It is expected that by allowing a concession for these groups, more of their financial resources will be available to assist members of the community.

3. Conservation areas concession

Concession on the basis set out in Council's Conservations Areas Rates Rebate Policy.

Council has committed to providing assistance for the preservation, restoration, and protection of environmentally significant land. Owners of conservation Land receive a rate concession to recognize and support their efforts in maintaining the conservation Land.

4. Financial Hardship

Concession on the basis set out in Council's Financial Hardship Policy.

Council has committed to providing assistance to Ratepayers where, due to their financial circumstances, payment of rates and charges, will cause hardship as determined in accordance with the Financial Hardship policy principles. Acknowledging that over time, competing financial pressures may create social and personal impacts, the purpose of concessions provided is to assist in alleviating those impacts on individuals and therefore the region.

5. Economic Development

Concession on a case-by-case basis as adopted by Council resolution.

Council may grant a concession to Ratepayers to encourage the economic development of all or part of the region.

6. Refurbishment

Concession on the basis set out in Council's Refurbishment Concession Policy.

Council may grant a concession to Ratepayers who experience hardship through business closure due to significant site refurbishment.

7. Limit Increases in Water and Wastewater Charges

Concession on the basis as adopted by Council resolution.

Council has committed to providing assistance to Ratepayers by limiting increases in the combined water and wastewater utility charges, other than water Consumption and trade waste charges, over those levied on those Ratepayers in the previous financial year.

For land to which this limitation applies, the limitation will cease to apply effective from the start of the billing period following;

1. the transfer of ownership of the Land, or
2. the change to the characteristics of the Land which results in a change to the water or wastewater category or services applicable to the land, or

3. increases resulting from a property inspection or internal audit.

F. OUTLINE AND EXPLANATION OF THE LIMITATION ON INCREASE OF RATES AND CHARGES

In accordance with the *Local Government Regulation 2012- section 5-116*, Council will limit increases in differential general rates over those levied in the previous financial year, to a maximum stated percentage for those differential rating categories adopted by Council resolution.

For land to which this limitation applies, the limitation will cease to apply effective from the start of the billing period following;

- a) the transfer of ownership of the Land, or
- ~~b) the change to the characteristics of the Land which results in a change to the differential general rate category applicable to the Land (excluding where the differential general rate category changes from non-owner to owner occupier and the ownership remains unchanged, or~~
- ~~b)~~
- c) increases resulting from a property inspection or internal audit, or
- ~~d) changes relating to Principal Place of Residence status, or~~
- ~~e)d) changes to the configuration of the Land Area resulting in a new registered parcel of land which results in an increase to the valuation.~~

G. OTHER

Adjustments to levies

Increases to rating levies resulting from a Commercial Rating Property Inspection will be adjusted from the start of the billing period following inspection. If the adjustment to the levy results in a reduction, it will be adjusted from the date of inspection.

Adjustments to rates and charges resulting from an internal property audit or error, will be adjusted from either the start of the current billing cycle or from the start of the next billing cycle from date of discovery. Council data entry errors may be adjusted to a date decided upon by Council based on the assessment of the individual circumstances. All other adjustments in respect of rates and charges resulting from regular processes may be made from the date of effect of any such change, including adjustments made under the Principal Place of Residence Policy.

General Rate Category changes following approved objections may be backdated up to a maximum of 24 months depending on evidence provided and assessment by Council.

Collection of overdue rates and charges

Council shall collect rates and charges in accordance with Council's Revenue Policy, Council's Debt Recovery Policy and the provisions of the *Local Government Act 2009*.

Payments in advance

Council accepts payments in advance. Interest will not be paid on any credit balances held.

Interest will not be paid on overpayments resulting from incorrect rates and charges levied.

6. ASSOCIATED DOCUMENTS

Revenue Policy
Debt Recovery Policy
Financial Hardship Policy

Community Groups Concession Policy
 Conservation Areas Concession Policy
 Refurbishment Concession Policy
 Principal Place of Residence Policy
 Waste Management Policy

7. REVIEW

This Policy will be reviewed when related legislation/documents are amended or replaced, other circumstances as determined from time to time by Council or at intervals of no more than one year.

Version Control Version Number	Key Changes	Approval Authority	Approval Date	Document Number
1	New Policy	Council	16/07/2008	876741
2	Amendment – Adoption of 2009/10 Budget	Council	26/06/2009	876741
3	Amendment – Adoption of 2010/11 Budget	Council	21/06/2010	876741
4	Amendment – Adoption of 2011/12 Budget	Council	01/06/2011	876741
5	Amendment – Adoption of 2012/13 Budget	Council	12/07/2012	876741
6	Amendment – Adoption of 2013/14 Budget	Council	03/07/2013	876741
7	Amendment – Adoption of 2014/15 Budget	Council	11/06/2014	876741
8	Amendment – Adoption of 2015/16 Budget	Council	17/06/2015	876741
9	Amendment – Adoption of 2016/17 Budget	Council	19/07/2016	876741
10	Amendment – Adoption of 2016/17 Budget (dup)	Council	19/07/2016	876741
11	Amendment – Adoption of 2017/18 Budget	Council	19/07/2017	876741
12	Amendment – Adoption of 2018/19 Budget	Council	27/06/2018	876741
13	Amendment – Risk Assessment & Dates	Council	18/07/2018	876741
14	Amendment – Adoption of 2019/20 Budget	Council	24/06/2019	876741
15	Amendment – Adoption of 2020/21 Budget	Council	23/06/2020	876741
16	Amendment – Adoption of 2022/23 Budget	Council	14/06/2022	876741
17	Amendment – Adoption of 2023/24 Budget	Council	28/06/2023	876741
18	Amendment – Adoption of 2024/25 Budget	Council	19/06/2024 5	876741
<u>19</u>	<u>Amendment – Adoption of 2025/26 Budget</u>	<u>Council</u>	<u>11/06/2025</u>	<u>876741</u>

FRASER COAST REGIONAL COUNCIL
SPECIAL MEETING NO. 2/25

WEDNESDAY, 11 JUNE 2025

SUBJECT:	ADOPTION OF 2025/26 FEES AND CHARGES
DIRECTORATE:	ORGANISATIONAL SERVICES
RESPONSIBLE OFFICER:	DIRECTOR ORGANISATIONAL SERVICES
AUTHOR:	EXECUTIVE MANAGER FINANCIAL SERVICES
LINK TO CORPORATE PLAN:	Focused Organisation and Leadership. Ensure sound financial management to maintain our long-term financial sustainability.

1. PURPOSE

The purpose of this report is to adopt the Fees and Charges for the 2025/26 financial year.

2. EXECUTIVE SUMMARY

The Fees and Charges have been developed in consultation with management and Councillors through a range of workshops.

3. OFFICER'S RECOMMENDATION

1. That pursuant to section 97 of the Local Government Act 2009 and Section 262 (3)(c) of the Local Government Act 2009, Council adopts the Fees and Charges as detailed in Attachment 1. DOCS#5214675 – 2025-26 Schedule of Fees and Charges.pdf.
2. That pursuant to section 97(3) of the Local Government Act 2009, Council resolves that wherever a cost-recovery fee is fixed pursuant to section 97(2)(d) or (e) of the Local Government Act 2009, as adopted within the Schedule of Fees and Charges (Attachment 1. DOCS#5214675 – 2025-26 Schedule of Fees and Charges.pdf):-
 - a. the fee or charge is payable by the person who makes application to Council for the performance of that function to which the fee or charge relates; and
 - b. payment of the fee needs to occur at the time of lodgement of the application.

4. BACKGROUND & PREVIOUS COUNCIL CONSIDERATION

The Local Government Act 2009, section 97 provides that a local government may, under a local law or a resolution, fix a cost-recovery fee. Section 262 of the Local Government Act 2009 also empowers a local government to charge for a service or facility, other than for which a cost-recovery fee may be fixed. Fraser Coast Regional Council compiles and publishes a fees and charges schedule each year that is a register of cost-recovery fees, service and facility fees and

charges. Council will need to adopt the 2025/26 Fees and Charges Schedule which is effective from the 1st July 2025.

5. PROPOSAL

The fees and charges schedule as attached be adopted as presented.

6. FINANCIAL & RESOURCE IMPLICATIONS

Financial and resource implications have been explained in detail in Council briefing sessions and throughout this Council report. Revenue from fees and charges in the 2025/26 draft budget is based on the fees and charges detailed in the attached schedule.

7. POLICY & LEGAL IMPLICATIONS

The resolutions proposed are compliant with the Local Government Act 2009 and the Local Government Regulation 2012.

8. CRITICAL DATES & IMPLEMENTATION

Required to be adopted in preparation for the 2025/26 financial year.

9. CONSULTATION

The Chief Executive Officer, Directors, Managers and Councillors have been consulted throughout the budget process which includes the fees and charges for 2025/26.

10. CONCLUSION

The Fees and Charges for the 2025/26 financial year as presented, comply with the requirements as set out in the Local Government Act 2009 and the Local Government Regulation 2012.

11. ATTACHMENTS

1. 2025-26 Schedule of Fees & Charges [↓](#)



2025/26

Schedule of Fees & Charges

Table Of Contents

Fraser Coast Regional Council	12
ORGANISATIONAL SERVICES DIRECTORATE	12
CORPORATE SERVICES	12
GOVERNANCE & CUSTOMER SERVICE.....	12
Right to information	12
Statutory and corporate documents	12
Photocopying	13
COUNCIL BEACHFRONT TOURIST PARKS	13
Burrum Heads & Scarness Beachfront Tourist Parks	13
Pialba & Torquay Beachfront Tourist Parks	14
Miscellaneous (all parks).....	14
PROPERTY SERVICES	15
HALL HIRE	15
COMMERCIAL & LEASING	16
PERMITS TO OCCUPY	16
FINANCIAL SERVICES.....	17
RATING AND PROPERTY INFORMATION.....	17
Searches	17
Copies of notices and transactions (owner only)	17
INFRASTRUCTURE SERVICES DIRECTORATE	18
OPEN SPACE & ENVIRONMENT.....	18
PUBLIC PLACE ACTIVITIES AND EVENTS WITHIN PARKS AND RESERVES.....	18
Commemorative Plaques & Memorials	18
Tennis Courts - Wook-Koo (Oakhurst) / AE Fielding Park / Yengarie Hall / Bidwill.....	18
Traverse Council Land.....	18
CEMETERIES	18
ALL FRASER COAST CEMETERIES.....	18
PURCHASE OF BURIAL RIGHTS - GRAVES - INTERMENT FEE NOT INCLUDED	19
INTERMENT FEES - GRAVES - PURCHASE OF BURIAL RIGHTS FEE NOT INCLUDED.....	19
PURCHASE OF BURIAL RIGHTS FEES - NICHEs - INTERMENT OF ASHES AND PLAQUE FEES NOT INCLUDED. ALL NICHE PLAQUES MUST BE SUPPLIED BY COUNCIL	19
INTERMENT FEES - GRAVES/NICHES/VAULTS - PURCHASE OF BURIAL RIGHTS AND PLAQUE FEES NOT INCLUDED. ALL NICHE PLAQUES MUST BE SUPPLIED BY COUNCIL	20
MEMORIAL/PLAQUE CONSTRUCTION AND INSTALLATION.....	20
OTHER FEES	20
SURCHARGES - PAYABLE IN ADDITION TO STANDARD FEES FOR SERVICES.....	21

continued on next page ...

Table Of Contents [continued]

REFUNDS 21

WAR GRAVES - FEE WAIVER 21

BIOSECURITY 21

 Invasive Pests..... 21

 Grazing Permits - Stock Route Travel Permits..... 22

 Grazing (agistment) permits..... 22

INFRASTRUCTURE ENGINEERING 23

 BLUE FINGER BOARD INFORMATION SIGNS 23

 MAPS AND INFORMATION (FLOOD SEARCH REPORT)..... 23

TRAFFIC 23

 Traffic count information..... 23

 Extraordinary traffic..... 23

 ALTERATION OR IMPROVEMENT TO LOCAL GOVERNMENT CONTROLLED AREAS AND ROADS 23

CARRYING OUT WORKS ON A ROAD OR INTERFERING WITH A ROAD AND ITS OPERATION 24

 Gates and grids 24

 Footpath closures 24

 Road opening 24

 Road closures..... 24

 Altered traffic conditions assessment 24

 RURAL ADDRESSING 25

 BARGE LANDING FEES..... 25

 COUNCIL MANAGED MARINE FACILITY FEES..... 25

STRATEGY, COMMUNITY & DEVELOPMENT DIRECTORATE..... 26

COMMUNITY & CULTURE 26

 MARYBOROUGH HERITAGE PRECINCT 26

 Admission to Customs Precinct Museums (Bond Store, Customs House) 26

 Bond Store venue hire - after business hours 26

 Admission to P.L. Travers Story Bank..... 26

TOUR GUIDE SERVICES..... 27

 Monday to Friday..... 27

 Weekend & Public Holiday 27

BROLGA THEATRE 27

 Commercial Touring - Performance rental 27

 Community - Performance rental (includes not for profit, small community-based arts businesses e.g dance schools, theatre companies)..... 28

 Corporate Rental Charges..... 29

continued on next page ...

Table Of Contents [continued]

Kitchen hire charges 30

MARYBOROUGH CITY HALL 31

 CITY HALL AUDITORIUM - MARYBOROUGH 31

 CITY HALL RECEPTION ROOM - MARYBOROUGH 31

 CITY HALL COMMITTEE ROOM - MARYBOROUGH 32

HERVEY BAY REGIONAL GALLERY 32

 Hervey Bay Gallery Exhibitions 32

GATAKERS ARTSPACE 32

 Exhibitions 32

 Studio Hire 32

 Retail 33

 Kiln Firing (limited to non-commercial, non-regular use) 33

LIBRARY CHARGES 33

 Damaged items 33

 Inter-library loan fee 33

 Fast track service 33

 Lost items 34

 Copying/printing 34

 Internet 34

 Miscellaneous 34

 Children's activities 34

 Fire alarm 34

AQUATIC CENTRE - HERVEY BAY AND MARYBOROUGH 35

 General Entry 35

 Multi Entry Pass Pool 35

 Learn to Swim 36

 Aqua Group Fitness/Adult Group Fitness - Single Entry 36

 Aqua Group Fitness/Adult Group Fitness - Multi Entry (includes pool entry) 36

 Pool/Lane/Inflatable Hire 37

 School Programs 37

 Hire of Staff/Teacher - All Aquatic Facilities 38

 Royal Life-Saving Accredited Courses 38

WETSIDe WATER PARK - HERVEY BAY 38

 Waterslide 38

 Aqua Course 39

 Playground 39

continued on next page ...

Table Of Contents [continued]

HALCRO STREET CENTRE39

REGULATORY SERVICES 40

ANIMAL MANAGEMENT40

REGISTRATION FEES..... 40

ADOPTION 40

LOCAL LAW PERMITS..... 41

IMPOUNDMENTS 41

CAT TRAP HIRE..... 42

ENVIRONMENTAL HEALTH42

ENVIRONMENTAL AUTHORITIES..... 42

PUBLIC HEALTH - HIGHER RISK PERSONAL APPEARANCE SERVICES 43

MISCELLANEOUS - PUBLIC HEALTH - PERSONAL APPEARANCE SERVICES 44

FOOD ESTABLISHMENTS 44

HEALTH/ENVIRONMENTAL COMPLIANCE SEARCH APPLICATION 48

LOCAL LAW ACTIVITIES49

BUDGET ACCOMMODATION 49

CAMPING GROUNDS/TOURIST PARKS..... 49

NATURE-BASED TOURISM FACILITIES 49

TEMPORARY HOMES 50

COMMERCIAL USE OF LOCAL GOVERNMENT CONTROLLED AREAS AND ROADS 50

PUBLIC SWIMMING POOLS 51

UNDERTAKING REGULATED ACTIVITIES REGARDING HUMAN REMAINS 51

OPERATION OF CEMETERIES (Privately owned and operated) 51

MISCELLANEOUS - LOCAL LAWS 52

CONTROL OF NUISANCES 52

VEHICLES (release)..... 52

SEIZED AND IMPOUNDED ITEMS (release)..... 52

REGULATED PARKING 53

APPROVAL UNDER LOCAL LAWS - OTHER..... 53

BUILDING AND PLUMBING53

BUILDING 53

PLUMBING 55

CONCURRENCE AGENCY REFERRALS..... 58

MISCELLANEOUS CHARGES RELATING TO REGULATORY SERVICES58

REFUND OF FEE - WITHDRAWN PLUMBING APPLICATIONS58

continued on next page ...

Table Of Contents [continued]

DEVELOPMENT 59

PRELIMINARY APPROVAL.....59

 Application for Preliminary Approval..... 59

 Application for Development Permit subsequent to a Preliminary Approval 59

 Where Preliminary Approval is for a variation request 59

 Where Preliminary Approval includes a part that is a variation request to a residential zone (excludes Rural Residential Zone) 59

MCU (MATERIAL CHANGE OF USE) APPLICATIONS60

 RESIDENTIAL ACTIVITIES..... 60

 BUSINESS ACTIVITIES 64

 ENTERTAINMENT ACTIVITIES..... 72

 INDUSTRY ACTIVITIES 74

 COMMUNITY ACTIVITIES 81

 RECREATION ACTIVITIES..... 88

 RURAL ACTIVITIES 89

 OTHER ACTIVITIES 91

 HERITAGE AND NEIGHBOURHOOD CHARACTER - INVOLVING OR ADJOINING A HERITAGE PLACE 93

 NEIGHBOURHOOD CHARACTER PRECINCT 94

 DEMOLITION CONTROL AREA..... 94

RAL (RECONFIGURING A LOT) APPLICATIONS94

DBW (DEVELOPMENT PERMIT FOR BUILDING WORK) APPLICATIONS95

 COASTAL PROTECTION OVERLAY 95

 STATE OR LOCAL HERITAGE PLACE OR ADJOINING A HERITAGE PLACE 95

 NEIGHBOURHOOD CHARACTER PRECINCT 95

 DEMOLITION CONTROL AREA..... 96

OPW (OPERATIONAL WORKS) APPLICATIONS.....96

 OPERATIONAL WORKS NOT ASSOCIATED WITH MCU OR RAL..... 96

 OPERATIONAL WORKS ASSOCIATED WITH MCU OR RAL..... 96

 HERITAGE AND NEIGHBOURHOOD CHARACTER - INVOLVING OR ADJOINING A HERITAGE PLACE 97

 HERITAGE AND NEIGHBOURHOOD CHARACTER - IN A NEIGHBOURHOOD CHARACTER AREA 97

 SIGNAGE 97

 OPERATIONAL WORKS ASSOCIATED WITH VEGETATION CLEARING 97

EARLY BUILD APPROVAL98

INFRASTRUCTURE AGREEMENT & CHARGES98

POS (PLAN OF SUBDIVISION)98

CAR (CONCURRENCE AGENCY REFERRAL).....99

continued on next page ...

Table Of Contents [continued]

CAR (Concurrence agency referrals) 99

Environmental Authority 99

GENERAL PLANNING REGULATORY ITEMS.....99

CHANGE APPLICATION (MINOR) 99

EXEMPTION CERTIFICATE 99

EXTENSION APPLICATION 100

CANCELLATION APPLICATION..... 100

NON COMPLIANCE WITH ACCEPTED DEVELOPMENT SUBJECT TO CONDITIONS (INCLUDING OVERLAY ASSESSMENTS100

FOR MCU, DBW, RAL AND OPW APPLICATIONS 100

ADMINISTRATION100

PHOTOCOPYING 100

STRATEGIC PLANNING POLICY DOCUMENTS - HARD COPY 100

STRATEGIC PLANNING POLICY DOCUMENTS - ELECTRONIC COPY 100

PLANNING - REGULATORY SERVICES101

CERTIFICATES AND SEARCHES 101

MISCELLANEOUS MATTERS THAT MAY APPLY TO DEVELOPMENT APPLICATIONS.....102

Combined applications (involving more than one type of development)..... 102

Application for Mixed Use Development..... 102

Additional fees for expert advice and/or assessment of technical reports by Council-engaged consultants/specialists 102

Additional fees for K'gari – Inspections and site visits..... 102

Refund of fee - withdrawn applications 102

Superseded Planning Scheme Request..... 103

Use not specifically identified in the fee schedule and/or unusual circumstances 103

Major Projects and Application for Variation to Scheme 103

Lapsed application..... 103

Reduction of development application fees 104

ECONOMIC DEVELOPMENT & TOURISM 105

AIRPORT CHARGES - HERVEY BAY AND MARYBOROUGH105

Landing fees (per aircraft, excluding identified RPT/charter operations) 105

Aircraft parking fees (per aircraft, excluding identified RPT operators) 105

Lost security access cards - replacement fee 106

Passenger fees - itinerant charter operators, joy flights, sky diving, etc..... 106

Miscellaneous fees..... 106

Hervey Bay Airport Only..... 106

PUBLIC PLACE ACTIVITIES, TEMPORARY ENTERTAINMENT EVENTS AND COMMERCIAL ACTIVITIES107

EVENT/ACTIVITY APPLICATION FEE..... 107

continued on next page ...

Table Of Contents [continued]

PARKS BOND 108

WEDDINGS/CEREMONIES 109

ELECTRICITY 109

MARKETS/OTHER REGULAR ACTIVITIES (Event/Activity application is required but application fee does not apply) 109

Personal Mobility/Recreational Device (eScooter or similar) Hire Operations 110

PERSONAL TRAINING (Event/Activity application is required but application fee does not apply) 110

OTHER (Event/Activity application is required but application fee does not apply) 110

MARYBOROUGH SHOWGROUNDS AND EQUESTRIAN PARK..... 110

 Equestrian Facilities 110

 Livestock Accommodation..... 111

 Camping (any designated area) 111

 Event Facilities Hire 112

 Exclusive Use - Event Area (partial site)..... 113

 Exclusive Use - Event Area (whole site) 113

 Exclusive Use - Additional Charges 113

 Operational 113

WATER & WASTE SERVICES DIRECTORATE 115

WASTE SERVICES 115

 DOMESTIC AND COMMERCIAL WASTE (Vehicle GVM less than 4.5 tonne) 115

 DOMESTIC WASTE 115

 COMMERCIAL WASTE..... 116

 OTHER WASTE TYPES RATE PER TONNE/CUBIC METRE/EACH 116

 Specific wastes..... 116

 Regulated wastes 117

 Tyres - domestic or commercial 118

 Special waste burials Maryborough landfill only 118

 RECYCLABLE WASTES 119

 CLEAN GREEN VEGETATION WASTE..... 119

 All green waste regardless of origin 119

 Conditions of disposal..... 119

 Green waste volumes over 4 cubic metres or 1 tonne in weight 119

 SALES 119

 SALES - RECYCLED WASTES 120

 Crushed Concrete 120

 Processed mulch sales..... 120

continued on next page ...

Table Of Contents [continued]

ADDITIONAL WASTE SERVICES120
 Kerbside or site service..... 120
 WASTE SERVICES FOR EVENTS/FUNCTIONS121
 Site service 121
 WASTE SERVICES FOR PUBLIC PLACE BINS - Extra Services122
 Site Service 122
WIDE BAY WATER 123
TRADE WASTE 123
 Compliance inspection /search fees 123
 Non-compliance inspection fees 123
 Testing fees 123
 Septage and other approved liquid waste 123
 Non-Compliance charge 123
 Network Planning 123
WATER METERS 123
 Special water meter reading..... 123
 Check reading (discretionary)..... 124
 Meter test (discretionary) 124
 Water meter location (discretionary)..... 124
 Relocation of meter 124
 Replace damaged water meter..... 124
 Replace damaged water meter boxes (discretionary) 124
 Sale of water meters 124
WATER SERVICES 124
 Disconnection..... 124
 Reconnection..... 125
 Fire service connections 125
 Bond - metered hydrant standpipe..... 125
 Hire fee - metered hydrant standpipe..... 125
 Water fill point stations..... 125
 Swimming pools..... 125
 General new water service connections 126
 Builders temporary 20mm metered water service 126
 Service locations 126
BULK WATER CHARGES - RAW WATER126
 Medium priority allocation - Teddington Weir Water Supply Scheme 127

continued on next page ...

Table Of Contents [continued]

Medium Priority Allocation - Wide Bay Water Weir Supply Scheme..... 127

Seasonally Assigned High Priority Allocation - Teddington Weir Water Supply Scheme..... 127

SEWER BLOCKAGES (HOUSE DRAIN).....127

SEWER CCTV SERVICES127

SEWER SERVICES127

UNRATED PROPERTY CONNECTION.....128

EFFLUENT REUSE128

Hervey Bay & Maryborough Reuse 128

EFFLUENT FILL POINTS (CLASS B)128

AIRPORT INDUSTRIAL ESTATE REUSE SCHEME (CLASS B+).....128

Water and Wastewater (25mm) connection fee (combined) 128

Wastewater consumption charge 129

SCIENTIFIC SERVICES129

Physical Tests 129

Colorimetric methods 129

Titrimetric methods 130

Gravimetric methods 130

Flow injection methods 130

Metals analysis - AAS (mg/l) 131

Other chemical tests 131

Microbiological tests..... 131

Ion Chromatography 132

Grouped tests 132

Services..... 132

CAMPING132

Lake Lenthall Campsite - Regular..... 132

Lake Lenthall Campsite - Community Organisation / Not for Profit..... 133

Commercial use Lake Lenthall..... 133

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
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Fraser Coast Regional Council

ORGANISATIONAL SERVICES DIRECTORATE

CORPORATE SERVICES

GOVERNANCE & CUSTOMER SERVICE

Right to information

Notification of fees occur 1st July each year.

Application fee		As legislated	N	RTI Reg 2009 s4	-
Processing fee - less than 5 hours		No charge	N	RTI Reg 2009 s5	-
Processing fee - more than 5 hours (fee charged for each 15 minutes or part thereof processing)		As legislated	N	RTI Reg 2009 s5	-
A4 black and white photocopies as requested in application		As legislated	N	RTI Reg 2009 s6	-
Other photocopies and map reproduction		At cost	N	RTI Reg 2009 s6	-

Statutory and corporate documents

CD of statutory and corporate documents	Per CD	\$11.40	N		-
Annual Report		No charge via Website	N	LG Reg 2012 s199	(2)(c)
Annual Budget Documents		No charge via Website	N	LG Reg 2012 s199	(2)(c)
Annual Financial Statements		No charge via Website	N	LG Reg 2012 s199	(2)(c)
Corporate Plan		No charge via Website	N	LG Reg 2012 s199	(2)(c)
Council Agendas		No charge via Website	N	LG Reg 2012 s199	(2)(c)
Council Minutes		No charge via Website	N	LG Reg 2012 s199	(2)(c)
Local Law		No charge via Website	N	LGA 2009 s29B(6)	(2)(c)

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Page 12 of 134

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
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Statutory and corporate documents [continued]

Operational Plan		No charge via Website	N	LG Reg 2012 s199	(2)(c)
Schedule of Fees and Charges		No charge via Website	N	LG Reg 2012 s199	(2)(c)

Photocopying

A4 - black and white	Per page	\$1.65	Y		-
A4 - colour	Per page	\$2.60	Y		-
A3 - black and white	Per page	\$3.15	Y		-
A3 - colour	Per page	\$4.35	Y		-
A2 - black and white	Per page	\$19.85	Y		-
A1 - black and white	Per page	\$32.50	Y		-
B1 - black and white	Per page	\$40.10	Y		-
AO - black and white	Per page	\$46.25	Y		-

COUNCIL BEACHFRONT TOURIST PARKS

(Refer to Wide Bay Water section for Lake Lenthall Camping)

Fees and charges are applicable from 01 July 2026 to 30 June 2027.

Low Season: All periods excluding peak season.

Peak Season: All Queensland school holiday periods. (School holiday dates vary slightly each year in accordance with calendar movements, dates are published online by the QLD Government at <https://education.qld.gov.au/about-us/calendar/term-dates>)

Burrum Heads & Scarness Beachfront Tourist Parks

Low Season

Beachfront - powered (2 persons)	Per day	\$83.00	Y		-
Beachfront - grassed - powered (2 persons)	Per day	\$81.00	Y		-
Non-beachfront - powered (2 persons)	Per day	\$70.00	Y		-
Non-beachfront - grassed - powered (2 persons)	Per day	\$68.00	Y		-

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Page 13 of 134

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
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Low Season *[continued]*

Campsite - grassed - (2 persons)	Per day	\$65.00	Y		-
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High Season

Beachfront - grassed - powered (2 persons)	Per day	\$93.00	Y		-
Beachfront - powered (2 persons)	Per day	\$90.00	Y		-
Non-beachfront - powered (2 persons)	Per day	\$80.00	Y		-
Non-beachfront - grassed - powered (2 persons)	Per day	\$78.00	Y		-
Campsite - grassed - (2 persons)	Per day	\$75.00	Y		-

Pialba & Torquay Beachfront Tourist Parks**Low Season**

Beachfront - powered (2 persons)	Per day	\$62.40	Y		-
Non-beachfront - powered (2 persons)	Per day	\$57.20	Y		-
Unpowered - (2 persons)	Per day	\$46.80	Y		-

High Season

Beachfront - powered (2 persons)	Per day	\$72.80	Y		-
Non-beachfront - powered (2 persons)	Per day	\$67.60	Y		-
Unpowered - (2 persons)	Per day	\$57.20	Y		-

Miscellaneous (all parks)

The Chief Executive Officer, Director Organisational Services or Executive Manager Corporate Services may approve promotional offers from time to time at their discretion.

Extra person (16 years and over)	Per day	\$10.00	Y		-
Extra child (4 to 15 years)	Per day	\$8.00	Y		-
Access card deposit (refundable on return of undamaged access card)		\$20.00	N		-
Washing machines and dryers	Per load	\$5.00	Y		-

continued on next page ...

Page 14 of 134

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
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Miscellaneous (all parks) [continued]

Cancellation Fee (non-refundable booking administration fee applicable to all cancellations)		\$30.00	Y		-
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PROPERTY SERVICES

HALL HIRE

Casual Hire - Private / Commercial applies to those hirers who provide a service or product for profit, where an income from the Hirer's activities is for a commercial gain or there is a personal benefit, including private functions.

Community Organisation / Not for profit applies to those hirers that are Clubs, Community Groups or Incorporated Associations where:

- the activity/purpose of the Group provides a significant contribution and benefit to the wider community, is available to a cross section of the general public and income raised from the activities is not distributed for the personal gain of its members or individuals, or
- are a registered 'Not for Profit' Group as defined by the Australian Taxation Office (evidence of "Not for Profit" registration status must be provided)

Regular Hirer - applies to those **Private / Commercial** hirers that hire a particular hall for more than ten (10) times in a calendar year.

Storage Fees: Storage and relevant storage fees are subject to availability and conditions at the discretion of the Chief Executive Officer or Director Organisational Services.

PIALBA MEMORIAL HALL - HERVEY BAY

Storage fee (subject to availability)	Per month	\$49.55	Y		-
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Casual - Private / Commercial Hire

Hourly rate (up to 10 hours)	Per hour	\$39.55	Y		-
Daily rate (over 10 hours)	Per day	\$395.00	Y		-

Community Organisation / Not for Profit Hire

Hourly rate (up to 10 hours)	Per hour	\$19.75	Y		-
Daily rate (over 10 hours)	Per day	\$197.50	Y		-

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
Regular Hirers					
Hourly rate (up to 10 hours)	Per hour	\$29.65	Y		-
Daily rate (over 10 hours)	Per day	\$296.00	Y		-
GRANVILLE HALL, TEEBAR HALL, TIARO MEMORIAL HALL, TINANA HALL, WOOCOO COMMUNITY HALL, BIDWILL HALL, YENGARIE HALL, TIARO COMMUNITY CENTRE MEETING ROOM					
Storage fee (subject to availability)		\$49.55	Y		-
Casual - Private / Commercial Hire					
Hourly rate (up to 10 hours)	Per hour	\$27.05	Y		-
Daily rate (over 10 hours)	Per day	\$270.00	Y		-
Community Organisation / Not for Profit Hire					
Hourly rate (up to 10 hours)	Per hour	\$13.50	Y		-
Daily rate (over 10 hours)	Per day	\$135.00	Y		-
Regular Hirers					
Hourly rate (up to 10 hours)	Per hour	\$20.30	Y		-
Daily rate (over 10 hours)	Per day	\$203.00	Y		-
COMMERCIAL & LEASING					
PERMITS TO OCCUPY					
Grazing					
Cows, sheep, goats etc.	Per head per week	\$2.60	Y		-
Horses	Per head per week	\$12.00	Y		-

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
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FINANCIAL SERVICES

RATING AND PROPERTY INFORMATION

Searches

Urgent rates search	Per lot	\$460.00	N	LG Reg 2012 s155	(2)(c)
<p>Property and Rating Information. Includes information provided in a Property Summary, plus rates and charges details. Does NOT contain flooding or other building/property information. Information provided within three (3) working days following receipt of the application.</p> <p>This fee includes an \$80.00 Ownership transfer registration fee. LG Reg 2012 s162 and LGA 2009 s97 (2)(b).</p>					
Rates search	Per lot	\$350.00	N	LG Reg 2012 s155	(2)(c)
<p>Property and Rating Information. Includes information provided in a Property Summary, plus rates and charges details. Does NOT contain flooding or other building/property information. Information provided within five (5) to ten (10) working days following receipt of the application.</p> <p>This fee includes an \$80.00 Ownership transfer registration fee. LG Reg 2012 s162 and LGA 2009 s97 (2)(b).</p>					
Property summary	Per lot	\$34.65	N	LG Reg 2012 s155	(2)(c)
<p>Property and Owner Information. Includes the name and postal address of the owner of the land and a description of the land, including its location and size.</p>					

Copies of notices and transactions (owner only)

Copy of previous rates notice issued less than 3 years ago		No charge	N	LG Reg 2012 s155	(2)(c)
Copy of previous rates notice issued greater than 3 years ago	Per notice	\$5.50	N	LG Reg 2012 s155	(2)(c)
Transaction listing		No charge	N	LG Reg 2012 s155	(2)(c)

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
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INFRASTRUCTURE SERVICES DIRECTORATE

OPEN SPACE & ENVIRONMENT

PUBLIC PLACE ACTIVITIES AND EVENTS WITHIN PARKS AND RESERVES

Commemorative Plaques & Memorials

These fees apply to uses that are covered by Council's "Commemorative Plaques and Memorials" Policy.

Installation of Commemorative Plaque	Per Plaque	\$300.00	Y	-
Planting of Tribute Tree	Per Tree	\$300.00	Y	-
Installation of Commemorative Seating	Per Seat	\$2,850.00	Y	-
Installation of Commemorative Table Setting	Per Table/Seat	\$4,500.00	Y	-

Tennis Courts - Wook-Koo (Oakhurst) / AE Fielding Park / Yengarie Hall / Bidwill

Tennis Court Tokens (For Lighting)	Per Half Hour	\$15.00	Y	-
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Traverse Council Land

Temporary Vehicle Access to Council Controlled Land - Application Fee	Per Application	\$250.00	N	-
Temporary Vehicle Access to Council Controlled Land - Bond	Per Application	Minimum \$500 up to \$5,000	N	-

CEMETERIES

Fees for burial services provided during standard interment operating hours of Monday - Friday 10.00am to 2.30pm.

Ashes interments are to commence between the hours of Monday - Friday 9.00am to 3.00pm.

There are no interments on Sundays or Public Holidays.

ALL FRASER COAST CEMETERIES

For Deborah Cemetery special circumstances apply.

For Nikenbah monumental section, only ashes and special circumstances apply.

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
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PURCHASE OF BURIAL RIGHTS - GRAVES - INTERMENT FEE NOT INCLUDED

Purchase of Burial Rights - Grave	Per Grave	\$1,500.00	N	LGA 2009 s262(3)(c)	-
Purchase of Burial Rights - Nikenbah Natural Cemetery - Grave (Single Burial Only)	Per Grave	\$1,500.00	N	LGA 2009 s262(3)(c)	-
Purchase of Burial Rights - Restricted Use/Ashes Only Grave - Conditions Apply	Per Grave	\$800.00	N	LGA 2009 s262(3)(c)	-

INTERMENT FEES - GRAVES - PURCHASE OF BURIAL RIGHTS FEE NOT INCLUDED

Interment Fee - First Burial	Per Grave	\$2,970.00	Y	LGA 2009 s262(3)(c)	-
Interment Fee - Subsequent Burial or Re-Open (Not Applicable for Nikenbah Natural Cemetery)	Per Grave	\$1,320.00	Y	LGA 2009 s262(3)(c)	-
Ashes Interred at Same Time as Coffin Burial	Per Grave	Included in Burial Interment Fee	Y	LGA 2009 s262(3)(c)	-

PURCHASE OF BURIAL RIGHTS FEES - NICHE - INTERMENT OF ASHES AND PLAQUE FEES NOT INCLUDED. ALL NICHE PLAQUES MUST BE SUPPLIED BY COUNCIL

For rocks reserved prior to 01/07/2023 the supply of a standard based plaque plus first detachable plate is included.

Niche - Columbarium Wall	Per Grave/Niche	\$620.00	N	LGA 2009 s262(3)(c)	-
Niche - Garden - up to 2 interments	Per Grave/Niche	\$935.00	N	LGA 2009 s262(3)(c)	-
Site on Memorial Pole	Per Site	\$335.00	N	LGA 2009 s262(3)(c)	-

Childrens Memorial Garden Maryborough

Purchase of Burial Rights - Niche	Per Niche	\$280.00	N	LGA 2009 s262(3)(c)	-
Supply of Plaque includes Pink, Black, Grey or Blue Granite Block		POA	Y	LGA 2009 s262(3)(c)	-

Pond of Reflection Ashes Garden Maryborough

Site on Memorial Pole Including Optional Scattering of Ashes in Pond of Reflection	Per Site	\$335.00	N	LGA 2009 s262(3)(c)	-
Scattering of ashes in Pond of Reflection	Per Container	Service Fee	Y	LGA 2009 s262(3)(c)	-
Single Rock	Per Rock	\$1,420.00	N	LGA 2009 s262(3)(c)	-
Double Rock	Per Rock	\$1,605.00	N	LGA 2009 s262(3)(c)	-
Triple Rock	Per Rock	\$1,795.00	N	LGA 2009 s262(3)(c)	-
Quad Rock	Per Rock	\$1,985.00	N	LGA 2009 s262(3)(c)	-

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Page 19 of 134

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
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Pond of Reflection Ashes Garden Maryborough [continued]

Double Niche - Log Sign	Per Double Niche	\$1,320.00	N	LGA 2009 s262(3)(c)	-
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INTERMENT FEES - GRAVES/NICHES/VAULTS - PURCHASE OF BURIAL RIGHTS AND PLAQUE FEES NOT INCLUDED. ALL NICHE PLAQUES MUST BE SUPPLIED BY COUNCIL

Interment Fee - Ashes into a Grave/Niche/Rock OR Ashes/Coffin/Casket into a Vault	Per Interment	\$385.00	Y	LGA 2009 s262(3)(c)	-
Multiple Ashes Interment - In Same Niche at Same Time	Per Niche	\$385.00	Y	LGA 2009 s262(3)(c)	-

MEMORIAL/PLAQUE CONSTRUCTION AND INSTALLATION

Application to Erect a Monument or Install a Plaque on a Grave (Plaque Not Included)	Per Grave/Niche	\$160.00	N	LGA 2009 s262(3)(c)	-
Supply of Plaques - All Niches/Memorial Poles (Purchase of Burial Rights and Interment Fees Not Included)	Per Plaque	POA	Y	LGA 2009 s262(3)(c)	-
Supply and Install a Refurbished Niche Plaque	Per Plaque	POA	Y	LGA 2009 s262(3)(c)	-
Installation of Niche Plaque (Memorial Only Without Ashes Interment)	Per Plaque	Service Fee	Y	LGA 2009 s262(3)(c)	-
Installation of Privately Supplied Lawn/Beam/Monumental Plaque by Council Staff	Per Plaque	Service Fee	Y	LGA 2009 s262(3)(c)	-
Relocation/Removal of Ashes and/or Plaque	Per Ashes/Plaque	Service Fee	Y	LGA 2009 s262(3)(c)	-

OTHER FEES

Service Fee		\$175.00	Y	LGA 2009 s262(3)(c)	-
Exhumation	Per Grave/Niche	\$6,570.00	Y	LGA 2009 s262(3)(c)	-
Child up to the age of 10 - Burial Right (Excluding Children's Garden Memorial)	Per Grave/Niche	50% of Full Fee	N	LGA 2009 s262(3)(c)	-
Child up to the age of 10 - Interment Fee, Exhumation (Excluding Children's Garden Memorial)		50% of Full Fee	Y	LGA 2009 s262(3)(c)	-
Transfer of Burial Rights of a Grave or Niche	Per Grave/Niche	\$160.00	N	LGA 2009 s262(3)(c)	-
Relocation of Purchase of Burial Rights Grave or Niche - Difference of Site Costs Plus Relocation Fee	Per Grave/Niche	Difference of Site Costs + \$155	N	LGA 2009 s262(3)(c)	-
Ashes Container (Only Required if Ashes Are Not Supplied in a Container Which Does Not Fit Into Niche Provided)	Per Container	\$25.00	Y	LGA 2009 s262(3)(c)	-
Memorial Service Not Held at Time of Burial/Ashes Interment - Within Standard Operating Hours (Monday - Friday 10.00am to 2:30pm)	Per Service	\$385.00	Y	LGA 2009 s262(3)(c)	-

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
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SURCHARGES - PAYABLE IN ADDITION TO STANDARD FEES FOR SERVICES

Memorial Service Not Held at Time of Burial/Ashes Interment - Outside Standard Operating Hours	Per Service	\$355.00	Y	LGA 2009 s262(3)(c)	-
Burials - Weekdays - Where Services Do Not Commence Between 10am - 2:30pm	Per Hour	\$175.00	Y	LGA 2009 s262(3)(c)	-
Saturdays - Ashes Interment into a Grave/Niche/Rock OR Ashes/Coffin/Casket into a Vault (Between 10am - 12pm)	Per Grave/Niche	\$355.00	Y	LGA 2009 s262(3)(c)	-
Saturdays - Burials (Between 10am - 12pm)	Per Burial	\$2,740.00	Y	LGA 2009 s262(3)(c)	-
Additional Fee For Opening Concrete or Similar Material Constructed Over Graves or Removal of Plaque (If Carried Out by Council Staff)	Per Grave/Niche	\$570.00	Y	LGA 2009 s262(3)(c)	-
Larger Than Standard Grave - Additional Cost (Standard Grave 2200mm x 720mm x 2000mm)	Per Grave	Service Fee	Y	LGA 2009 s262(3)(c)	-

REFUNDS

Surrender of Grave Site Reserved Prior to 1 January 2002 - Council Purchase Price	Per Grave	\$577.00	N	LL1 s35(2)	-
Surrender of Grave Site Reserved After 1 January 2002 - Council Purchase Price	Per Grave	80% of Original Cost Price	N	LL1 s35(2)	-
Surrender of Reserved Niche/Memorial Site Reserved Prior to 1 January 2002 - Council Purchase Price	Per Niche/Site	\$260.00	N	LL1 s35(2)	-
Surrender of Reserved Niche/Memorial Site Reserved After 1 January 2002 - Council Purchase Price	Per Niche/Site	80% of Original Cost Price	N	LL1 s35(2)	-

WAR GRAVES - FEE WAIVER

Council Will Waive All Fees Associated With War Graves, Except Exhumation Fees and the Installation of War Graves Plaques by Council. Application Forms Must Be Submitted, Where Required	Per Grave/Niche	Nil	Y	LL1 s35(3)	-
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BIOSECURITY

Invasive Pests

'Enter and Clear'- fee for arranging treatment after failure to comply with a notice		\$500.00	N		-
Spray unit - land protection		No charge	N		-

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
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Grazing Permits - Stock Route Travel Permits

Application form to be found on <https://www.qld.gov.au/environment/land/access/stock-routes/travel-permits> and is required to be submitted to Fraser Coast Regional Council.

Large Stock	Per Km per 20 head or part there of	\$0.02	N	SRM 2002	-
Large stock means Alpacas, Asses, Camels, Cattle, Donkeys, Horses, Llamas, Mules or Vicunas					
Small Stock	Per Km per 20 head or part there of	\$0.02	N	SRM 2002	-
Small stock means Goats and Sheep					

Grazing (agistment) permits

Application form to be found on <https://www.qld.gov.au/environment/land/access/stock-routes/travel-permits> and is required to be submitted to Fraser Coast Regional Council.

Large Stock	Per head per week	\$2.40	Y	SRM 2002	-
Large stock means Alpacas, Asses, Camels, Cattle, Donkeys, Horses, Llamas, Mules or Vicunas					
Small Stock	Per head per week	\$0.35	Y	SRM 2002	-
Small stock means Goats and Sheep					

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
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INFRASTRUCTURE ENGINEERING

The Director Infrastructure Services has delegated authority to determine, reduce or waive a fee having regard to individual circumstances. Requests for fee reduction or waiver shall be made in writing.

BLUE FINGER BOARD INFORMATION SIGNS

Not-for-profit organisations refer to the Fees and Charges Waiver or Reduction Policy

Fee applicable for assessment & installation	Per sign	\$544.00	Y		(2)(a)
Installation fee (non-standard sign)		Cost + 10%	Y		-
Replacement fee		Cost +10%	Y		-

MAPS AND INFORMATION (FLOOD SEARCH REPORT)

Flood level search fee (10 business days)		\$119.00	N	LG Reg 2012 s155	(2)(c)
Urgent flood level search fee (5 business days)		\$238.00	N	LG Reg 2012 s155	(2)(c)

TRAFFIC

Traffic count information

Collection, processing and supply of new traffic count information	Per site	POA	N		(2)(a)
Supply of existing traffic count information	Per site	\$87.40	N		(2)(a)

Extraordinary traffic

Insertion of marble or other slabs in footways - annual fee for replacement, restoration cleaning and restoration of inserted slab		Cost + 10%	N		-
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ALTERATION OR IMPROVEMENT TO LOCAL GOVERNMENT CONTROLLED AREAS AND ROADS

Application to install or change a structure		\$171.50	N	SLL1 Schedule 6	(2)(a)
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Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
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CARRYING OUT WORKS ON A ROAD OR INTERFERING WITH A ROAD AND ITS OPERATION

Gates and grids

Application fee for new (not existing) gate or grid licence holder		\$746.00	N	SLL1 Schedule 27 s6(4)	(2)(a)
Annual renewal fee for gate or grid licence holder		\$218.00	N	SLL1 Schedule 27 s6(4)	(2)(a)

Footpath closures

Application to close part or all of a footpath (for the purpose of undertaking building work on a building adjacent to the footpath or for the storage of materials on the footpath).

Application for installing or maintaining a driveway vehicle crossover		See "Road opening permits" below	N	SLL1 Schedule 27 s6(5)	(2)(a)
Construction/installation of standard residential driveway vehicle crossover		Cost + 10%	Y		-
Construction/installation of standard commercial driveway vehicle crossover		Cost + 10%	Y		-
Construction/installation of standard rural driveway vehicle crossover		Cost + 10%	Y		-

Road opening

Application fee for road opening permits, including review of Traffic Guidance Scheme (TGS) (not applicable for community events)		\$479.00	N	SLL1 Schedule 27 s6	(2)(a)
Application fee for works involving opening of a road that requires footpath closure, including review of the Traffic Guidance Scheme (TGS) (not applicable for community events)		\$479.00	N	SLL1 Schedule 27 s6	(2)(a)
Application fee for minor construction on road reserves		\$479.00	N	SLL1 Schedule 27 s6	(2)(a)
Inspection fee	Per visit	\$323.00	N	SLL1 Schedule 27 s6	(2)(a)

Road closures

Advertising permanent road closure of dedicated public roads		Cost + 10%	N	SLL1 Schedule 27 s6	(2)(a)
Application fee for temporary road closure applications of dedicated public roads (includes initial inspection and review of the Traffic Guidance Scheme)		\$479.00	N	SLL1 Schedule 27 s6	(2)(a)

Altered traffic conditions assessment

When a road closure or opening is not part of the application but an assessment of altered traffic conditions and Traffic Management Plan is required.

continued on next page ...

Page 24 of 134

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
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Altered traffic conditions assessment [continued]

Application fee for review of Traffic Guidance Scheme for community events		\$192.00	N		-
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RURAL ADDRESSING

Issuance of rural address number		No charge	N		-
Issuance of rural address number plus supply and installation		\$95.90	N		-

BARGE LANDING FEES

Application fee for Barge Landing permit		\$476.00	Y	SLL1 Schedule 7	(2)(a)
Barge landing fee	Per landing	\$25.60	Y	SLL1 Schedule 7	(2)(a)

COUNCIL MANAGED MARINE FACILITY FEES

Applicable to boat ramps, floating walkways, pontoon, jetties/piers.

Application fee for a commercial or non-recreational use of Council-owned marine facility.		\$474.00	Y	SLL1 Schedule 7	(2)(a)
Application fee for a commercial or non-recreational use of State-owned marine facility.		\$474.00	Y	TI(PMF) Reg 2011	(2)(a)
Commercial use landing fee at Council-owned marine facility	Per landing	Determination based on frequency of use	Y	SLL1 Schedule 7	-

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
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STRATEGY, COMMUNITY & DEVELOPMENT DIRECTORATE

COMMUNITY & CULTURE

MARYBOROUGH HERITAGE PRECINCT

Admission to Customs Precinct Museums (Bond Store, Customs House)

Commission on retail consignment	Per sale	25%	Y	-
Education Program - in museum (teacher free of charge)	Per student	\$5.00	Y	-
Education Program - school visit (teacher free of charge)	Per student	\$3.75	Y	-

Bond Store venue hire - after business hours

Hire is limited to suitable community group or commercial use (no private hire) due to limitations of facilities. Hire requests approved at discretion of Executive Manager Community & Culture.

2 hour hire from 4pm weekdays	Per first 2 hours or part thereof	\$365.00	Y	-
Additional hours – weekdays	Per additional hour	\$120.00	Y	-
2 hour hire weekends and public holidays	Per first 2 hours or part thereof	\$470.00	Y	-
Additional hours – weekends and public holidays	Per additional hour	\$155.00	Y	-
Community Hire Discount		20%	Y	-
Bond	Per hire	\$500.00	N	-
Damage to facilities and excessive mess left at the conclusion of each function will be payable on a cost recovery basis, in accordance with the hire agreement		At cost	Y	-

Admission to P.L. Travers Story Bank

Adult	Per person	\$15.00	Y	-
Child (5-17 years)	Per person	\$5.00	Y	-
Concession (Identification required)	Per person	\$11.00	Y	-
Family - 2 adults + 2 or more children	Per person	\$35.00	Y	-
Locals discount	Per person	50% discount	Y	-
Groups - 10+ pax (guide free of charge)	Per person	20% discount	Y	-

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Page 26 of 134

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
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Admission to P.L. Travers Story Bank [continued]

Local Discount with visiting friend or relative	Per person	No charge	Y		-
Commission on wholesale and packaging agreements		10%	Y		-
Commission on retail consignment	Per sale	25%	Y		-
Education Program - in museum (teacher free of charge)	Per student	\$5.00	Y		-
Education Program - school visit (teacher free of charge)	Per student	\$3.75	Y		-

TOUR GUIDE SERVICES

The following rates are per tour guide, per engagement.

Monday to Friday

Tour guide	Two hour engagement or part thereof	\$150.00	Y		-
Tour guide - additional hours	Per additional hour	\$50.00	Y		-
Community Hire Discount		20%	Y		-

Weekend & Public Holiday

Tour guide	Two hour engagement or part thereof	\$300.00	Y		-
Tour guide - additional hours	Per additional hour	\$100.00	Y		-
Community Hire Discount		20%	Y		-

BROLGA THEATRE

Commercial Touring - Performance rental

Rehearsal/bump-in and bump-out	Per hour	\$90.00	Y		-
Performance fee - Auditorium (includes cleaning and standing charges)	Per day	\$2200.00 plus 10% of gross box office	Y		-
Performance fee - Foyer (includes cleaning and standing charges)	Per day	\$1100 plus 10% gross box office	Y		-
Performance fee - Federation Room (includes cleaning and standing charges)	Per day	\$720 plus 10% gross box office	Y		-

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Page 27 of 134

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
Commercial Touring - Performance rental [continued]					
Performance cancellation fee (within 30 days of performance)	Per performance	\$520.00	Y		-
Booking fees - ticket price \$0.00 to \$11.99	Per booking	\$2.70	Y		-
Booking fees - ticket price \$12.00 to \$24.99	Per booking	\$3.70	Y		-
Booking fees - ticket price \$25.00 to \$49.99	Per booking	\$5.35	Y		-
Booking fees - ticket price \$50.00 and over	Per booking	\$6.85	Y		-
Ticket mailing fee	Per booking	\$1.90	Y		-
Event creation	Per performance	\$107.50	Y		-
Event creation - non standard	Per performance	\$151.00	Y		-
Staff - front of house team	Per performance	\$740.00	Y		-
Staff - technical	Per hour	\$73.00	Y		-
Staff - technical Sundays and Public Holidays)	Per hour	\$146.00	Y		-
Cleaning - extraordinary cleaning	Per hour	\$52.00	Y		-
Merchandise commission		10%	Y		-
Merchandise seller	Per performance	\$105.00	Y		-
Tuning service for Grand Piano	Per performance	\$484.00	Y		-
Standard marketing package	Per performance	\$285.00	Y		-
Electronic direct marketing campaign	Per performance	\$75.00	Y		-
Live Stream / Film Service	Per event	\$114.50	Y		-

Community - Performance rental (includes not for profit, small community-based arts businesses e.g dance schools, theatre companies)

Rehearsal/bump-in and bump-out	Per hour	\$45.00	Y		-
Performance fee - Auditorium (includes cleaning and standing charges)	Per day	\$925 or 8% of gross box office (whichever is greater)	Y		-
Performance fee – Federation Room (includes cleaning and standing charges)	Per day	\$600 or 8% of gross box office (whichever is greater)	Y		-

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Page 28 of 134

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
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Community - Performance rental (includes not for profit, small community-based arts businesses e.g dance schools, theatre companies) [continued]

Performance fee – Foyer (includes cleaning and standing charges)	Per day	\$820 or 8% of gross box office (whichever is greater)	Y		-
Booking fee - all ticket prices	Per booking	\$1.15	Y		-
Ticket mailing fee	Per booking	\$1.90	Y		-
Event creation	Per performance	\$54.00	Y		-
Event creation - non standard	Per performance	\$75.00	Y		-
Staff - front of house team	Per performance	\$370.00	Y		-
Staff - technical	Per hour	\$46.00	Y		-
Staff - technical (Sundays and Public Holidays)	Per hour	\$92.00	Y		-
Cleaning – extraordinary cleaning	Per hour	\$52.00	Y		-
Tuning service for Grand Piano	Per performance	\$484.00	Y		-
Electronic direct marketing campaign	Per performance	\$52.00	Y		-

Corporate Rental Charges

Prices include use of standard equipment, cleaning, staff and standing charges.

Whole of Venue	Per day (8 hours)	\$2,500.00	Y		-
Auditorium - full day	Per day (8 hours)	\$1,390.00	Y		-
Auditorium - half day	Per half day (4 hours)	\$695.00	Y		-
Foyer - full day	Per day (8 hours)	\$800.00	Y		-
Foyer - half day	Per half day (4 hours)	\$400.00	Y		-
Federation Room - Full day hire	Per day (8 hours)	\$450.00	Y		-
Federation Room - Half day hire	Per half day (4 hours)	\$235.00	Y		-
Conference Room - full day	Per day (8 hours)	\$260.00	Y		-
Conference Room - half day	Per half day (4 hours)	\$135.00	Y		-
Outdoor spaces full day	Per day (8 hours)	\$350.00	Y		-
Outdoor spaces - half day	Per half day (4 hours)	\$182.00	Y		-
Terrace Room - full day	Per day (8 hours)	\$250.00	Y		-

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Page 29 of 134

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
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Corporate Rental Charges [continued]

Terrace Room - half day	Per half day (4 hours)	\$125.00	Y		-
Cleaning - extraordinary cleaning	Per hour	\$52.00	Y		-

Equipment

Staging	Per hire	\$130.00	Y		-
Dance floor	Per hire	\$130.00	Y		-
Tables	Per item	\$5.00	Y		-
Tablecloth hire	Per item	At cost	Y		-
Chairs		\$1.00	Y		-

Staff Charges

Staff - Venue Supervisor or Technical - first 3 hours or part there of	Per hour (3 hours)	\$120.00	Y		-
Staff - Venue Supervisor or Technical - each additional hour	Per hour	\$40.00	Y		-
Staff - Venue Supervisor or Technical first 3 hours or part there of (Weekends/Public Holidays)	Per hour (3 hours)	\$240.00	Y		-
Staff - Venue Supervisor or Technical - each additional hour (Weekends/Public Holidays)	Per hour	\$80.00	Y		-
Bar service - first 3 hours	Per hour (3 hours)	\$172.00	Y		-
Bar service - each additional hour	Per hour	\$57.00	Y		-
Bar service - first 3 hours (Sundays and Public Holidays)	Per hour (3 hours)	\$344.00	Y		-
Bar service - each additional hour (Sundays and Public Holidays)	Per hour	\$104.00	Y		-

Kitchen hire charges

Standard Kitchen Hire - each additional hour	Per hour	\$40.00	Y		-
Standard Kitchen Hire - half day	Per half day (4 hours)	\$160.00	Y		-
Standard Kitchen Hire - full day	Per day (8 hours)	\$320.00	Y		-
Commercial Kitchen Hire (including cutlery & crockery) - half day	Per half day (4 hours)	\$220.00	Y		-
Commercial Kitchen Hire (including cutlery & crockery) - full day	Per day (8 hours)	\$440.00	Y		-
Additional Cleaning Fee - Inhouse	Per hour	\$40.00	Y		-

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Page 30 of 134

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
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Kitchen hire charges [continued]

Additional Cleaning Fee - Commercial		\$520.00	Y		-
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MARYBOROUGH CITY HALL

Private / Commercial applies to those hirers who provide a service or product for profit, where an income from the Hirer's activities is for a commercial gain or there is a personal benefit, including private functions.

Community Organisation / Not for profit applies to those hirers that are Clubs, Community Groups or Incorporated Associations where:

- the activity/purpose of the Group provides a significant contribution and benefit to the wider community, is available to a cross section of the general public and income raised from the activities is not distributed for the personal gain of its members or individuals, or
- are a registered 'Not for Profit' Group as defined by the Australian Taxation Office (evidence of "Not for Profit" registration status must be provided)

CITY HALL AUDITORIUM - MARYBOROUGH

Private / Commercial Hire

Half Day Hire (4 hours)	Per half day	\$315.00	Y		-
Full Day Hire (8 hours)	Per day	\$630.00	Y		-

Community Organisation / Not for Profit Hire

Half Day Hire (4 hours)	Per half day	\$157.50	Y		-
Full Day Hire (8 hours)	Per day	\$315.00	Y		-

CITY HALL RECEPTION ROOM - MARYBOROUGH

Private / Commercial Hire

Half Day Hire (4 hours)	Per half day	\$175.00	Y		-
Full Day Hire (8 hours)	Per day	\$350.00	Y		-

Community Organisation / Not for Profit Hire

Half Day Hire (4 hours)	Per half day	\$87.50	Y		-
Full Day Hire (8 hours)	Per day	\$175.00	Y		-

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
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CITY HALL COMMITTEE ROOM - MARYBOROUGH

Private / Commercial Hire

Hourly rate (up to 3 hours)	Per hour	\$30.00	Y		-
Half Day Hire (4 hours)	Per half day	\$110.00	Y		-
Full Day Hire (8 hours)	Per day	\$220.00	Y		-

Community Organisation / Not for Profit Hire

Hourly rate (up to 3 hours)	Per hour	\$15.00	Y		-
Half Day Hire (4 hours)	Per half day	\$55.00	Y		-
Full Day Hire (8 hours)	Per day	\$110.00	Y		-

HERVEY BAY REGIONAL GALLERY

Hervey Bay Gallery Exhibitions

Education Program - school visit (teacher free of charge)	Per student	\$3.75	Y		-
Commission on retail consignment	Per sale	25%	Y		-

GATAKERS ARTSPACE

Exhibitions

Exhibition space: Gallery 1, 2, 4, or upstairs Creative Space	Per exhibition	\$205.00	Y		-
Exhibition space: gallery 3 or pop-up Creative Space	Per exhibition	\$160.00	Y		-

Studio Hire

Print Space 4 hours Tue-Sun	Per 4 hours	\$60.00	Y		-
Print Space 6 hours Tue-Fri	Per 6 hours (full day)	\$72.00	Y		-
Upstairs Multi-Space 4 hours Tue - Sun	Per 4 hours	\$80.00	Y		-
Upstairs Multi-Space 6 hours Tue-Fri	Per 6 hours	\$96.00	Y		-
Community / Concession on workshop space hire	Per Hire	25%	Y		-
Front of House Staff Costs apply after business hours	Per hour	\$80.00	Y		-

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Page 32 of 134

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
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Studio Hire [continued]

Ticketing Fee	Per ticket	\$1.15	Y		-
Bond	Per hire	\$500.00	N		-
Damage to facilities and excessive mess left at the conclusion of each function will be payable on a cost recovery basis, in accordance with the hire agreement		At cost	Y		-

Retail

Commission on art sales	Per sale	25%	Y		-
Commission on retail consignment	Per sale	25%	Y		-

Kiln Firing (limited to non-commercial, non-regular use)

Fee applies to full kiln load. A % of fee will be calculated according to load.

Bisque 1020°C	Per kiln load	\$94.00	Y		-
Earthenware 100°C	Per kiln load	\$115.00	Y		-
Mid Fire 1200°C	Per kiln load	\$135.00	Y		-
Stoneware 1280°C	Per kiln load	\$146.00	Y		-

LIBRARY CHARGES

Damaged items

Damaged item		Replacement Value	N		-
Plus administration fee		\$13.00	N		-

Inter-library loan fee

Set by lending library		Set by lending library	Y		-
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Fast track service

Set by lending library		Set by lending library	Y		-
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Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
Lost items					
Lost item		Replacement Value	N		-
Plus administration fee		\$13.00	N		-
Copying/printing					
Copying service - per impression	Per page	\$0.20	Y		-
Printing costs (black and white) per impression	Per page	\$0.20	Y		-
Printing costs (colour) per impression	Per page	\$1.00	Y		-
Internet					
Wireless	Per hour	No charge	Y		-
Miscellaneous					
USB memory stick		\$10.00	Y		-
Library bags		\$3.00	Y		-
Children's activities					
Per child - run during school holidays	Per session	No charge	Y		-
Fire alarm					
Activation of fire alarm for other than genuine reasons		Cost to Council	Y		-

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
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AQUATIC CENTRE - HERVEY BAY AND MARYBOROUGH

Fraser Coast Regional Council aquatic centres offer a concession rate to the following card holders:

- Companion Card – All states and territories
- Health Care Card (all types) – All states and territories
- Pensioner Concession Card – All states and territories
- Senior Card – All states and territories
- Student Card – Queensland students only
- Veterans' Affairs Card

Patrons must present a current card on entry to receive the concession rate.

General Entry

Adult 16+	Per Adult	\$5.50	Y	-
Child Under 3 (When Accompanied by a Full Paying Adult)	Per Child	No charge	Y	-
Child (3 - 15 Years)	Per Child	\$4.00	Y	-
Concession Card Holder	Per Person	\$4.00	Y	-
Shower Use Only	Per Person	\$2.20	Y	-
Spectator	Per Person	No charge	Y	-
Companion of Companion Card Holder	Per Companion	No charge	Y	-
Family of 4 - Max 2 Adults	Per Family	\$15.40	Y	-
Family of 4 - Additional Child (under 3 years old)	Per Additional Child	No charge	Y	-
Family of 4 - Additional Child (3 - 15 years old)	Per Additional Child	\$4.00	Y	-

Multi Entry Pass Pool

Adult 16+ - 10 Entry Pass	Per Adult	\$50.00	Y	-
Adult 16+ - 26 Entry Pass	Per Adult	\$110.00	Y	-
Adult 16+ - 52 Entry Pass	Per Adult	\$172.50	Y	-
Adult 16+ - 125 Entry Pass	Per Person	\$260.00	Y	-
Adult 16+ - 250 Entry Pass	Per Person	\$387.00	Y	-
Child 3-15 / Concession 10 Pass	Per Person	\$36.00	Y	-
Child 3-15 / Concession 26 Pass	Per Person	\$80.00	Y	-
Child 3-15 / Concession 52 Pass	Per Person	\$125.50	Y	-

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Page 35 of 134

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
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Multi Entry Pass Pool [continued]

Child 3-15 / Concession 125 Pass	Per Person	\$189.50	Y		-
Child 3-15 / Concession 250 Pass	Per Person	\$283.00	Y		-
Family of 4 - Max 2 Adults - 10 Entry Pass	Per Family	\$138.50	Y		-
Family of 4 - Max 2 Adults - 26 Entry Pass	Per Family	\$308.00	Y		-
Family of 4 - Max 2 Adults - 52 Entry Pass	Per Family	\$479.00	Y		-

Learn to Swim

Learn to swim - Single Entry (GST is not payable)

Group Lesson 30mins - Infants 6 Months to 2 Years	Per Person	\$16.50	N		-
Group Lesson 30mins - Toddlers 2 Years to 3 Years	Per Person	\$16.50	N		-
Group Lesson 30 mins - Over 3 Years	Per Person	\$17.00	N		-
One on One - 30mins	Per Session	\$44.00	N		-
One on One - Person with Disability - 20mins	Per Session	\$23.00	N		-

Learn to swim - Multi Entry (GST is not payable)

Group Lesson - Infants 6 Months to 2 Years - Multi Entry Early Bird 10 Pass	Per Person	\$143.50	N		-
Group Lesson - Toddlers 2 Year to 3 Years - Multi Entry Early Bird 10 Pass	Per Person	\$143.50	N		-
Group Lesson - Over 3 Years - Multi Entry Early Bird 10 Pass	Per Person	\$153.50	N		-
Group Holiday Program - 4 Lessons	Per Person	\$67.00	N		-

Aqua Group Fitness/Adult Group Fitness - Single Entry

Adult 16+ - Includes Pool Entry	Per Person	\$12.50	Y		-
Adult 16+ - Excludes Pool Entry	Per Adult	\$7.30	Y		-
Concession - Includes Pool Entry	Per Person	\$10.00	Y		-
Concession - Excludes Pool Entry	Per Person	\$6.00	Y		-

Aqua Group Fitness/Adult Group Fitness - Multi Entry (includes pool entry)

Adult 16+ - Multi Entry 10 Pass	Per Person	\$102.50	Y		-
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Page 36 of 134

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
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Aqua Group Fitness/Adult Group Fitness - Multi Entry (includes pool entry) [continued]

Adult 16+ - Multi Entry 26 Pass	Per Person	\$228.00	Y		-
Adult 16+ - Multi Entry 52 Pass	Per Person	\$352.00	Y		-
Adult 16+ - Multi Entry 125 Pass	Per Person	\$726.00	Y		-
Adult 16+ - Multi Entry 250 Pass	Per Person	\$1,131.00	Y		-
Concession - Multi Entry 10 Pass	Per Person	\$76.80	Y		-
Concession - Multi Entry 26 Pass	Per Person	\$171.00	Y		-
Concession - Multi Entry 52 Pass	Per Person	\$264.00	Y		-
Concession - Multi Entry 125 Pass	Per Person	\$546.00	Y		-
Concession - Multi Entry 250 Pass	Per Person	\$850.00	Y		-

Pool/Lane/Inflatable Hire

For fees relating to the hire of staff and teachers please refer to the "Hire of Staff/Teacher" section

Private / Commercial - Pool Hire (Includes Entry)	Per Hour	\$133.00	Y		-
Not For Profit - Pool Hire (Includes Entry)	Per Hour	\$114.50	Y		-
Private / Commercial - Lane Hire (Does Not Include Pool Entry)	Per Hour	\$17.00	Y		-
Not For Profit - Lane Hire (Does Not Include Pool Entry)	Per Hour	\$15.00	Y		-
Inflatable Hire (Minimum 2 Hours and Includes 2 Lifeguards) - 100 Persons or Less and Includes Pool Entry	Per Hour	\$304.00	Y		-
Inflatable Hire (Minimum 2 Hours and Includes 2 Lifeguards) - 100+ Persons and Includes Pool Entry	Per Hour	\$425.00	Y		-

School Programs

Organised School Program - No Instructor Supplied	Per Student	\$4.00	Y		-
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Student School Lessons - Aquatic Survival Skills (GST is not payable)

30 min Lesson - Maximum 10 Students	Per Student	\$8.00	N		-
45 min Lesson - Maximum 10 Students	Per Student	\$7.50	N		-
60 min Lesson - Maximum 10 Students	Per Student	\$9.50	N		-
30 min Lesson - Maximum 5 Students	Per Student	\$12.00	N		-

continued on next page ...

Page 37 of 134

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
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Student School Lessons - Aquatic Survival Skills (GST is not payable) [continued]

45 min Lesson - Maximum 5 Students	Per Student	\$14.00	N		-
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Other Swimming Lessons (GST Inclusive)

30 min Lesson - Maximum 10 Students	Per Student	\$7.50	Y		-
45 min Lesson - Maximum 10 Students	Per Student	\$9.00	Y		-
60 min Lesson - Maximum 10 Students	Per Student	\$11.00	Y		-
30 min Lesson - Maximum 5 Students	Per Student	\$11.50	Y		-
45 min Lesson - Maximum 5 Students	Per Student	\$14.00	Y		-

Hire of Staff/Teacher - All Aquatic Facilities

Hire of Staff / Teacher - (Normal Weekday Business Hours)	Per Staff Member per Hour	\$66.00	Y		-
Hire of Staff / Teacher - (Weekends and Outside Normal Operating Hours on Weekdays)	Per Staff Member per Hour	\$89.00	Y		-

Royal Life-Saving Accredited Courses

All fees and charges relating to Royal Life Saving Accredited Courses (QLD) are subject to amendment by Royal Life Saving Society Queensland

Bronze Medallion Award		\$200.00	N		-
Bronze Medallion Manual		\$33.00	N		-
Pool Lifeguard Award		\$380.00	N		-
Pool Lifeguard Manual		\$29.70	N		-
Pool Lifeguard Annual Update / Reaccreditation		\$170.00	N		-

WETSIDE WATER PARK - HERVEY BAY

Operating Hours - 10:00am - 5:00pm Wednesday to Sunday and public holidays. (Open 7 days during Qld school holidays)

Waterslide

Available for private hire Wednesday, Thursday and Friday excluding public holidays and school holidays - from 9:00am to 6:00pm - minimum 2 hour hire

continued on next page ...

Page 38 of 134

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
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Waterslide [continued]

Waterslides - 10 Rides (One Rider Only)	For 10 Rides	\$8.00	Y		-
Private Hire Waterslides - Weekdays	Per Hour	\$222.00	Y		-
Private Hire Waterslides - Weekend	Per Hour	\$245.00	Y		-

Aqua Course

Available for private hire Wednesday, Thursday and Friday excluding public holidays and school holidays - from 9:00am to 6:00pm - minimum 2 hour hire.

Aqua Course - Triple Run (One Rider Only)	For 3 Rides	\$5.50	Y		-
Private Hire Aqua Course - Weekday	Per Hour	\$222.00	Y		-
Private Hire Aqua Course - Weekend	Per Hour	\$245.00	Y		-
Private Hire Aqua Course - Custom Wrist Bands (Only Required For Riders Wanting To Record Their Times)	Per Rider	\$3.00	Y		-

Playground

Playground Hire - Weekday (Non Exclusive Use)	Per Hour	No Charge	Y		-
Playground Hire - Weekday - Exclusive Use	Per Hour	\$132.00	Y		-
Playground Hire - Weekend - Exclusive Use	Per Hour	\$177.00	Y		-

HALCRO STREET CENTRE

Over 50's Lifestyle Expo Exhibitor Space - Corporate Fee	Per site	\$160.00	Y		-
Over 50's Lifestyle Expo Exhibitor Space - Non Profit Groups	Per site	\$100.00	Y		-
Community Garden Plot Hire		\$25.00	Y		-

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
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REGULATORY SERVICES

The Executive Manager Regulatory Services has delegated authority to determine, reduce or waive a fee having regard to individual circumstances. Requests for a fee reduction or waiver shall be made in writing, using the prescribed form.

For transport and travel costs relating to K'gari inspections/site visits - refer to the 'Miscellaneous Charges Relating to Regulatory Services' section.

ANIMAL MANAGEMENT

REGISTRATION FEES

To receive the general registration fee (concessional desexed & microchipped dog) - evidence of both desexing and microchipping must be received by Council prior to 31 October for the fee to be applicable. If documentation received after this date, the concessional rate will apply at the registration renewal period the following year.

Replacement animal tag		No charge	Y		-
Initial Registration (Dogs previously not registered with Fraser Coast Regional Council) (first time registration free of charge up to the current renewal end date being 31 October each year) (excludes impounded dogs)		No charge	N		-
Entire Dog		\$177.00	N	AMA 2008 s44	(2)(a)
General Registration (concessional desexed dog)		\$41.60	N	AMA 2008 s44	(2)(a)
Working dog		No charge	N	AMA 2008 s44	(2)(a)
Assistance dogs - Owner to be in possession of a "Handler Identity Card"		No charge	N	AMA 2008 s44	(2)(a)
Regulated dog (compulsory to be desexed)		\$682.00	N	AMA 2008 & LL2 s44 & s7	(2)(a)
Regulated dog - Replacement and/or additional sign or collar	Per item	\$58.50	Y		-

ADOPTION

Adoption of dog (includes registration, desexing, microchipping, vaccination, flea and worming treatment)		\$358.00	Y	LL2 Part 4 Div 5 S33	(2)(a)
Adoption of dog 8 years+ (includes registration, desexing - subject to health status, microchipping, vaccination, flea and worming treatment)		\$137.50	Y	LL2 Part 4 Div 5 S33	(2)(a)
Adoption of cat (includes desexing, microchipping, vaccination, flea and worming treatment)		\$137.50	Y	LL2 Part 4 Div 5 S33	(2)(a)
Adoption of cat 8 years+ (includes desexing, microchipping, vaccination, flea and worming treatment)		\$62.40	Y	LL2 Part 4 Div 5 S33	(2)(a)

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Page 40 of 134

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
ADOPTION [continued]					
Horse/Cattle/Livestock - Large animal (includes Hendra vaccine, microchipping & de-worming)	Per head	\$358.00	Y	LL2 Part 4 Div 5 S33	(2)(a)
Horse/Cattle/Livestock - Small animal (includes vaccines if applicable, microchipping & de-worming)	Per head	\$159.50	Y	LL2 Part 4 Div 5 S33	(2)(a)
Poultry	Per head	\$5.50	Y	LL2 Part 4 Div 3	(2)(d)
Other Animals (Small)	Per head	\$10.95	Y	LL2 Part 4 Div 3	(2)(d)
Other Animals (Large)	Per head	\$55.00	Y	LL2 Part 4 Div 3	(2)(d)

LOCAL LAW PERMITS

Additional Animal Application Fee - non-transferable to another property	Per Property	\$192.50	N	LL1 Section 9 (2a) & SLL1 Schedule 3	(2)(a)
Animals requiring approval	Per Property	\$185.00	N	LL1 Section 9 (2a) & SLL1 Schedule 3	(2)(a)
Animals that have committed more than two offence against LL in any twelve month period	Per Property	\$341.00	N	LL1 Section 9 (2a) & SLL1 Schedule 3	(2)(a)

IMPOUNDMENTS

For regulated dogs that are not currently registered, registration fee must be paid in addition to the below fees & charges, prior to the release of the dog.

Dogs and Cats

First release - animals must be microchipped and desexed. Dogs must be registered (unless exemption applies and is on record with Council)		No charge	N	LL2 Part 4 Div 3	(2)(d)
First release - animals not registered and/or microchipped and/or desexed (unless exemption applies and is recorded with Council). Registration fee additional to impound release fee		\$252.00	N	LL2 Part 4 Div 3	(2)(d)
Second & subsequent release (within a 12 month period of first release).		\$252.00	N	LL2 Part 4 Div 3	(2)(d)
Sustenance Fee (fee applicable after 7 days)	Per animal, per day	\$5.50	N	LL2 Part 4 Div 3	(2)(d)
Surrender of animal at pound		No charge	N		-

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
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Horses, cattle and other large livestock

Large livestock (horse, cattle, alpacas, pigs etc.)	Per head	\$313.00	N	LL2 Part 4 Div 3	(2)(d)
Small livestock (sheep, goats, juvenile large breeds eg piglets etc.)	Per head	\$159.50	N	LL2 Part 4 Div 5 S33	(2)(d)
Driving or transporting of animals to a Council impound facility		Cost + 15%	N	LL2 Part 4 Div 3	(2)(d)
Tagging fee for impounded livestock		\$39.55	N	LL2 Part 4 Div 3	(2)(d)
For the cost of purchasing, implanting and recording location tags in relation to livestock not wearing a NLIS device but handled through Council Pounds. Where livestock are found straying without an approved National Livestock Identification System (NLIS) device and the animal is impounded by Council, Council is responsible for ensuring that the animal is identified with a post-breeder device before it is moved from the impounding facility.					
Sustenance Fee (fee applicable after 7 days)	Per head per day	\$15.00	N	LL2 Part 4 Div 3	(2)(d)

Poultry and birds

Sustenance fee (Fee applicable after 7 days)	Per animal, per day	\$5.50	N	LL2 Part 4 Div 3	(2)(d)
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CAT TRAP HIRE

Cat Trap Hire		No charge	N		-
Replacement of damaged, lost or unreturned cat trap		Cost + 15%	Y		-

ENVIRONMENTAL HEALTH

ENVIRONMENTAL AUTHORITIES

An 'Environmental Authority' is an approval to operate an Environmentally Relevant Activity (ERA).

If an ERA requires planning approval, refer to Planning Fees and Charges section of this schedule.

Application fees (annual authority and inspection fee also required)

Asphalt manufacture		\$693.00	N	EP Reg 2019	-
Boat maintenance or repair		\$693.00	N	EP Reg 2019	-

continued on next page ...

Page 42 of 134

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
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Application fees (annual authority and inspection fee also required) [continued]

Surface coating - 1 (a) 1t to 100t in a year		\$693.00	N	EP Reg 2019	-
Plastic product manufacture - 50t or more of plastic product		\$693.00	N	EP Reg 2019	-
Metal forming - 10,000t or more per year		\$693.00	N	EP Reg 2019	-

Annual Authority and inspection fee (application fee also required for new applications)

Asphalt manufacture - manufacturing more than 1000t per year		\$418.00	N	EP Reg 2019	-
Boat maintenance or repair		\$418.00	N	EP Reg 2019	-
Surface coating - 1 (a) 1t to 100t in a year		\$418.00	N	EP Reg 2019	-
Plastic product manufacture - 50t or more of plastic product		\$418.00	N	EP Reg 2019	-
Metal forming - 10,000t or more per year		\$418.00	N	EP Reg 2019	-

Miscellaneous - Environmental Authorities

Late payment of an annual authority and inspection fee		\$159.50	N	EP Reg 2019	-
Amendment to Environmental Authority application		\$352.00	N	EP Reg 2019	-
Amalgamation of Environmental Authority application		\$368.00	N	EP Reg 2019	-
Application for transfer of Environmental Authority		\$147.00	N	EP Reg 2019	-
Administrative amendment to Environmental Authority		\$77.00	N	EP Reg 2019	-
Assessment & Approval of Transitional Environmental Program		\$416.00	N	EPA 1994 s514	-
Inspection fee for monitoring compliance of Transitional Environmental Program	Per inspection	\$286.00	N	EPA 1994 s514	-
Re-inspection – this fee applies for each additional inspection undertaken due to non-compliance (if not specified elsewhere)	Per re-inspection	\$286.00	N	EPA 1994 s514	-

PUBLIC HEALTH - HIGHER RISK PERSONAL APPEARANCE SERVICES

High risk premises includes tattoo and body piercing. Does not include premises that are not high risk such as hairdressing or beauty therapy.

Application (annual licence and inspection fee also required)		\$699.00	N	PH(ICPS) Act 2003 s9(2)	(2)(a)
Additional application fee per additional premises to be licensed under the one licence (Annual licence and inspection fee also required)		\$567.00	N	PH(ICPS) Act 2003 s9(2)	(2)(a)
Annual licence and inspection (application fee also required for new applications)	Per premises	\$341.00	N	PH(ICPS) Act 2003 s9(2)	(2)(a)
Application for transfer of approval	Per premises	\$435.00	N	PH(ICPS) Act 2003 s9(2)	(2)(a)

continued on next page ...

Page 43 of 134

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
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PUBLIC HEALTH - HIGHER RISK PERSONAL APPEARANCE SERVICES [continued]

Inspection of mobile higher risk premises that are licensed by another Authority or Local Government outside of the FCRC Local Government area		\$428.00	N	PH(ICPS) Act 2003 s9(2)	(2)(a)
Application for amendment of licence (annual licence and inspection fee also required for any additional premises to be licensed under the one licence)	Per premises	\$515.00	N	PH(ICPS) Act 2003 s9(2)	(2)(a)
Reinspection - this fee applies to each additional inspection undertaken due to non-compliance (if not specified elsewhere)		\$286.00	N	PH(ICPS) Act 2003 s9(2)	(2)(a)
Application for alteration (minor refit) to an existing higher risk personal appearance services premises		\$372.00	N	PH(ICPS) Act 2003 s9(2)	(2)(a)
Application for alteration (major refit) to an existing higher risk personal appearance services premises		\$420.00	N	PH(ICPS) Act 2003 s9(2)	(2)(a)
Restoration Fee	Per premises	\$165.00	N	PH(ICPS) Act 2003 s9(2)	-
Water sample analysis	Per sample	\$192.40	N	PH(ICPS) Act 2003 s36(c)	-

MISCELLANEOUS - PUBLIC HEALTH - PERSONAL APPEARANCE SERVICES

Administrative amendment to licence		\$77.00	N	PH(ICPS) Act 2003 s9(2)	(2)(a)
Inspection of a non-higher risk personal appearance services premises		\$391.00	N	PH(ICPS) Act 2003 s9(2)	(2)(a)

FOOD ESTABLISHMENTS

Application fees apply to all licensable food businesses, including new constructions, minor and major re-fits to existing approved premises, and amendments to licence certificates.

Application and Annual Licence & Inspection Fees

Category A

Wholesaler, caterer, vulnerable population food business, multiple food preparation areas.

Application (annual licence and inspection fee also required)		\$1,089.00	N	FA 2006 s31	(2)(a)
Share Kitchen Facility - Application (applies to all additional licensee/s only) (annual licence and inspection fee also required)		\$791.00	N	FA 2006 s31	(2)(a)
Annual Licence & Inspection - Star rating 0-2 (application fee also required for new applications)		\$748.00	N	FA 2006 s31	(2)(a)
Annual Licence & Inspection - Star rating 3 (application fee also required for new applications)		\$676.00	N	FA 2006 s31	(2)(a)

continued on next page ...

Page 44 of 134

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
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Category A *[continued]*

Annual Licence & Inspection - Star rating 4 (application fee also required for new applications)		\$638.00	N	FA 2006 s31	(2)(a)
Annual Licence & Inspection - Star rating 5 (application fee also required for new applications)		\$599.00	N	FA 2006 s31	(2)(a)

Category B

Café/restaurant - handle/cook/store/transport of potentially hazardous food.

Application (annual licence and inspection fee also required)		\$995.00	N	FA 2006 s31	(2)(a)
Share Kitchen Facility - Application (applies to all additional licensee/s only) (annual licence and inspection fee also required)		\$621.00	N	FA 2006 s31	(2)(a)
Annual Licence & Inspection - Star rating 0-2 (application fee also required for new applications)		\$561.00	N	FA 2006 s31	(2)(a)
Annual Licence & Inspection - Star rating 3 (application fee also required for new applications)		\$505.00	N	FA 2006 s31	(2)(a)
Annual Licence & Inspection - Star rating 4 (application fee also required for new applications)		\$478.00	N	FA 2006 s31	(2)(a)
Annual Licence & Inspection - Star rating 5 (application fee also required for new applications)		\$451.00	N	FA 2006 s31	(2)(a)

Category C

Fruit and vegetables, home-based businesses

Application (annual licence and inspection fee also required)		\$808.00	N	FA 2006 s31	(2)(a)
Share Kitchen Facility - Application (applies to all additional licensee/s only) (annual licence and inspection fee also required)		\$451.00	N	FA 2006 s31	(2)(a)
Annual Licence & Inspection - Star rating 0-2 (application fee also required for new applications)		\$363.00	N	FA 2006 s31	(2)(a)
Annual Licence & Inspection - Star rating 3 (application fee also required for new applications)		\$336.00	N	FA 2006 s31	(2)(a)
Annual Licence & Inspection - Star rating 4 (application fee also required for new applications)		\$319.00	N	FA 2006 s31	(2)(a)
Annual Licence & Inspection - Star rating 5 (application fee also required for new applications)		\$303.00	N	FA 2006 s31	(2)(a)

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
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Annual/short term food stalls

Applications for an Annual or Short Term Food Stall Licence must be submitted at least ten (10) business days prior to the date of the activity or event. Applications received within ten (10) business days of the date of the activity or event will incur an urgent application processing fee.

Application - Annual Food Stall (annual licence and inspection fee also required)		\$798.00	N	FA 2006 s31	(2)(a)
Urgent application - Annual Food Stall (annual licence and inspection fee also required)		\$907.00	N	FA 2006 s31	(2)(a)
Annual Licence & Inspection (application fee also required for new applications)		\$368.00	N	FA 2006 s31	(2)(a)
Application - Short Term Licence (one event for a maximum duration of up to 14 consecutive days)		\$192.50	N	FA 2006 s31	(2)(a)
Urgent application - Short Term Licence (one event for a maximum duration of up to 14 consecutive days)		\$303.00	N	FA 2006 s31	(2)(a)

Annual/short term food stalls providing taste testing or sampling of products only

Applications for an Annual or Short Term Food Stall Licence must be submitted at least ten (10) business days prior to the date of the activity or event. Applications received within ten (10) business days of the date of the activity or event will incur an urgent application processing fee.

Application- Annual Food Stall (annual licence and inspection fee also required)		\$396.00	N	FA 2006 s31	(2)(a)
Urgent application - Annual Food Stall (annual licence and inspection fee also required)		\$512.00	N	FA 2006 s31	(2)(a)
Annual Food Stall Licence and Inspection (application fee also required for new applications)		\$181.50	N	FA 2006 s31	(2)(a)
Application- Short Term Licence (one event for a maximum duration of up to 14 consecutive days)		\$82.50	N	FA 2006 s31	(2)(a)
Urgent application - Short Term Licence (one event for a maximum duration of up to 14 consecutive days)		\$198.00	N	FA 2006 s31	(2)(a)

Application for alteration (minor refit) to existing food premises

A minor re-fit application applies when there is a proposed minor alteration to the fit-out of an existing licensed food premises. A minor alteration may involve the installation of an additional hand washing facility or the construction of a dry store for example. It does not include the replacement or upgrading of existing fixtures, fittings and equipment with that of a like nature to occupy the same or similar location/s (i.e. replacement of deteriorated flooring).

Category A (e.g. wholesaler, caterer, vulnerable population food business, multiple food preparation areas)		\$440.00	N	FA 2006 s31	(2)(a)
Category B (e.g. café/restaurant/retail)		\$407.00	N	FA 2006 s31	(2)(a)
Category C (e.g. fruit and vegetables, home-based businesses)		\$220.00	N	FA 2006 s31	(2)(a)

continued on next page ...

Page 46 of 134

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
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Application for alteration (minor refit) to existing food premises [continued]

Water Carrier		\$170.50	N	FA 2006 s31	(2)(a)
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Application for alteration (major refit) to existing food premises

A major re-fit application applies when there is a proposed major alteration to the fit-out of an existing licensed food premises. A major structural alteration may involve the expansion or addition of a food preparation area, the installation of multiple fixed equipment items, or a reconfiguration of the approved food storage and preparation areas for example.

Category A (e.g. wholesaler, caterer, vulnerable population food business, multiple food preparation areas)		\$517.00	N	FA 2006 s31	(2)(a)
Category B (e.g. café/restaurant/retail)		\$478.00	N	FA 2006 s31	(2)(a)
Category C (e.g. fruit and vegetables, home-based businesses)		\$330.00	N	FA 2006 s31	(2)(a)
Water carrier		\$248.00	N	FA 2006 s31	(2)(a)

Eat Safe program

Star-rating review Needs to be submitted within 5 days of the primary Audit.		\$121.00	N	FA 2006 s31	(2)(a)
Application - Minor regrade		\$264.00	N	FA 2006 s31	(2)(a)
Application - Major regrade		\$336.00	N	FA 2006 s31	(2)(a)

Food safety programs

A food safety program is a documented program that identifies and controls food safety hazards in the handling of food in a food business. The food safety program is accredited by Council.

Submitted with approval of auditor		\$803.00	N	FA 2006 s31	(2)(a)
Submitted without approval of auditor		\$1,100.00 + auditor fee*	N	FA 2006 s31	(2)(a)
*The approved auditor fee is to be invoiced directly to the applicant for payment by the applicant to the auditor and proof of payment must be provided to Council prior to the application being assessed.					
Administrative amendment to an accredited Food Safety Program		\$77.00	N	FA 2006 s31	(2)(a)
Amendment of a food safety program with auditor approval		\$226.00	N	FA 2006 s31	(2)(a)

continued on next page ...

Page 47 of 134

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
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Food safety programs *[continued]*

Amendment of a food safety program without auditor approval		\$305.00 + auditor fee*	N	FA 2006 s31	(2)(a)
*The approved auditor fee is to be invoiced directly to the applicant for payment by the applicant to the auditor and proof of payment must be provided to Council prior to the application being assessed.					
Food Safety Program assessment fee - additional charge (first 3 hours free)	Per hour	\$115.50	N	FA 2006 s31	(2)(a)
Invoiced to applicant - must be paid prior to accreditation being issued.					
Compliance audit	Per hour	\$115.50	N	FA 2006 s31	(2)(a)
Non-compliance audit	Per hour	\$115.50	N	FA 2006 s31	(2)(a)

Potable Water Carrier

Application for food business licence (annual licence and inspection fee also required)		\$462.00	N	FA 2006 s31	(2)(a)
Annual licence and inspection - includes one water sample at time of inspection (application fee also required for new applications)		\$544.00	N	FA 2006 s31	(2)(a)

Miscellaneous - Food

Inspection fee for mobile premises which are licensed by another Local Authority under the Food Act 2006		\$385.00	N	FA 2006 s31	(2)(a)
Application for minor amendment of licence		\$84.70	N	FA 2006 s31	(2)(a)
Application for restoration of licence		\$165.00	N	FA 2006 s31	(2)(a)
Restoration fee is per licence and is in addition to the 'Annual licence and inspection fee' and must be submitted to Council within 30 days following the licence expiry date.					
Reinspection – this fee applies to each additional inspection undertaken due to non-compliance (if not specified elsewhere)		\$286.00	N	FA 2006 s31	(2)(a)
Water sample analysis	Per sample	\$192.50	N	FA 2006 s31	-

HEALTH/ENVIRONMENTAL COMPLIANCE SEARCH APPLICATION

Licensed/registered premises - single licence/approval - Non Urgent (10 business days)		\$627.00	N	FA 2006 s31 PH(ICPS) Act 2003 s9(2) SLL1 7,11,13-16	(2)(a)
Licensed/registered premises - single licence/approval - Urgent (5 business days)		\$743.00	N	FA 2006 s31 PH(ICPS) Act 2003 s9(2) SLL1 7,11,13-16	(2)(a)

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Page 48 of 134

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
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HEALTH/ENVIRONMENTAL COMPLIANCE SEARCH APPLICATION [continued]

Licensed/registered premises - per additional licensed activity/approval on the same property		\$324.00	N	FA 2006[s31 PH(ICPS) Act 2003 s9(2) SLL1 7,11,13-16	(2)(a)
Additional inspection fee if requested (inspection within 5 business days)		\$286.00	N	FA 2006[s31 PH(ICPS) Act 2003 s9(2) SLL1 7,11,13-16	-

LOCAL LAW ACTIVITIES

BUDGET ACCOMMODATION

Budget accommodation premises share access to a bathroom or sanitary facilities and accommodates 6 or more persons. Budget accommodation includes a B&B, backpackers or hostel accommodation but does not include a motel or similar accommodation whose occupants have access to their own facilities.

Application (annual approval and inspection fee also required)		\$1,440.00	N	SLL1 Schedule 16	(2)(a)
Annual approval and inspection (application fee also required for new applications)		\$112.00 + \$16.00 per person (based on nominated maximum capacity and supporting documentation)	N	SLL1 Schedule 16	(2)(a)
Application for transfer of approval		\$467.00	N	SLL1 Schedule 16	(2)(a)

CAMPING GROUNDS/TOURIST PARKS

Application (annual approval and inspection fee also required)		\$704.00	N	SLL1 Schedule 11 & 13	(2)(a)
Annual approval and inspection (application fee also required for new applications)		\$200.00 + \$5.00 per site	N	SLL1 Schedule 11 & 13	(2)(a)
Application for transfer of approval		\$368.00	N	SLL1 Schedule 11 & 13	(2)(a)

NATURE-BASED TOURISM FACILITIES

Refer to the Fraser Coast Planning Scheme 2014 for the definition of a self-contained recreational vehicle ground.

Application (annual approval and inspection fee also required)		\$544.00	N	SLL1 Schedule 11 & 13	(2)(a)
Annual approval and inspection (application fee also required for new applications)		\$100.00 + \$5.00 per site	N	SLL1 Schedule 11 & 13	(2)(a)

continued on next page ...

Page 49 of 134

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
NATURE-BASED TOURISM FACILITIES [continued]					
Application for transfer of approval		\$253.00	N	SLL1 Schedule 11 & 13	(2)(a)
TEMPORARY HOMES					
Application for establishment or occupation of a temporary home		\$984.00	N	SLL1 Schedule 8	(2)(a)
COMMERCIAL USE OF LOCAL GOVERNMENT CONTROLLED AREAS AND ROADS					
<i>Street Marketing/Tours (minor activities involving commercial use of footpaths and roads (in addition to any other approvals, if required))</i>					
Application		\$291.00	N	SLL1 Schedule 7	(2)(a)
Application for transfer of approval		\$176.00	N	SLL1 Schedule 7	(2)(a)
Renewal of annual approval		No charge	N	SLL1 Schedule 7	(2)(a)
<i>Mobile Vending (in addition to food business licence, if required)</i>					
Application (annual approval and inspection fee also required)		\$865.00 + \$410.00 per site	N	SLL1 Schedule 7	(2)(a)
Annual approval and inspection - per mobile premises (application fee also required for new applications)		\$330.00	N	SLL1 Schedule 7	(2)(a)
Application for transfer of approval		\$363.00	N	SLL1 Schedule 7	(2)(a)
<i>Roadside Vending (in addition to food business licence, if required)</i>					
Application (annual approval and inspection fee also required)		\$865.00 + \$410.00 per site	N	SLL1 Schedule 7	(2)(a)
Annual approval and inspection - per mobile premises (application fee also required for new applications)		\$329.68	N	SLL1 Schedule 7	(2)(a)
Application for transfer of approval		\$362.96	N	SLL1 Schedule 7	(2)(a)
<i>Busking/Street Performing</i>					
Application and approval		\$33.00	N	SLL1 Schedule 7	(2)(a)

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
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Trading on footpath activities

Applications are assessed for safety, aesthetics, amenity, congestion and public liability insurance. The assessment includes applications for temporary advertising devices and displaying goods on footpaths.

Application (annual approval fee also required)		\$226.00	N	SLL1 Schedule 7 & 9	(2)(a)
Annual Approval		No charge	N	SLL1 Schedule 7 & 9	(2)(a)
Application for transfer of approval		\$226.00	N	SLL1 Schedule 7 & 9	(2)(a)
Release of confiscated sign fee - signs on road reserve	Per sign	\$56.70	N	LL1 s37	(2)(d)

Parklets

Applications are assessed against relevant guidelines and legislation – (each application requires additional payment for annual hire of bay).

Application (Excludes annual hire of bay)		\$750.00	N	SLL1 Schedule 6	-
Annual Parklet Renewal (including hire of bay)	Per bay	\$806.00	N	SLL1 Schedule 6	-
Annual Hire of Parking Bay	Per bay	\$775.00	N	SLL1 Schedule 6	-
Transfer of Permit		\$200.00	N	SLL1 Schedule 6	-

PUBLIC SWIMMING POOLS

Operation of public swimming pools

Application (annual approval and inspection fee also required)		\$582.00	N	SLL1 Schedule 15	(2)(a)
Annual approval and inspection (application fee also required for new applications)		\$330.00	N	SLL1 Schedule 15	(2)(a)
Application for transfer of approval		\$313.00	N	SLL1 Schedule 15	(2)(a)
Compliance water sampling and analysis (additional fee)	Per sample	\$148.50	N	SLL1 Schedule 15	(2)(a)

UNDERTAKING REGULATED ACTIVITIES REGARDING HUMAN REMAINS

Application for disturbance of human remains buried outside a cemetery		\$505.00	N	SLL1 Schedule 18	(2)(a)
Application for burial or disposal of human remains buried outside a cemetery		\$638.00	N	SLL1 Schedule 19	(2)(a)
Transfer of Burial Rights for burial outside a cemetery		\$77.00	N	SLL1 Schedule 19	(2)(a)

OPERATION OF CEMETERIES (Privately owned and operated)

The charge for this application for operation of cemeteries is to obtain an approval and is separate to any charges incurred under the Planning Scheme.

continued on next page ...

Page 51 of 134

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
OPERATION OF CEMETERIES (Privately owned and operated) [continued]					
Application (annual approval and inspection fee also required)		\$627.00	N	SLL1 Schedule 14	(2)(a)
Annual approval and inspection (application fee also required for new applications)		\$423.00	N	SLL1 Schedule 14	(2)(a)
Transfer of approval		\$77.00	N	SLL1 Schedule 14	(2)(a)
MISCELLANEOUS - LOCAL LAWS					
Application for minor amendment of approval		\$84.70	N	SLL1 Schedule 7,8,11,13-17	(2)(a)
Reinspection – this fee applies to each additional inspection undertaken due to non-compliance (if not specified elsewhere)		\$286.00	N	SLL1 Schedule 7,8,11,13-17	(2)(a)
Application for minor alteration (minor refit) to an existing approved facility		\$200.00	N	SLL1 Schedule 7,8,11,13-17	(2)(a)
Application for major alteration (major refit) to an existing approved facility		\$300.00	N	SLL1 Schedule 7,8,11,13-17	(2)(a)
Water sample analysis	Per sample	\$185.00	N	SLL1 Schedule 11,13,15-17	(2)(a)
Local Law Approval Restoration Fee		\$165.00	N	SLL1 Schedule 15	(2)(a)
CONTROL OF NUISANCES					
<i>Overgrown allotments</i>					
Costs of mowing/slashing		At cost + 15%	N		-
<i>Unightly allotments</i>					
Costs of completing works		At cost +15%	N		-
VEHICLES (release)					
Towing		At cost + 15%	N		-
Storage		\$313.00	N		-
SEIZED AND IMPOUNDED ITEMS (release)					
Seized and Impounded items (other than Animals and Vehicles)		\$60.50	N	LL1 s 37 (2),(5)(c)	-

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
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REGULATED PARKING

Parking contrary to an official sign

Parking Permit Application		\$52.00	N	SLL1 Schedule 25	(2)(a)
Temporary Parking Permit for a Commercial Activity - Per 7 days or part thereof, up to a maximum of 28 days (application fee additional)	Per bay per 7 days	\$154.00	N	SLL1 Schedule 25	(2)(a)
Residential Parking Permit (annual) (application fee additional)	Per bay	\$806.00	N	SLL1 Schedule 25	(2)(a)
Vehicle Registration Search Fee	Per search	\$26.00	N	SPEA 1999 s14	(2)(a)

APPROVAL UNDER LOCAL LAWS - OTHER

Any activity that requires a permit under the Local Laws that is not mentioned above will be subject to a fee set by the Executive Manager Regulatory Services or the Executive Manager Open Space and Environment at a cost of service recovery basis.

BUILDING AND PLUMBING

BUILDING

ADMINISTRATION

Lodgement

Application for building work		\$148.50	N	BA 1975 s86	(2)(e)
Amendment to application from private certifier (application and/or plans)		\$29.70	N	BA 1975 s86	(2)(e)

General

Copy of existing drainage plan domestic - no file retrieval required - electronic		\$44.00	N	PA 2016 s264	(2)(c)
File copy request - domestic building/plumbing (standard copy charges may apply in addition to this fee)		\$84.70	N	PA 2016 s264	(2)(c)
File copy request - Commercial and/or multi-dwelling sites building/plumbing – quote required (standard copy charges may apply in addition to this fee)		By quotation	N	PA 2016 s264	(2)(c)

Pre-lodgement information request - Form 19 development

Part A - Development information		\$117.50	N	PA 2016 s264	(2)(c)
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Page 53 of 134

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
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Pre-lodgement information request - Form 19 development [continued]

Part B - Approval information		\$60.00 + \$11.00 per item	N	PA 2016 s264	(2)(c)
Additional copying charges may apply.					
Part C - Inspection information		\$60.00 + \$11.00 per item	N	PA 2016 s264	(2)(c)

CERTIFICATES AND SEARCHES

An application is required for all information requests on building notes/requisitions, including property owner requests. Where for any reason Council is not able to meet the time specified for an urgent search, the non urgent search fee will be charged and a refund of the difference will be provided to the applicant.

Records searches - without site inspection

Records only search (residential Class 1 & 10) - Non Urgent (10 business days)	Per property	\$220.00	N	PA 2016 s264	(2)(c),(e)
Records only search (commercial/industrial/multiple residential units - Class 2 to 9)	Per tenancy	\$220.00	N	PA 2016 s264	(2)(c),(e)
Records only search (sites with multiple buildings, multiple tenancies, motels and caravan parks etc.)	Base fee plus per hour rate	\$212.00 base fee + \$45.00 per hour	N	PA 2016 s264	(2)(c),(e)

Building compliance searches - with site inspection

Comprises a building records search PLUS written advice regarding any unapproved buildings or structures on the property.

Residential class 1 and 10 buildings (dwellings and outbuildings) - Non Urgent (10 business days)	Per property	\$528.00	N	PA 2016 s264	(2)(c),(e)
Residential class 1 and 10 buildings (dwellings and outbuildings) - Urgent (5 business days)	Per property	\$638.00	N	PA 2016 s264	(2)(c),(e)
Commercial/industrial/multiple residential units - Class 2 to 9	Per tenancy	\$534.00	N	PA 2016 s264	(2)(c),(e)

REGULATORY ITEMS

Miscellaneous

Preparation of Certificate of Occupancy for Existing Buildings		By quotation	Y	BA 1975 Chapter 5	(2)(e)
Exemptions from pool fencing requirements		\$737.00	N	BA 1975 Chapter 8	(2)(e)
Application to extend currency period prior to lapsing of application		\$231.00	N	BA 1975 Chapter 4	(2)(e)

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Page 54 of 134

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
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Miscellaneous [continued]

Building Certification inspection	Per inspection	By quotation	Y	BA 1975 Chapters 4,5,7	(2)(e)
Building Certification		By quotation	Y	BA 1975 Chapters 4,5,7,8	(2)(e)

Residential Service Building Assessment

Up to 5 persons		\$737.00	Y	RSA Act 2002 s29 (5)	(2)(a)
6 - 10 persons		\$737.00	Y	RSA Act 2002 s29 (5)	(2)(a)
11 - 20 persons		\$737.00	Y	RSA Act 2002 s29 (5)	(2)(a)
Greater than 20 persons		\$858.00	Y	RSA Act 2002 s29 (5)	(2)(a)

PLUMBING

PLUMBING CERTIFICATION SERVICES

Domestic plumbing and drainage - Class 1 & 10 buildings - sewerred site

Application		\$286.00	N	PDR 2019 s44 (1)(iv)	(2)(a),(e)
Fixture/Appliance/Apparatus (additional to application fee)	each	\$126.50	N	PDR 2019 s44 (1)(iv)	(2)(a),(e)
Future Fixture/Appliance/Apparatus (additional to application fee)	each	\$192.50	N	PDR 2019 s44 (1)(iv)	(2)(a),(e)
Application (septic to sewer OR subdivision of sewerred site - connection, alteration, amendment to sewer connections)		\$522.00	N	PDR 2019 s44 (1)(iv)	(2)(a),(e)
Application (grey water treatment)		\$522.00	N	PDR 2019 s44 (1)(iv)	(2)(a),(e)
Reinspection fee		\$281.00	N	PDR 2019 s44 (1)(iv)	(2)(e)
Inspections	Per inspection	\$280.80	N	PDR 2019 s44 (1)(iv)	(2)(a),(e)

Sanitary drains, water supply, manholes, grease/lint traps, oil separators, pump stations

Domestic plumbing and drainage - Class 1 & 10 buildings - non-sewerred areas

Application (including pre-approval on-site inspection and assessment of on-site facility)		\$522.00	N	PDR 2019 s44 (1)(iv)	(2)(a),(e)
Fixture/Appliance/Apparatus (additional to application fee)	each	\$126.50	N	PDR 2019 s44 (1)(iv)	(2)(a),(e)
Future Fixture/Appliance/Apparatus (additional to application fee)	each	\$192.50	N	PDR 2019 s44 (1)(iv)	(2)(a),(e)
Application (where there is an existing on-site sewage facility)		\$250.00	N	PDR 2019 s44 (1)(iv)	(2)(a),(e)

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Page 55 of 134

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
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Domestic plumbing and drainage - Class 1 & 10 buildings - non-sewered areas [continued]

Application for demolition, removal or replacement of components of an on-site sewerage facility		\$522.00	N	PDR 2019 s44 (1)(iv)	(2)(a),(e)
Reinspection fee		\$281.00	N	PDR 2019 s44 (1)(iv)	(2)(e)
Inspections	Per inspection	\$281.00	N	PDR 2019 s44 (1)(iv)	(2)(a),(e)
Sanitary drains, water supply, manholes, grease/lint traps, oil separators, pump stations and components of an on-site sewerage facility					

Commercial & multi-unit residential plumbing and drainage - Class 2 - 9 buildings - sewered site

Application (including approval and inspection)		\$286.00	N	PDR 2019 s44 (1)(iv)	(2)(a),(e)
Fixture/Appliance/Apparatus (additional to application fee)	each	\$126.50	N	PDR 2019 s44 (1)(iv)	(2)(a),(e)
Future Fixture/Appliance/Apparatus (additional to application fee)	each	\$192.50	N	PDR 2019 s44 (1)(iv)	(2)(a),(e)
Application (septic to sewer)		\$522.00	N	PDR 2019 s44 (1)(iv)	(2)(a),(e)
Application (temporary site amenities)		\$522.00	N	PDR 2019 s44 (1)(iv)	(2)(a),(e)
Application (grey water treatment)		\$522.00	N	PDR 2019 s44 (1)(iv)	(2)(a),(e)
Application demolition, removal, replacement of grease/lint trap, oil separator & pump stations		\$522.00	N	PDR 2019 s44 (1)(iv)	(2)(a),(e)
Inspections	Per inspection	\$281.00	N	PDR 2019 s44 (1)(iv)	(2)(a),(e)
Main sanitary drains, fire and water mains, manholes, grease/lint traps, oil separators, pump stations					
Reinspection fee		\$281.00	N	PDR 2019 s44 (1)(iv)	(2)(e)

Commercial & multi-unit residential plumbing and drainage – Class 2 -9 Buildings – non-sewered site

Application (including pre-approval on-site inspection and assessment of on-site facility)		\$522.00	N	PDR 2019 s44 (1)(iv)	(2)(a),(e)
Fixture/Appliance/Apparatus (additional to application fee)	each	\$126.50	N	PDR 2019 s44 (1)(iv)	(2)(a),(e)
Future Fixture/Appliance/Apparatus (additional to application fee)	each	\$192.50	N	PDR 2019 s44 (1)(iv)	(2)(e)
Application (temporary site amenities)		\$522.00	N	PDR 2019 s44 (1)(iv)	(2)(a),(e)
Application (grey water treatment)		\$522.00	N	PDR 2019 s44 (1)(iv)	(2)(a),(e)
Application for demolition, removal, replacement, of grease/lint trap, oil separator, pump stations and components of or an on-site sewerage facility		\$522.00	N	PDR 2019 s44 (1)(iv)	(2)(a),(e)
Inspections	Per inspection	\$281.00	N	PDR 2019 s44 (1)(iv)	(2)(a),(e)
Main sanitary drains, fire and water mains, manholes, grease/lint traps, oil separators, pump stations and components of or an on-site sewerage facility					

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Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
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Commercial & multi-unit residential plumbing and drainage – Class 2 -9 Buildings – non-sewered site [continued]

Reinspection fee		\$281.00	N	PDR 2019 s44 (1)(iv)	(2)(e)
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Standalone applications

Mobile homes and caravan connections		\$522.00	N	PDR 2019 s44 (1)(iv)	(2)(a),(e)
Notifiable work inspection		\$281.00	N	PDR 2019 s94 (1)	(2)(a),(e)
Alternative solution (additional to application fee)		\$358.00	N	PDR 2019 s44 (1)(iv)	(2)(a),(e)

Application to amend or extend a permit

If permit has expired - fees as per new application.

Amendments Class 1 and Class 10a - change of floor plan/fixture layout of existing approved building (no new permit issued)		\$126.50	N	PDR 2019 s43	(2)(a),(e)
Amendments Class 1 and Class 10a – addition of a 1a or 10a structure to existing permit (new permit required) – sewerred and non-sewerred sites (fixture/appliance/ apparatus fees additional to amendment application fee)		\$361.00	N	PDR 2019 s43	(2)(a),(e)
Amendments Class 1 and Class 10a - change type of on-site sewerage facility (e.g. septic to treatment plant or alteration to location or type of land application area)		\$330.00	N	PDR 2019 s43	(2)(a),(e)
Minor amendments Class 2 - 9		\$148.50	N	PDR 2019 s44 (1)(iv)	(2)(a),(e)
Major amendments Class 2 - 9		\$945.00	N	PDR 2019 s44 (1)(iv)	(2)(a),(e)
Extend term of Permit for no more than 2 years		\$126.50	N	PDR 2019 s43	(2)(a)

State Government inspections

Where Plumbing Compliance Permit is provided by State Government.

Inspections	Per fixture	\$130.00	N	PDR 2019 s44 (1)(iv)	(2)(e)
Reinspection fee		\$281.00	N	PDR 2019 s44 (1)(iv)	(2)(e)

Backflow prevention device

Application		\$286.00	N	PDR 2019 s44 (1)(iv)	(2)(a),(e)
Fee Per Device (in addition to application fee)		\$117.52	N	PDR 2019 s44 (1)(iv)	(2)(a),(e)
Annual administration fee	Per device	\$49.50	N	PDR 2019 s113	(2)(e)

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
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CONCURRENCE AGENCY REFERRALS

Building

Amenity & Aesthetics		\$654.00	N	PA 2016 s54	(2)(e)
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Plumbing

On-site wastewater management system		\$259.00	N	PA 2016 s54	(2)(e)
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MISCELLANEOUS CHARGES RELATING TO REGULATORY SERVICES

Additional fees – K'gari – Inspections and site visits		Cost + 15%	N		-
Council officers will endeavour to minimise these costs by organising multiple inspections wherever possible.					

REFUND OF FEE - WITHDRAWN PLUMBING APPLICATIONS

If an application is withdrawn, a refund of application fees may be applicable as follows:

a) Application received by Council		75% of application fee	N	PDR 2019 s44 (1)(iv)	(2)(a),(e)
b) Information Request issued		50% of application fee	N	PDR 2019 s44 (1)(iv)	(2)(a),(e)
c) Plumbing Permit issued		25% of application fee	N	PDR 2019 s44 (1)(iv)	(2)(a),(e)
d) Final Inspection Certificate issued or Lapsed Application		No refund	N	PDR 2019 s44 (1)(iv)	(2)(a),(e)

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
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DEVELOPMENT

PRELIMINARY APPROVAL

Application for Preliminary Approval

Code or Impact (MCU, OPWS & DBW)		100% of applicable development permit fee	N	PA 2016 s49	(2)(a)
Code or Impact (RAL)	1 - 49 Lots	\$5,664.00	N	PA 2016 s49	(2)(a)
Code or Impact (RAL)	50 - 99 Lots	\$11,328.00	N	PA 2016 s49	(2)(a)
Code or Impact (RAL)	100 + Lots	\$16,992.00	N	PA 2016 s49	(2)(a)

Application for Development Permit subsequent to a Preliminary Approval

Where consistent with preliminary approval (by development type)		50% of applicable development permit fee	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Where not consistent with preliminary approval		100% of applicable development permit fee	N	PA 2016 s51(1)(b)(ii)	(2)(a)

Where Preliminary Approval is for a variation request

Code or Impact		75% of applicable development permit fee	N	PA 2016 s51(1)(b)(ii)	(2)(a)
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Application for a variation request shall be 100% of the fees for the applicable uses or type of developments (including predicted Reconfiguring of Lot) as for a development permit.

Where Preliminary Approval includes a part that is a variation request to a residential zone (excludes Rural Residential Zone)

Code or Impact	Base fee - up to 1,000m2 of site area	\$4,467.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code or Impact	Per additional 1,000m2	\$520.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)

Maximum fee \$70,000

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
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MCU (MATERIAL CHANGE OF USE) APPLICATIONS

RESIDENTIAL ACTIVITIES

Residential - living

Impact Fee - Caretaker's accommodation	Base fee	\$2,854.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Caretaker's accommodation	Base fee	\$2,116.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Community residence	Base fee	\$2,854.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Community residence	Base fee	\$2,116.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Dwelling unit	Base fee	\$2,854.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Dwelling unit	Base fee	\$2,116.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Rural workers accommodation	Base fee	\$2,854.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Rural workers accommodation	Base fee	\$2,116.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Dwelling house	Base fee	\$781.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Dwelling house	Base fee	\$580.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Dual occupancy	Base fee	\$1,538.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Dual occupancy	Base fee	\$1,161.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Home based business	Base fee	\$2,854.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Home based business	Base fee	\$2,116.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)

Residential - other

Impact Fee - Multiple dwelling	Base fee plus fee per unit or room (note: The 'per unit' fee is cumulative)	\$4,467.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Multiple dwelling	Per unit or room	\$520.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Maximum Fee \$85,000					
Code Fee - Multiple dwelling	Base fee plus fee per unit or room (note: The 'per unit' fee is cumulative)	\$2,858.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Multiple dwelling	Per unit or room	\$520.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Maximum Fee \$70,000					

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Page 60 of 134

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
Impact Fee - Short-term accommodation	Base fee plus fee per unit or room (note: The 'per unit' fee is cumulative)	\$4,467.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Short-term accommodation	Per unit or room	\$520.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Maximum Fee \$85,000					
Code Fee - Short-term accommodation	Base fee plus fee per unit or room (note: The 'per unit' fee is cumulative)	\$2,858.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Short-term accommodation	Per unit or room	\$520.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Maximum Fee \$70,000					
Impact Fee - Retirement facility	Base fee plus fee per unit or room (note: The 'per unit' fee is cumulative)	\$4,467.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Retirement facility	Per unit or room	\$520.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Maximum Fee \$85,000					
Code Fee - Retirement facility	Base fee plus fee per unit or room (note: The 'per unit' fee is cumulative)	\$2,858.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Retirement facility	Per unit or room	\$520.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Maximum Fee \$70,000					
Impact Fee - Nature-based tourism	Base fee plus fee per unit or room (note: The 'per unit' fee is cumulative)	\$4,467.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Nature-based tourism	Per unit or room	\$520.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Maximum Fee \$85,000					

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Page 61 of 134

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
<i>Residential - other</i> [continued]					
Code Fee - Nature-based tourism	Base fee plus fee per unit or room (note: The 'per unit' fee is cumulative)	\$2,858.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Nature-based tourism	Per unit or room	\$520.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Maximum Fee \$70,000					
Impact Fee - Residential care facility	Base fee plus fee per unit or room (note: The 'per unit' fee is cumulative)	\$4,467.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Residential care facility	Per unit or room	\$520.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Maximum Fee \$85,000					
Code Fee - Residential care facility	Base fee plus fee per unit or room (note: The 'per unit' fee is cumulative)	\$2,858.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Residential care facility	Per unit or room	\$520.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Maximum Fee \$70,000					
Impact Fee - Non-resident workforce accommodation	Base fee plus fee per unit or room (note: The 'per unit' fee is cumulative)	\$4,467.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Non-resident workforce accommodation	Per unit or room	\$520.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Maximum Fee \$85,000					
Code Fee - Non-resident workforce accommodation	Base fee plus fee per unit or room (note: The 'per unit' fee is cumulative)	\$2,858.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Non-resident workforce accommodation	Per unit or room	\$520.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Maximum Fee \$70,000					

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Page 62 of 134

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
<i>Residential - other</i> [continued]					
Impact Fee - Rooming accommodation	Base fee plus fee per unit or room (note: The 'per unit' fee is cumulative)	\$4,467.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Rooming accommodation	Per unit or room	\$520.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Maximum Fee \$85,000					
Code Fee - Rooming accommodation	Base fee plus fee per unit or room (note: The 'per unit' fee is cumulative)	\$2,858.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Rooming accommodation	Per unit or room	\$520.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Maximum Fee \$70,000					
Impact Fee - Resort complex	Base fee plus fee per unit or room (note: The 'per unit' fee is cumulative)	\$4,467.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Resort complex	Per unit or room	\$520.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Maximum Fee \$85,000					
Code Fee - Resort complex	Base fee plus fee per unit or room (note: The 'per unit' fee is cumulative)	\$2,858.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Resort complex	Per unit or room	\$520.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Maximum Fee \$70,000					
Impact Fee - Relocatable home park	Base fee plus fee per additional site where >50 sites	\$14,635.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Relocatable home park	Per site	\$216.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Relocatable home park	Base fee plus fee per additional site where >50 sites	\$8,548.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Relocatable home park	per site	\$216.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)

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Page 63 of 134

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
<i>Residential - other [continued]</i>					
Impact Fee - Tourist park	Base fee plus fee per additional site where >50 sites	\$14,635.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Tourist park	Per site	\$216.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Tourist park	Base fee plus fee per additional site where >50 sites	\$8,548.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Tourist park	Per site	\$216.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)

BUSINESS ACTIVITIES

Group 1 - new premises

Impact Fee - Adult store	Base fee (including 100m2) plus fee/ additional 100m2 GFA or part thereof	\$7,581.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Adult store	Per 100m2	\$577.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Adult store	Base fee (including 100m2) plus fee/ additional 100m2 GFA or part thereof	\$3,044.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Adult store	Per 100m2	\$577.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Agricultural supplies store	Base fee (including 100m2) plus fee/ additional 100m2 GFA or part thereof	\$7,581.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Agricultural supplies store	Per 100m2	\$577.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Agricultural supplies store	Base fee (including 100m2) plus fee/ additional 100m2 GFA or part thereof	\$3,044.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Agricultural supplies store	Per 100m2	\$577.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)

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Page 64 of 134

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
Impact Fee - Brothel	Base fee (including 100m2) plus fee/ additional 100m2 GFA or part thereof	\$7,581.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Brothel	Per 100m2	\$577.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Brothel	Base fee (including 100m2) plus fee/ additional 100m2 GFA or part thereof	\$3,044.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Brothel	Per 100m2	\$577.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Car wash	Base fee (including 100m2) plus fee/ additional 100m2 GFA or part thereof	\$7,581.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Car wash	Per 100m2	\$577.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Car wash	Base fee (including 100m2) plus fee/ additional 100m2 GFA or part thereof	\$3,044.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Car wash	Per 100m2	\$577.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Food and drink outlet	Base fee (including 100m2) plus fee/ additional 100m2 GFA or part thereof	\$7,581.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Food and drink outlet	Per 100m2	\$577.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Food and drink outlet	Base fee (including 100m2) plus fee/ additional 100m2 GFA or part thereof	\$3,044.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Food and drink outlet	Per 100m2	\$577.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Hardware and trade supplies	Base fee (including 100m2) plus fee/ additional 100m2 GFA or part thereof	\$7,581.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Hardware and trade supplies	Per 100m2	\$577.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)

continued on next page ...

Page 65 of 134

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
<i>Group 1 - new premises [continued]</i>					
Code Fee - Hardware and trade supplies	Base fee (including 100m2) plus fee/ additional 100m2 GFA or part thereof	\$3,044.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Hardware and trade supplies	Per 100m2	\$577.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Office	Base fee (including 100m2) plus fee/ additional 100m2 GFA or part thereof	\$7,581.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Office	Per 100m2	\$577.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Office	Base fee (including 100m2) plus fee/ additional 100m2 GFA or part thereof	\$3,044.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Office	Per 100m2	\$577.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Sales office	Base fee (including 100m2) plus fee/ additional 100m2 GFA or part thereof	\$7,581.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Sales office	Per 100m2	\$577.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Sales office	Base fee (including 100m2) plus fee/ additional 100m2 GFA or part thereof	\$3,044.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Sales office	Per 100m2	\$577.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Shop	Base fee (including 100m2) plus fee/ additional 100m2 GFA or part thereof	\$7,581.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Shop	Per 100m2	\$577.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Shop	Base fee (including 100m2) plus fee/ additional 100m2 GFA or part thereof	\$3,044.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Shop	Per 100m2	\$577.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)

continued on next page ...

Page 66 of 134

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
Group 1 - new premises [continued]					
Impact Fee - Shopping centre	Base fee (including 100m2) plus fee/ additional 100m2 GFA or part thereof	\$7,581.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Shopping centre	Per 100m2	\$577.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Shopping centre	Base fee (including 100m2) plus fee/ additional 100m2 GFA or part thereof	\$3,044.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Shopping centre	Per 100m2	\$577.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Showroom	Base fee (including 100m2) plus fee/ additional 100m2 GFA or part thereof	\$7,581.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Showroom	Per 100m2	\$577.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Showroom	Base fee (including 100m2) plus fee/ additional 100m2 GFA or part thereof	\$3,044.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Showroom	Per 100m2	\$577.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Veterinary services	Base fee (including 100m2) plus fee/ additional 100m2 GFA or part thereof	\$7,581.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Veterinary services	Per 100m2	\$577.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Veterinary services	Base fee (including 100m2) plus fee/ additional 100m2 GFA or part thereof	\$3,044.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Veterinary services	Per 100m2	\$577.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
<i>Group 1 - existing premises</i>					
Impact Fee - Adult store	Base fee (including 1000m2) plus fee/ additional 500m2 GFA or part thereof	\$7,581.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Adult store	Per 500m2	\$577.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Adult store	Base fee (including 1000m2) plus fee/ additional 500m2 GFA or part thereof	\$3,044.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Adult store	Per 500m2	\$577.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Agricultural supplies store	Base fee (including 1000m2) plus fee/ additional 500m2 GFA or part thereof	\$7,581.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Agricultural supplies store	Per 500m2	\$577.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Agricultural supplies store	Base fee (including 1000m2) plus fee/ additional 500m2 GFA or part thereof	\$3,044.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Agricultural supplies store	Per 500m2	\$577.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Brothel	Base fee (including 1000m2) plus fee/ additional 500m2 GFA or part thereof	\$7,581.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Brothel	Per 500m2	\$577.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Brothel	Base fee (including 1000m2) plus fee/ additional 500m2 GFA or part thereof	\$3,044.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Brothel	Per 500m2	\$577.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Car wash	Base fee (including 1000m2) plus fee/ additional 500m2 GFA or part thereof	\$7,581.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Car wash	Per 500m2	\$577.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)

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Page 68 of 134

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
<i>Group 1 - existing premises [continued]</i>					
Code Fee - Car wash	Base fee (including 1000m2) plus fee/ additional 500m2 GFA or part thereof	\$3,044.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Car wash	Per 500m2	\$577.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Food and drink outlet	Base fee (including 1000m2) plus fee/ additional 500m2 GFA or part thereof	\$7,581.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Food and drink outlet	Per 500m2	\$577.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Food and drink outlet	Base fee (including 1000m2) plus fee/ additional 500m2 GFA or part thereof	\$3,044.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Food and drink outlet	Per 500m2	\$577.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Hardware and trade supplies	Base fee (including 1000m2) plus fee/ additional 500m2 GFA or part thereof	\$7,581.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Hardware and trade supplies	Per 500m2	\$577.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Hardware and trade supplies	Base fee (including 1000m2) plus fee/ additional 500m2 GFA or part thereof	\$3,044.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Hardware and trade supplies	Per 500m2	\$577.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Office	Base fee (including 1000m2) plus fee/ additional 500m2 GFA or part thereof	\$7,581.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Office	Per 500m2	\$577.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Office	Base fee (including 1000m2) plus fee/ additional 500m2 GFA or part thereof	\$3,044.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Office	Per 500m2	\$577.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)

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Page 69 of 134

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
<i>Group 1 - existing premises [continued]</i>					
Impact Fee - Sales office	Base fee (including 1000m2) plus fee/ additional 500m2 GFA or part thereof	\$7,581.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Sales office	Per 500m2	\$577.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Sales office	Base fee (including 1000m2) plus fee/ additional 500m2 GFA or part thereof	\$3,044.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Sales office	Per 500m2	\$577.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Shop	Base fee (including 1000m2) plus fee/ additional 500m2 GFA or part thereof	\$7,581.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Shop	Per 500m2	\$577.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Shop	Base fee (including 1000m2) plus fee/ additional 500m2 GFA or part thereof	\$3,044.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Shop	Per 500m2	\$577.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Shopping centre	Base fee (including 1000m2) plus fee/ additional 500m2 GFA or part thereof	\$7,581.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Shopping centre	Per 500m2	\$577.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Shopping centre	Base fee (including 1000m2) plus fee/ additional 500m2 GFA or part thereof	\$3,044.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Shopping centre	Per 500m2	\$577.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Showroom	Base fee (including 1000m2) plus fee/ additional 500m2 GFA or part thereof	\$7,581.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Showroom	Per 500m2	\$577.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)

continued on next page ...

Page 70 of 134

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
Group 1 - existing premises [continued]					
Code Fee - Showroom	Base fee (including 1000m2) plus fee/ additional 500m2 GFA or part thereof	\$3,044.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Showroom	Per 500m2	\$577.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Veterinary services	Base fee (including 1000m2) plus fee/ additional 500m2 GFA or part thereof	\$7,581.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Veterinary services	Per 500m2	\$577.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Veterinary services	Base fee (including 1000m2) plus fee/ additional 500m2 GFA or part thereof	\$3,044.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Veterinary services	Per 500m2	\$577.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Group 2					
Impact Fee - Market	Base fee (including 500m2) plus fee/ additional 500m2 site area or part thereof	\$9,098.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Market	Per 500m2	\$318.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Market	Base fee (including 500m2) plus fee/ additional 500m2 site area or part thereof	\$6,340.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Market	Per 500m2	\$318.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Garden centre	Base fee (including 500m2) plus fee/ additional 500m2 site area or part thereof	\$9,098.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Garden centre	Per 500m2	\$318.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)

continued on next page ...

Page 71 of 134

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
Group 2 [continued]					
Code Fee - Garden centre	Base fee (including 500m2) plus fee/ additional 500m2 site area or part thereof	\$6,340.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Garden centre	Per 500m2	\$318.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Outdoor sales	Base fee (including 500m2) plus fee/ additional 500m2 site area or part thereof	\$9,098.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Outdoor sales	Per 500m2	\$318.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Outdoor sales	Base fee (including 500m2) plus fee/ additional 500m2 site area or part thereof	\$6,340.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Outdoor sales	Per 500m2	\$318.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)

Group 3

Impact Fee - Service station	Base fee	\$8,560.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Service station	Base fee	\$6,339.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)

ENTERTAINMENT ACTIVITIES

Impact Fee - Club (Licensed)	Base fee (including 100m2) plus fee/ additional 100m2 GFA or part thereof	\$6,066.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Club (Licensed)	Per 100m2	\$318.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Club (Licensed)	Base fee (including 100m2) plus fee/ additional 100m2 GFA or part thereof	\$4,226.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Club (Licensed)	Per 100m2	\$318.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)

continued on next page ...

Page 72 of 134

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
ENTERTAINMENT ACTIVITIES [continued]					
Impact Fee - Bar	Base fee (including 100m2) plus fee/ additional 100m2 GFA or part thereof	\$6,066.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Bar	Per 100m2	\$318.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Bar	Base fee (including 100m2) plus fee/ additional 100m2 GFA or part thereof	\$4,226.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Bar	Per 100m2	\$318.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Function facility	Base fee (including 100m2) plus fee/ additional 100m2 GFA or part thereof	\$13,782.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Function facility	Per 100m2	\$577.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Function facility	Base fee (including 100m2) plus fee/ additional 100m2 GFA or part thereof	\$9,603.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Function facility	Per 100m2	\$577.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Hotel	Base fee (including 100m2) plus fee/ additional 100m2 GFA or part thereof	\$13,782.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Hotel	Per 100m2	\$577.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Hotel	Base fee (including 100m2) plus fee/ additional 100m2 GFA or part thereof	\$9,603.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Hotel	Per 100m2	\$577.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Nightclub entertainment facility	Base fee (including 100m2) plus fee/ additional 100m2 GFA or part thereof	\$13,782.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Nightclub entertainment facility	Per 100m2	\$577.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)

continued on next page ...

Page 73 of 134

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
ENTERTAINMENT ACTIVITIES [continued]					
Code Fee - Nightclub entertainment facility	Base fee (including 100m2) plus fee/ additional 100m2 GFA or part thereof	\$9,603.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Nightclub entertainment facility	Per 100m2	\$577.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Theatre	Base fee (including 100m2) plus fee/ additional 100m2 GFA or part thereof	\$13,782.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Theatre	Per 100m2	\$577.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Theatre	Base fee (including 100m2) plus fee/ additional 100m2 GFA or part thereof	\$9,603.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Theatre	Per 100m2	\$577.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Tourist attraction	Base fee (including 0.5ha) plus fee/ additional 0.5ha site area or part thereof	\$6,066.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Tourist attraction	Per 0.5ha	\$318.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Tourist attraction	Base fee (including 0.5ha) plus fee/ additional 0.5ha site area or part thereof	\$4,226.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Tourist attraction	Per 0.5ha	\$318.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
INDUSTRY ACTIVITIES					
Group 1 - new premises					
Impact Fee - Low impact industry	Base fee (including 500m2) plus fee/ additional 500m2 GFA or part thereof	\$6,066.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Low impact industry	Per 500m2	\$424.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)

continued on next page ...

Page 74 of 134

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
Code Fee - Low impact industry	Base fee (including 500m2) plus fee/ additional 500m2 GFA or part thereof	\$4,226.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Low impact industry	Per 500m2	\$424.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Bulk landscape supplies	Base fee (including 500m2) plus fee/ additional 500m2 GFA or part thereof	\$6,066.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Bulk landscape supplies	Per 500m2	\$424.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Bulk landscape supplies	Base fee (including 500m2) plus fee/ additional 500m2 GFA or part thereof	\$4,226.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Bulk landscape supplies	Per 500m2	\$424.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Medium impact industry	Base fee (including 500m2) plus fee/ additional 500m2 GFA or part thereof	\$6,066.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Medium impact industry	Per 500m2	\$424.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Medium impact industry	Base fee (including 500m2) plus fee/ additional 500m2 GFA or part thereof	\$4,226.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Medium impact industry	Per 500m2	\$424.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Marine industry	Base fee (including 500m2) plus fee/ additional 500m2 GFA or part thereof	\$6,066.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Marine industry	Per 500m2	\$424.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Marine industry	Base fee (including 500m2) plus fee/ additional 500m2 GFA or part thereof	\$4,226.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Marine industry	Per 500m2	\$424.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)

continued on next page ...

Page 75 of 134

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
<i>Group 1 - new premises [continued]</i>					
Impact Fee - Transport depot	Base fee (including 500m2) plus fee/ additional 500m2 GFA or part thereof	\$6,066.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Transport depot	Per 500m2	\$424.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Transport depot	Base fee (including 500m2) plus fee/ additional 500m2 GFA or part thereof	\$4,226.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Transport depot	Per 500m2	\$424.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Service industry	Base fee (including 500m2) plus fee/ additional 500m2 GFA or part thereof	\$6,066.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Service industry	Per 500m2	\$424.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Service industry	Base fee (including 500m2) plus fee/ additional 500m2 GFA or part thereof	\$4,226.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Service industry	Per 500m2	\$424.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Research and technology industry	Base fee (including 500m2) plus fee/ additional 500m2 GFA or part thereof	\$6,066.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Research and technology industry	Per 500m2	\$424.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Research and technology industry	Base fee (including 500m2) plus fee/ additional 500m2 GFA or part thereof	\$4,226.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Research and technology industry	Per 500m2	\$424.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Warehouse	Base fee (including 500m2) plus fee/ additional 500m2 GFA or part thereof	\$6,066.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Warehouse	Per 500m2	\$424.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)

continued on next page ...

Page 76 of 134

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
Group 1 - new premises [continued]					
Code Fee - Warehouse	Base fee (including 500m2) plus fee/ additional 500m2 GFA or part thereof	\$4,226.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Warehouse	Per 500m2	\$424.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - For uses with outdoor activities (storage, hardstand, etc.) associated with the use (excluding areas used for car parking and landscaping)	Activity fee plus fee/ 500m2 site area or part thereof	\$419.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - For uses with outdoor activities (storage, hardstand, etc.) associated with the use (excluding areas used for car parking and landscaping)	Activity fee plus fee/ 500m2 site area or part thereof	\$419.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Group 1 - existing premises					
Impact Fee - Low impact industry	Base fee (including 1000m2) plus fee/ additional 500m2 GFA or part thereof	\$6,066.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Low impact industry	Per 500m2	\$424.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Low impact industry	Base fee (including 1000m2) plus fee/ additional 500m2 GFA or part thereof	\$4,226.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Low impact industry	Per 500m2	\$424.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Bulk landscape supplies	Base fee (including 1000m2) plus fee/ additional 500m2 GFA or part thereof	\$6,066.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Bulk landscape supplies	Per 500m2	\$424.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Bulk landscape supplies	Base fee (including 1000m2) plus fee/ additional 500m2 GFA or part thereof	\$4,226.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Bulk landscape supplies	Per 500m2	\$424.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)

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Page 77 of 134

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
<i>Group 1 - existing premises [continued]</i>					
Impact Fee - Medium impact industry	Base fee (including 1000m2) plus fee/ additional 500m2 GFA or part thereof	\$6,066.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Medium impact industry	Per 500m2	\$424.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Medium impact industry	Base fee (including 1000m2) plus fee/ additional 500m2 GFA or part thereof	\$4,226.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Medium impact industry	Per 500m2	\$424.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Marine industry	Base fee (including 1000m2) plus fee/ additional 500m2 GFA or part thereof	\$6,066.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Marine industry	Per 500m2	\$424.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Marine industry	Base fee (including 1000m2) plus fee/ additional 500m2 GFA or part thereof	\$4,226.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Marine industry	Per 500m2	\$424.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Transport depot	Base fee (including 1000m2) plus fee/ additional 500m2 GFA or part thereof	\$6,066.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Transport depot	Per 500m2	\$424.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Transport depot	Base fee (including 1000m2) plus fee/ additional 500m2 GFA or part thereof	\$4,226.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Transport depot	Per 500m2	\$424.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Service industry	Base fee (including 1000m2) plus fee/ additional 500m2 GFA or part thereof	\$6,066.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Service industry	Per 500m2	\$424.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)

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Page 78 of 134

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
Group 1 - existing premises [continued]					
Code Fee - Service industry	Base fee (including 1000m2) plus fee/ additional 500m2 GFA or part thereof	\$4,226.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Service industry	Per 500m2	\$424.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Research and technology industry	Base fee (including 1000m2) plus fee/ additional 500m2 GFA or part thereof	\$6,066.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Research and technology industry	Per 500m2	\$424.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Research and technology industry	Base fee (including 1000m2) plus fee/ additional 500m2 GFA or part thereof	\$4,226.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Research and technology industry	Per 500m2	\$424.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Warehouse	Base fee (including 1000m2) plus fee/ additional 500m2 GFA or part thereof	\$6,066.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Warehouse	Per 500m2	\$424.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Warehouse	Base fee (including 1000m2) plus fee/ additional 500m2 GFA or part thereof	\$4,226.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Warehouse	Per 500m2	\$424.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Group 2 - new premises					
Impact Fee - Special industry	Base fee (including 500m2) plus fee/ additional 500m2 site area or part thereof	\$9,098.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Special industry	Per 500m2	\$424.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)

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Page 79 of 134

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
Group 2 - new premises [continued]					
Code Fee - Special industry	Base fee (including 500m2) plus fee/ additional 500m2 site area or part thereof	\$6,339.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Special industry	Per 500m2	\$424.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - High impact industry	Base fee (including 500m2) plus fee/ additional 500m2 site area or part thereof	\$9,098.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - High impact industry	Per 500m2	\$424.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - High impact industry	Base fee (including 500m2) plus fee/ additional 500m2 site area or part thereof	\$6,339.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - High impact industry	Per 500m2	\$424.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)

Group 2 - existing premises

Impact Fee - Special industry	Base fee (including 1000m2) plus fee/ additional 500m2 site area or part thereof	\$9,098.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Special industry	Per 500m2	\$424.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Special industry	Base fee (including 1000m2) plus fee/ additional 500m2 site area or part thereof	\$6,339.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Special industry	Per 500m2	\$424.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - High impact industry	Base fee (including 1000m2) plus fee/ additional 500m2 site area or part thereof	\$9,098.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - High impact industry	Per 500m2	\$424.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)

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Page 80 of 134

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
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Group 2 - existing premises [continued]

Code Fee - High impact industry	Base fee (including 1000m2) plus fee/ additional 500m2 site area or part thereof	\$6,339.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - High impact industry	Per 500m2	\$424.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)

Group 3

Impact Fee - Extractive industry	Base fee (including 5ha) plus fee/ additional 5ha site area or part thereof	\$15,163.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Extractive industry	Per 5ha	\$424.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Maximum Fee \$85,000					
Code Fee - Extractive industry	Base fee (including 5ha) plus fee/ additional 5ha site area or part thereof	\$10,566.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Extractive industry	Per 5ha	\$424.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Maximum Fee \$70,000					

COMMUNITY ACTIVITIES

Group 1 - new premises

Impact Fee - Cemetery	Base fee	\$5,705.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Cemetery	Base fee	\$4,226.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Place of worship	Base fee	\$5,705.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Place of worship	Base fee	\$4,226.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Child care centre	Base fee (including 500m2) plus fee/ additional 500m2 GFA or part thereof	\$9,098.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Child care centre	Per 500m2	\$634.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)

continued on next page ...

Page 81 of 134

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
Code Fee - Child care centre	Base fee (including 500m2) plus fee/ additional 500m2 GFA or part thereof	\$6,339.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Child care centre	Per 500m2	\$634.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Community care centre	Base fee (including 500m2) plus fee/ additional 500m2 GFA or part thereof	\$9,098.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Community care centre	Per 500m2	\$634.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Community care centre	Base fee (including 500m2) plus fee/ additional 500m2 GFA or part thereof	\$6,339.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Community care centre	Per 500m2	\$634.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Community use	Base fee (including 500m2) plus fee/ additional 500m2 GFA or part thereof	\$9,098.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Community use	Per 500m2	\$634.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Community use	Base fee (including 500m2) plus fee/ additional 500m2 GFA or part thereof	\$6,339.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Community use	Per 500m2	\$634.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Emergency services	Base fee (including 500m2) plus fee/ additional 500m2 GFA or part thereof	\$9,098.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Emergency services	Per 500m2	\$634.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Emergency services	Base fee (including 500m2) plus fee/ additional 500m2 GFA or part thereof	\$6,339.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Emergency services	Per 500m2	\$634.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)

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Page 82 of 134

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
<i>Group 1 - new premises [continued]</i>					
Impact Fee - Crematorium	Base fee (including 500m2) plus fee/ additional 500m2 GFA or part thereof	\$9,098.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Crematorium	Per 500m2	\$634.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Crematorium	Base fee (including 500m2) plus fee/ additional 500m2 GFA or part thereof	\$6,339.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Crematorium	Per 500m2	\$634.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Detention facility	Base fee (including 500m2) plus fee/ additional 500m2 GFA or part thereof	\$9,098.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Detention facility	Per 500m2	\$634.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Detention facility	Base fee (including 500m2) plus fee/ additional 500m2 GFA or part thereof	\$6,339.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Detention facility	Per 500m2	\$634.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Education establishment	Base fee (including 500m2) plus fee/ additional 500m2 GFA or part thereof	\$9,098.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Education establishment	Per 500m2	\$634.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Education establishment	Base fee (including 500m2) plus fee/ additional 500m2 GFA or part thereof	\$6,339.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Education establishment	Per 500m2	\$634.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Hospital	Base fee (including 500m2) plus fee/ additional 500m2 GFA or part thereof	\$9,098.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Hospital	Per 500m2	\$634.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)

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Page 83 of 134

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
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Group 1 - new premises [continued]

Code Fee - Hospital	Base fee (including 500m2) plus fee/ additional 500m2 GFA or part thereof	\$6,339.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Hospital	Per 500m2	\$634.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)

Group 1 - existing premises

Impact Fee - Child care centre	Base fee (including 1000m2) plus fee/ additional 500m2 GFA or part thereof	\$9,098.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Child care centre	Per 500m2	\$634.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Child care centre	Base fee (including 1000m2) plus fee/ additional 500m2 GFA or part thereof	\$6,339.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Child care centre	Per 500m2	\$634.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Community care centre	Base fee (including 1000m2) plus fee/ additional 500m2 GFA or part thereof	\$9,098.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Community care centre	Per 500m2	\$634.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Community care centre	Base fee (including 1000m2) plus fee/ additional 500m2 GFA or part thereof	\$6,339.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Community care centre	Per 500m2	\$634.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Community use	Base fee (including 1000m2) plus fee/ additional 500m2 GFA or part thereof	\$9,098.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Community use	Per 500m2	\$634.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)

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Page 84 of 134

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
<i>Group 1 - existing premises [continued]</i>					
Code Fee - Community use	Base fee (including 1000m2) plus fee/ additional 500m2 GFA or part thereof	\$6,339.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Community use	Per 500m2	\$634.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Emergency services	Base fee (including 1000m2) plus fee/ additional 500m2 GFA or part thereof	\$9,098.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Emergency services	Per 500m2	\$634.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Emergency services	Base fee (including 1000m2) plus fee/ additional 500m2 GFA or part thereof	\$6,339.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Emergency services	Per 500m2	\$634.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Crematorium	Base fee (including 1000m2) plus fee/ additional 500m2 GFA or part thereof	\$9,098.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Crematorium	Per 500m2	\$634.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Crematorium	Base fee (including 1000m2) plus fee/ additional 500m2 GFA or part thereof	\$6,339.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Crematorium	Per 500m2	\$634.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Detention facility	Base fee (including 1000m2) plus fee/ additional 500m2 GFA or part thereof	\$9,098.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Detention facility	Per 500m2	\$634.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Detention facility	Base fee (including 1000m2) plus fee/ additional 500m2 GFA or part thereof	\$6,339.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Detention facility	Per 500m2	\$634.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)

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Page 85 of 134

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
Group 1 - existing premises [continued]					
Impact Fee - Education establishment	Base fee (including 1000m2) plus fee/ additional 500m2 GFA or part thereof	\$9,098.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Education establishment	Per 500m2	\$634.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Education establishment	Base fee (including 1000m2) plus fee/ additional 500m2 GFA or part thereof	\$6,339.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Education establishment	Per 500m2	\$634.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Hospital	Base fee (including 1000m2) plus fee/ additional 500m2 GFA or part thereof	\$9,098.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Hospital	Per 500m2	\$634.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Hospital	Base fee (including 1000m2) plus fee/ additional 500m2 GFA or part thereof	\$6,339.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Hospital	Per 500m2	\$634.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Group 2 - new premises					
Impact Fee - Health care services	Base fee (including 100m2) plus fee/ additional 100m2 GFA or part thereof	\$7,581.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Health care services	Per 100m2	\$577.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Health care services	Base fee (including 100m2) plus fee/ additional 100m2 GFA or part thereof	\$3,044.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Health care services	Per 100m2	\$577.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)

continued on next page ...

Page 86 of 134

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
Group 2 - new premises [continued]					
Impact Fee - Funeral parlour	Base fee (including 100m2) plus fee/ additional 100m2 GFA or part thereof	\$7,581.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Funeral parlour	Per 100m2	\$577.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Funeral parlour	Base fee (including 100m2) plus fee/ additional 100m2 GFA or part thereof	\$3,044.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Funeral parlour	Per 100m2	\$577.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Group 2 - existing premises					
Impact Fee - Health care services	Base fee (including 1000m2) plus fee/ additional 500m2 GFA or part thereof	\$7,581.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Health care services	Per 500m2	\$577.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Health care services	Base fee (including 1000m2) plus fee/ additional 500m2 GFA or part thereof	\$3,044.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Health care services	Per 500m2	\$577.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact fee - Funeral parlour	Base fee (including 1000m2) plus fee/ additional 500m2 GFA or part thereof	\$7,581.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact fee - Funeral parlour	Per 500m2	\$577.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Funeral parlour	Base fee (including 1000m2) plus fee/ additional 500m2 GFA or part thereof	\$3,044.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Funeral parlour	Per 500m2	\$577.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
RECREATION ACTIVITIES					
Impact Fee - Major sport, recreation and entertainment facility	Base fee (including 5ha) plus fee/ additional 5ha site area or part thereof	\$6,066.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Major sport, recreation and entertainment facility	Per 5ha	\$318.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Major sport, recreation and entertainment facility	Base fee (including 5ha) plus fee/ additional 5ha site area or part thereof	\$4,226.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Major sport, recreation and entertainment facility	Per 5ha	\$318.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Motor sport facility	Base fee (including 5ha) plus fee/ additional 5ha site area or part thereof	\$6,066.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Motor sport facility	Per 5ha	\$318.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Motor sport facility	Base fee (including 5ha) plus fee/ additional 5ha site area or part thereof	\$4,226.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Motor sport facility	Per 5ha	\$318.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Outdoor sport and recreation	Base fee (including 5ha) plus fee/ additional 5ha site area or part thereof	\$6,066.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Outdoor sport and recreation	Per 5ha	\$318.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Outdoor sport and recreation	Base fee (including 5ha) plus fee/ additional 5ha site area or part thereof	\$4,226.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Outdoor sport and recreation	Per 5ha	\$318.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Park	Base fee (including 500m2) plus fee/ additional 500m2 site area or part thereof	\$6,066.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Park	Per 500m2	\$318.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)

continued on next page ...

Page 88 of 134

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
RECREATION ACTIVITIES [continued]					
Code Fee - Park	Base fee (including 500m2) plus fee/ additional 500m2 site area or part thereof	\$4,226.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Park	Per 500m2	\$318.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
New Premises					
Impact Fee - Indoor sport and recreation	Base fee (including 100m2) plus fee/ additional 100m2 GFA or part thereof	\$6,066.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Indoor sport and recreation	Per 100m2	\$318.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Indoor sport and recreation	Base fee (including 100m2) plus fee/ additional 100m2 GFA or part thereof	\$4,226.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Indoor sport and recreation	Per 100m2	\$318.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Existing Premises					
Impact Fee - Indoor sport and recreation	Base fee (including 1000m2) plus fee/ additional 500m2 GFA or part thereof	\$6,066.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Indoor sport and recreation	Per 500m2	\$318.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Indoor sport and recreation	Base fee (including 1000m2) plus fee/ additional 500m2 GFA or part thereof	\$4,226.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Indoor sport and recreation	Per 500m2	\$318.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
RURAL ACTIVITIES					
Group 1					
Impact Fee - Animal husbandry	Per head	\$242.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)

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Page 89 of 134

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
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Group 1 [continued]

Code Fee - Animal husbandry	Per head	\$231.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Aquaculture (minor)	Base fee	\$3,468.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Aquaculture (minor)	Base fee	\$2,890.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Cropping	Base fee	\$3,468.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Cropping	Base fee	\$2,890.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Permanent plantation	Base fee	\$3,468.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Permanent plantation	Base fee	\$2,890.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Rural industry	Base fee	\$3,468.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Rural industry	Base fee	\$2,890.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Wholesale nursery	Base fee	\$3,468.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Wholesale nursery	Base fee	\$2,890.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Winery	Base fee	\$3,468.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Winery	Base fee	\$2,890.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)

Group 2

Impact Fee - Intensive animal industry	Base fee	\$5,779.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Intensive animal industry	Base fee	\$2,890.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Intensive horticulture	Base fee	\$5,779.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Intensive horticulture	Base fee	\$2,890.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Aquaculture	Base fee	\$5,779.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Aquaculture	Base fee	\$2,890.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Animal keeping	Base fee	\$5,779.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Animal keeping	Base fee	\$2,890.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)

Group 3

Impact Fee - Roadside stall	Base fee	\$1,713.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Roadside stall	Base fee	\$1,270.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
OTHER ACTIVITIES					
Impact Fee - Landing	Base fee	\$5,705.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Landing	Base fee	\$4,226.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Parking station	Base fee (up to 50 spaces) plus fee/ additional 50 spaces or part thereof	\$6,066.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Parking station	Per 50 spaces	\$634.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Parking station	Base fee (up to 50 spaces) plus fee/ additional 50 spaces or part thereof	\$4,226.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Parking station	Per 50 spaces	\$634.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Air services	Base fee (including 500m2) plus fee/ additional 500m2 GFA or part thereof	\$9,055.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Air services	Per 500m2	\$634.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Air services	Base fee (including 500m2) plus fee/ additional 500m2 GFA or part thereof	\$6,310.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Air services	Per 500m2	\$634.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Port services	Base fee (including 500m2) plus fee/ additional 500m2 GFA or part thereof	\$9,055.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Port services	Per 500m2	\$634.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Port services	Base fee (including 500m2) plus fee/ additional 500m2 GFA or part thereof	\$6,310.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Port services	Per 500m2	\$634.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)

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Page 91 of 134

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
OTHER ACTIVITIES [continued]					
Impact Fee - Renewable energy facility	Base fee (including 500m2) plus fee/ additional 500m2 site area or part thereof	\$11,029.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Renewable energy facility	Per 500m2	\$769.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Renewable energy facility	Base fee (including 500m2) plus fee/ additional 500m2 site area or part thereof	\$7,684.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Renewable energy facility	Per 500m2	\$769.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Solar Farm	Base fee (including 1ha) plus fee/ additional 1ha site area or part thereof	\$10,863.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Solar Farm	Per ha	\$115.50	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Solar Farm	Base fee (including 1ha) plus fee/ additional 1ha site area or part thereof	\$7,684.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Solar Farm	Per ha	\$115.50	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Major electricity infrastructure	Base fee (including 500m2) plus fee/ additional 500m2 site area or part thereof	\$11,029.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Major electricity infrastructure	Per 500m2	\$769.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Major electricity infrastructure	Base fee (including 500m2) plus fee/ additional 500m2 site area or part thereof	\$7,684.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Major electricity infrastructure	Per 500m2	\$769.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Substation	Base fee (including 500m2) plus fee/ additional 500m2 site area or part thereof	\$11,029.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Substation	Per 500m2	\$769.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)

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Page 92 of 134

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
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OTHER ACTIVITIES [continued]

Code Fee - Substation	Base fee (including 500m2) plus fee/ additional 500m2 site area or part thereof	\$7,684.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Substation	Per 500m2	\$769.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Telecommunications facility	Base fee (including 500m2) plus fee/ additional 500m2 site area or part thereof	\$11,029.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Telecommunications facility	Per 500m2	\$769.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Telecommunications facility	Base fee (including 500m2) plus fee/ additional 500m2 site area or part thereof	\$7,684.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Telecommunications facility	Per 500m2	\$769.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Utility installation	Base fee (including 500m2) plus fee/ additional 500m2 site area or part thereof	\$11,029.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Utility installation	Per 500m2	\$769.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Utility installation	Base fee (including 500m2) plus fee/ additional 500m2 site area or part thereof	\$7,684.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Utility installation	Per 500m2	\$769.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)

HERITAGE AND NEIGHBOURHOOD CHARACTER - INVOLVING OR ADJOINING A HERITAGE PLACE

Impact Fee - Demolition, relocation or removal of a Heritage place	Base fee	\$4,349.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Not involving demolition, relocation or removal of a Heritage place	Base fee	\$1,089.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Adjoining a Local Heritage place		No charge	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Adjoining a Queensland Heritage place		No charge	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - MCU (excluding demolition) where triggered by a Local Heritage listing only		No charge	N		-
Code Fee - MCU (excluding demolition) where triggered by a Local Heritage listing only		No charge	N		-

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
NEIGHBOURHOOD CHARACTER PRECINCT					
Impact fees - Involving demolition, relocation or removal of a Victorian, Federation or Interwar dwellings houses and visible from street		\$781.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Any building works	Base fee	\$1,089.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
DEMOLITION CONTROL AREA					
Impact Fee - Involving the demolition, relocation and removal of a Victorian, Federation or interwar dwelling house	Base fee	\$4,349.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Involving the demolition, relocation and removal of a Victorian, Federation or interwar dwelling house	Base fee	\$1,430.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
RAL (RECONFIGURING A LOT) APPLICATIONS					
Impact Fee - Reconfiguring a lot	Base fee (1 into 2 lot subdivision) plus fee for each allotment in excess	\$3,891.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Reconfiguring a lot	Per additional allotment	\$648.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Maximum fee \$85,000					
Code Fee - Reconfiguring a lot	Base fee (1 into 2 lot subdivision) plus fee for each allotment in excess	\$2,883.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Reconfiguring a lot	Per additional allotment	\$648.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Maximum fee \$70,000					
Impact Fee - Creation of an easement/road not involving any other reconfiguration of a lot	Base fee	\$3,891.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Creation of an easement/road not involving any other reconfiguration of a lot	Base fee	\$2,883.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)

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Page 94 of 134

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
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RAL (RECONFIGURING A LOT) APPLICATIONS [continued]

Impact Fee - Creating a lot by lease	Base fee plus fee for each additional allotment in excess of one additional allotment	\$3,891.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - Creating a lot by lease	Per additional allotment	\$865.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Creating a lot by lease	Base fee plus fee for each additional allotment in excess of one additional allotment	\$2,883.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Creating a lot by lease	Per additional allotment	\$865.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)

DBW (DEVELOPMENT PERMIT FOR BUILDING WORK) APPLICATIONS

COASTAL PROTECTION OVERLAY

Code Fee - DBW - Building work assessable against Planning Scheme - Dwelling/outbuilding/all other	Base fee	\$1,089.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
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STATE OR LOCAL HERITAGE PLACE OR ADJOINING A HERITAGE PLACE

Impact Fee - Demolition, relocation or removal of a Heritage Place	Base fee	\$4,349.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Not involving demolition, relocation or removal of a Heritage Place (domestic)	Base fee	\$1,089.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Not involving demolition, relocation or removal of a Heritage Place (other)	Base fee	\$1,430.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Adjoining a Local Heritage Place	Base fee	No charge	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Adjoining a Queensland Heritage Place	Base fee	No charge	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Impact Fee - (excluding demolition) where triggered by a Local Heritage listing only	Base fee	No charge	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - (excluding demolition) where triggered by a Local Heritage listing only	Base fee	No charge	N	PA 2016 s51(1)(b)(ii)	(2)(a)

NEIGHBOURHOOD CHARACTER PRECINCT

Code Fee - If located within a Neighbourhood Character Precinct	Base fee	\$1,089.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
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Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
DEMOLITION CONTROL AREA					
Code Fee - Involving the demolition, relocation and removal of a Victorian, Federation or interwar dwelling house	Base fee	\$1,430.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
OPW (OPERATIONAL WORKS) APPLICATIONS					
OPERATIONAL WORKS NOT ASSOCIATED WITH MCU OR RAL					
Excavation and/or filling (minor / <500m3)	Base fee	\$2,894.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Excavation and/or filling (major / >500m3)	Base fee	\$4,827.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Excavation and/or filling (Dam not associated with rural use)	Base fee	\$1,089.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Prescribed tidal works (private facilities)	Base fee	\$1,886.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Prescribed tidal works (commercial facilities)	Base fee	\$2,894.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
OPERATIONAL WORKS ASSOCIATED WITH MCU OR RAL					
Landscaping work (RAL)	Base fee plus fee/ landscaping ≤ 1ha site area	\$1,430.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Landscaping work (MCU)	Base fee plus fee/ landscaping ≤ 500m2 site area	\$1,430.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Landscaping work (RAL / MCU)	Per additional 500m2	\$203.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Civil works - Application	Base fee or 1% of construction costs whichever is greater	\$1,430.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
1% to be calculated from cost estimate. The 1% of construction costs is based on the GST exclusive cost.					
Civil Works - Construction Supervision	Base fee or 1% of construction costs whichever is greater	\$1,430.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
1% to be calculated from cost estimate. The 1% of construction costs is based on the GST exclusive cost.					
Reinspection fee - per staff member/visit (if works not ready, fails inspection or more than one inspection per hold point is required)	Base fee	\$484.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
For transport and travel costs relating to K'gari inspections/site visits – refer to the 'Miscellaneous Matters that May Apply to Development Applications' section					

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
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HERITAGE AND NEIGHBOURHOOD CHARACTER - INVOLVING OR ADJOINING A HERITAGE PLACE

Code Fee- Involving excavating or filling exceeding 10m3 on a local heritage place	Base fee	\$1,089.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Involving vegetation clearing if on a local heritage place	Base fee	\$1,089.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Involving placing an advertising device on or adjoining a heritage place	Base fee	\$1,430.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)

HERITAGE AND NEIGHBOURHOOD CHARACTER - IN A NEIGHBOURHOOD CHARACTER AREA

Code Fee - Involving excavating or filling exceeding 10M3 in a neighbourhood character area	Base fee	\$1,089.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - Involving placing an advertising device in a neighbourhood character area	Base fee	\$1,430.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Code Fee - operational work involving vegetation clearing if located in a garden dominated neighbourhood character precinct	Base fee	\$1,089.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)

SIGNAGE

Placing an advertising device on premises	Base fee	\$1,430.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
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OPERATIONAL WORKS ASSOCIATED WITH VEGETATION CLEARING

Residential (or rural residential) lot located in Biodiversity Areas, Waterway and Wetland Overlay or equivalent

Excludes Heritage and Neighbourhood Character areas only

Lots ≤5,000m2	Base fee	\$454.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Lots >5,001m2	Base fee	\$759.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)

Residential (or rural residential) lot NOT located in the Biodiversity Areas, Waterways and Wetlands Overlay or equivalent

Lots ≤5,000m2	Base fee	\$228.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Lots >5,001m2	Base fee	\$380.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)

Removal of vegetation in an urban area (other than residential) on a lot no greater than 1ha in Biodiversity Areas, Waterways and Wetlands Overlay or equivalent

Fee	Base fee	\$1,516.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
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Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
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Removal of vegetation in an urban area (other than residential) on a lot no greater than 1ha NOT in Biodiversity Areas, Waterways and Wetlands Overlay or equivalent

Fee	Base fee	\$759.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
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All other vegetation removal

Fee	Base fee	\$3,028.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Civil Works - Construction Supervision	Base fee or 1% of construction costs whichever is great	\$1,430.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)

1% to be calculated from cost estimate. The 1% of construction costs is based on the GST exclusive cost.

EARLY BUILD APPROVAL

Fee	Base fee	\$1,473.00	N	PA 2016 s51(1)(b)(ii)	-
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INFRASTRUCTURE AGREEMENT & CHARGES

Preparation of Infrastructure Agreement (excludes delayed payment)	Base fee	\$1,459.00	N	PA 2016 s51(1)(b)(ii)	-
Conversion applications for Trunk Infrastructure	Base fee	\$1,459.00	N	PA 2016 s51(1)(b)(ii)	-
Deed of Novation to an Infrastructure Agreement	Base fee	\$283.00	N		-
Deed of Variation to an Infrastructure Agreement	Base fee	\$511.00	N	PA 2016 s51(1)(b)(ii)	-
Acceptance of Trunk Infrastructure (Land & Works)	Base fee	\$724.00	N	PA 2016 s51(1)(b)(ii)	-

POS (PLAN OF SUBDIVISION)

Sealing of POS	Base fee	\$1,064.00	N	PR 2017 Schedule 18 1(2)(b)	(2)(a)
Plus valuation fee per allotment (public use land and common property not applicable)	Base fee	\$145.00	N	PR 2017 Schedule 18 1(2)(b)	(2)(a)
Endorsement of Community Management Statements and Easement documentation	Base fee	\$171.50	N	PR 2017 Schedule 18 1(2)(b)	(2)(a)

Excludes Easements in favour of Fraser Coast Regional Council procured by conditions of approval.

Contribution for non-standard street lights (per pole)	Base fee	\$638.00	N	PR 2017 Schedule 18 1(2)(b)	(2)(a)
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Page 98 of 134

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
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POS (PLAN OF SUBDIVISION) [continued]

Re-seal of POS	Base fee	\$305.00	N	PR 2017 Schedule 18 1(2)(b)	(2)(a)
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CAR (CONCURRENCE AGENCY REFERRAL)

CAR (Concurrence agency referrals)

Town planning compliance check	Base fee	\$191.50	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Concurrence Agency referrals (other than demolition of a Local Heritage place, Character House in the Demolition Control Precinct or a Dwelling House in a Neighbourhood Character Precinct)	Base fee	\$1,089.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)

Environmental Authority

Applications involving Environmental Authority	Base fee	\$803.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
Applications involving change to Environmental Authority	Base fee	\$402.00	N	EPA 1994 s514(5) s125	(2)(a)

GENERAL PLANNING REGULATORY ITEMS

CHANGE APPLICATION (MINOR)

Other Change as per relevant application fee for full scope of the development change

Change other than a condition	Base fee	\$2,124.00	N	PA 2016 s79(1)(b)(i)	(2)(a)
Change - Concurrence, MCU or DBW for a dwelling or dual occupancy	Base fee	\$1,089.00	N	PA 2016 s79(1)(b)(i)	(2)(a)
Request to change or cancel a condition - up to 5 conditions	Base fee	\$2,124.00	N	PA 2016 s79(1)(b)(i)	(2)(a)
Plus for every condition over 5 - per condition fee	Base fee	\$386.00	N	PA 2016 s79(1)(b)(i)	(2)(a)
Generally in Accordance		\$300.00	N	PA 2016 s79(1)(b)(i)	(2)(a)

EXEMPTION CERTIFICATE

Exemption Certificate	Base fee	\$500.00	N	PA 2016 s79(1)(b)(i)	-
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Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
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EXTENSION APPLICATION

Fee	Base fee	\$2,124.00	N	PA 2016 s86(2)(b)	(2)(a)
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CANCELLATION APPLICATION

Fee		No charge	N	PA 2016 s84(3)(a)	(2)(a)
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**NON COMPLIANCE WITH ACCEPTED DEVELOPMENT SUBJECT TO CONDITIONS (INCLUDING OVERLAY ASSESSMENTS
FOR MCU, DBW, RAL AND OPW APPLICATIONS**

1 - 3 acceptable outcomes	Base fee	\$1,089.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)
4 + acceptable outcomes	Base fee	\$1,619.00	N	PA 2016 s51(1)(b)(ii)	(2)(a)

ADMINISTRATION**PHOTOCOPYING**

For fees relating to photocopying, please refer to the Photocopying section under Governance and Customer Services.

STRATEGIC PLANNING POLICY DOCUMENTS - HARD COPY

Fraser Coast Planning Scheme (or superseded schemes) (ordinance only - excluding maps and policies)	Base fee	\$175.00	N	PA 2016 s264(5)(a)(ii)	(2)(c)
Scheme Policies (per document)	Base fee	\$29.20	N	PA 2016 s264(5)(a)(ii)	(2)(c)
Scheme Maps per A3 sheet	Base fee	\$7.65	N	PA 2016 s264(5)(a)(ii)	(2)(c)
Scheme Maps per A0 sheet	Base fee	\$67.10	N	PA 2016 s264(5)(a)(ii)	(2)(c)

STRATEGIC PLANNING POLICY DOCUMENTS - ELECTRONIC COPY

Fraser Coast Planning Scheme including Maps (CD or USB)	Base fee	\$41.45	N	PA 2016 s264(5)(a)(ii)	(2)(c)
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Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
PLANNING - REGULATORY SERVICES					
CERTIFICATES AND SEARCHES					
<i>General</i>					
Copy of existing drainage plan domestic - no file retrieval required - electronic		\$42.30	N	PA 2016 s264(5)(a)(ii)	(2)(c)
<i>Pre-lodgement Information Request - Form 19 development</i>					
Part A - Development Information		\$113.50	N	PA 2016 s264(5)(a)(ii)	(2)(c)
<i>Planning and Development Certificates</i>					
<i>Limited Planning and Development Certificate</i>					
Non Urgent (5 business days)	Per property	\$430.00	N	PA 2016 s265(2)	(2)(a)
Urgent (2 business days)	Per property	\$799.00	N	PA 2016 s265(2)	(2)(a)
<i>Standard Planning and Development Certificate</i>					
Non Urgent (10 business days)	Per property	\$1,450.00	N	PA 2016 s265(2)	(2)(a)
Urgent (5 business days)	Per property	\$2,901.00	N	PA 2016 s265(2)	(2)(a)
Complex site (e.g. commercial/industrial or >10 units) - Non Urgent (per hour)	Per property	\$287.00	N	PA 2016 s265(2)	(2)(a)
Complex site (e.g. commercial/industrial or >10 units) - Urgent (per hour)	Per property	\$573.00	N	PA 2016 s265(2)	(2)(a)
<i>Full Planning and Development Certificate</i>					
Non Urgent (30 business days)	Per property	\$1,930.00	N	PA 2016 s265(2)	(2)(a)
Urgent (10 business days)	Per property	\$3,860.00	N	PA 2016 s265(2)	(2)(a)
Complex site (e.g. commercial/industrial or >10 units) - Non Urgent (per hour)	Per property	\$287.00	N	PA 2016 s265(2)	(2)(a)
Complex site (e.g. commercial/industrial or >10 units) - Urgent (per hour)	Per property	\$573.00	N	PA 2016 s265(2)	(2)(a)

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
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MISCELLANEOUS MATTERS THAT MAY APPLY TO DEVELOPMENT APPLICATIONS

Combined applications (involving more than one type of development)

Fees for combined applications 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, reconfiguring a lot, building work etc.) Where an application involves more than one type of land use, the fee is to be calculated on the higher land use charge rates applicable to the applicable to the application.

If a request for a concurrence agency referral is lodged concurrently with an MCU (material change of use) or DBW (building works assessable against a planning scheme), the amount payable is to be based on the highest land use fee.

Application for Mixed Use Development

Fees for this application shall be the sum of the primary use fee plus 50% of the fees for each type of other use (e.g. multiple dwellings, restaurants or shops = fee for multiple dwelling plus 50% of the fees for the restaurant or shops) only.

Additional fees for expert advice and/or assessment of technical reports by Council-engaged consultants/specialists

Where assessment by external consultants having expertise specific to a particular proposal is required the applicant shall pay the cost of the external consultants. The cost must be paid prior to the delegates or Councils final determination of the application.

Additional fees for K'gari – Inspections and site visits

The additional fees have been based on the cost of travel by the most reasonable and practical transport means. Council officers will endeavour to minimise these costs by organising multiple inspections wherever possible.

Kingfisher Bay Resort (no vehicle required)	Per inspector	\$67.10	N	PA 2016 s54	(2)(a)
Kingfisher Bay, Eurong, Happy Valley		\$374.00	N	PA 2016 s54	(2)(a)
Other areas (Orchid Beach etc.)		\$1,274.00	N	PA 2016 s54	(2)(a)

Refund of fee - withdrawn applications

If an application is withdrawn, a refund of application fees may be applicable as follows:

a) Application stage	Base fee	75% of application fee	N	PA 2016 s109(a)	(2)(a)
b) Information and referral stage	Base fee	50% of application fee	N	PA 2016 s109(a)	(2)(a)
c) Notification stage	Base fee	25% of application fee	N	PA 2016 s109(a)	(2)(a)

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Page 102 of 134

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
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Refund of fee - withdrawn applications [continued]

d) Decision stage	Base fee	No refund	N	PA 2016 s109(a)	(2)(a)
e) Non-compliant POS (Plan of subdivision)	Base fee	75% of application fee	N	PA 2016 s109(a)	(2)(a)

Superseded Planning Scheme Request

Fee	Base fee	\$4,532.00	N	PA 2016 r11(3)	(2)(a)
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Use not specifically identified in the fee schedule and/or unusual circumstances

Where an application involves a use not specifically provided for and the use or application could not reasonably be included in a category that is provided in the schedule of fees and charges, the Executive Manager Development shall determine the relevant fee. This is to be based on an estimated fee to cover the total cost for Council to assess and determine the application.

Major Projects and Application for Variation to Scheme

Fee to be determined by the Executive Manager Development.

Lapsed application

Re-submission of a lapsed application, where:		75% of application fee	N	PA 2016 s51(1)(b)(ii)	(2)(a)
a) Resubmitted within 6 months of the application lapsing; and b) The proposal is generally in accordance with the former proposal; and c) There have been no changes to the Planning Scheme provisions					

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
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Reduction of development application fees

The Executive Manager Development has delegated authority to determine to partially waive a development application fee where a strict application of the scheduled fee is unreasonable having regard to the extent of the assessment required for the type of application being received. Requests for fee reduction shall be made in writing and lodged with the application and will be determined when the application is decided at which time the agreed reduction will be refunded.

Concessions for application fees will be granted in accordance with the percentage in the following table:

Category	Development Application Fees
Churches	50%
Schools	50%
Community & Welfare	50% up to 100% ¹
Housing Facilities for Aged Care	50%
Emergency Services & similar (Community based groups)	Up to 100% ¹
Sporting & Recreation	Up to 100% ¹

¹ Up to 100% concession (Maximum \$10,000) on Development Application fees for building and ancillary works by Community & Welfare and Sporting & Recreation categories that lease land owned by Council or held in trust by Council. The intent of this concession is to provide financial assistance for improvement of facilities owned by or leased from Council.

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
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ECONOMIC DEVELOPMENT & TOURISM

AIRPORT CHARGES - HERVEY BAY AND MARYBOROUGH

Landing fees (per aircraft, excluding identified RPT/charter operations)

Emergency Medical flights by registered not for profit organisations e.g. the Royal Flying Doctors Service, Angel Flights etc.		No charge	Y	-
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Aircraft with maximum takeoff weight (MTOW) up to 2,000 kg

"Strictly private purposes" is defined as where ownership is determined to vest in an individual and the aircraft is utilised for recreational and non-commercial purposes. Where ownership is identified as held by a corporate entity (company, superannuation fund, trust etc.) OR the aircraft is known to Council to be engaged in commercial activities, the strictly private use definition does not apply. Commercial activities include flight training schools including training for recreational pilots.

All landings where aircraft is strictly used for private/recreational purposes and/or non-commercial purposes	Per landing	\$9.65	Y	-
Casual touch and go where aircraft is strictly used for private/recreational purposes and non-commercial purposes	Per touch and go	\$4.85	Y	-
Casual landing fee where the strictly private use definition does not apply	Per landing	\$19.35	Y	-
Casual touch and go where the strictly private use definition does not apply	Per touch and go	\$9.65	Y	-
Annual Landing fee per 1,000 kg or part thereof (registered lessees and approved sub-lessees commercial aircraft only). Annual landing fees are applied per aircraft and separately for each Airport.		\$512.00	Y	-

Annual Landing fees are applicable from July - June each financial year or on a pro-rata basis (i.e at 50% for 6 months) from Jan-June each year

Aircraft with MTOW 2,000 kg or greater

Casual landing fee - per 1,000 kg MTOW or part thereof	Per landing	\$24.40	Y	-
Casual touch and go fee - per 1,000 kg MTOW or part thereof	Per touch and go	\$12.20	Y	-

Aircraft parking fees (per aircraft, excluding identified RPT operators)

Aircraft parking sites are subject to Council approval prior to use.

Security restricted areas / RPT aprons - single use in excess of 4 hours (per day or part thereof)		\$215.00	Y	-
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Page 105 of 134

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
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Aircraft parking fees (per aircraft, excluding identified RPT operators) [continued]

Casual parking fee - per day or part thereof in excess of 4 hours - areas other than the security restricted areas / RPT aprons - per 1,000 kg MTOW or part thereof		\$10.10	Y		-
Annual parking fee - areas other than the security restricted areas / RPT aprons - per 1,000 kg MTOW or part thereof (option available to registered lessees and approved sub-lessees only) Annual parking fees are applied per aircraft and separately for each Airport		\$404.00	Y		-

Lost security access cards - replacement fee

Administration fee		\$52.00	N		-
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Passenger fees - itinerant charter operators, joy flights, sky diving, etc.

Passenger fees - aerial work and itinerant charters: whichever is the greater of the per passenger fee or the relevant landing fee will be applied to each itinerant charter operation.

Passenger fee (unless commercial in-confidence arrangements apply)	Per passenger	\$27.45	Y		-
All other commercial arrangements		By negotiation	Y		-

Miscellaneous fees

Alarm activations; Escorts; Fuel/Oil spills or other clean ups; other services provided by Airport staff	Per activation / service	Cost to Council	Y		-
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Hervey Bay Airport Only

Car Parking Fees

Short term car park fees

0 - 30 minutes		Free	Y		-
30 minutes - 2 hours		\$6.00	Y		-
2 - 5 hours		\$15.00	Y		-
5 - 24 hours		\$25.00	Y		-
Weekly (7 days)		\$120.00	Y		-

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
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Long term gated car park fees

Per day or part thereof after each 24 hour period	Per day or part thereof	\$30.00	Y		-
Per week - 7 days	Per week	\$195.00	Y		-

Lost car park ticket fee

Administration fee		\$239.00	Y		-
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Approved permit parking

Council approval only for 7 days or part thereof (single vehicle only)	Per week	\$51.00	Y		-
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Uber / Rideshare

Drop off in 2 minute zone		No charge	Y		-
Pick up in designated parking bays in short term carpark		\$4.15	Y		-

Meeting Room Hire

Hire of the Hinkler Meeting Room can be arranged prior to the meeting at the Executive Manager Economic Development & Tourism or Airport Manager's discretion.

Half Day (4 hours)		\$166.50	Y		-
Full Day (8 hours)		\$255.00	Y		-

PUBLIC PLACE ACTIVITIES, TEMPORARY ENTERTAINMENT EVENTS AND COMMERCIAL ACTIVITIES

Where an application is required, applications must be submitted at least thirty (30) business days prior to the date of the event/activity.

EVENT/ACTIVITY APPLICATION FEE

Application fees are not applicable for events with under 50 people that have no regulated activities.

Commercial

Low impact	Per day	\$276.00	Y		-
Medium impact	Per day	\$551.00	Y		-

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Page 107 of 134

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
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Commercial [continued]

High impact	Per day	\$1,102.00	Y		-
High impact over four-day and up to six-day bump-in - 30% reduction of full fee for non-event days.					

Non-commercial (i.e birthday parties/private gatherings other than weddings)

Low impact	Per day	\$55.00	Y		-
Medium impact	Per day	\$77.00	Y		-
High impact	Per day	\$110.00	Y		-

Not-for-profit

Low impact	Per day	\$55.00	Y		-
Medium impact	Per day	\$77.00	Y		-
High impact	Per day	\$110.00	Y		-
High impact over four-day and up to six-day bump-in - 30% reduction of full fee for non-event days.					

PARKS BOND**Commercial**

Low Impact	Per hire	\$250.00	N		-
Medium impact	Per hire	\$500.00	N		-
High impact	Per hire	\$1,000.00	N		-
Low impact - events at Seafront Oval	Per hire	\$2,500.00	N		-
Medium impact - events at Seafront Oval	Per hire	\$5,000.00	N		-
High impact - events at Seafront Oval	Per hire	\$10,000.00	N		-

Non-commercial

Non Commercial	Per hire	\$250.00	N		-
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Not-for-profit

Not-for-profit	Per hire	\$250.00	N		-
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Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
WEDDINGS/CEREMONIES					
<i>Booking fee</i>					
Ceremony		\$114.50	Y		-
Reception		\$114.50	Y		-
Ceremony and reception		\$208.00	Y		-
ELECTRICITY					
<i>Commercial</i>					
Low impact	Per day	\$55.10	Y		-
Medium impact	Per day	\$110.00	Y		-
High impact	Per day	\$164.50	Y		-
<i>Non-commercial (i.e. birthday parties/private gatherings other than weddings)</i>					
Low impact	Per day	\$27.05	Y		-
Medium impact	Per day	\$55.10	Y		-
High impact	Per day	\$82.20	Y		-
<i>Not-for-profit</i>					
Low impact	Per day	\$27.05	Y		-
Medium impact	Per day	\$55.10	Y		-
High impact	Per day	\$82.20	Y		-
MARKETS/OTHER REGULAR ACTIVITIES (Event/Activity application is required but application fee does not apply)					
Commercial	Per day	\$24.45	Y	SLL1 Schedule 7	-
Non-commercial	Per day	\$24.45	Y	SLL1 Schedule 7	-
Not-for-profit	Per day	\$24.45	Y	SLL1 Schedule 7	-

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
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Personal Mobility/Recreational Device (eScooter or similar) Hire Operations

Application - Major activities (approval fee also required)		\$2,000.00	N	SLL1 Schedule 7	(2)(a)
Annual approval - Minor activities (application fee also required)		\$2,000.00	N	SLL1 Schedule 7	(2)(a)

PERSONAL TRAINING (Event/Activity application is required but application fee does not apply)

Commercial	Per day	\$3.45	Y	SLL1 Schedule 7	-
Non-commercial	Per day	\$1.75	Y	SLL1 Schedule 7	-
Not-for-profit	Per day	\$1.75	Y	SLL1 Schedule 7	-

OTHER (Event/Activity application is required but application fee does not apply)

Commercial	Per day	POA	Y	SLL1 Schedule 7	-
Non-commercial	Per day	POA	Y	SLL1 Schedule 7	-
Not-for-profit	Per day	POA	Y	SLL1 Schedule 7	-

MARYBOROUGH SHOWGROUNDS AND EQUESTRIAN PARK

Equestrian Facilities

Competition or Organised Event facility fee (6am to 6am)	Per day or part thereof	\$11.00	Y		-
Casual Facility Fee (6am to 6am)	Per day or part thereof	\$15.00	Y		-
2025 - 2026 - Season pass - casual riding	Per year or part thereof	\$125.00	Y		-

A casual rider is a person who rides on the grounds solely for recreational purposes. It does not allow riders to participate in professional training, lessons, paid events or shows. To participate in these activities riders will be charged accordingly.

2025 - 2026 - Season pass - casual rider - additional immediate family member	Per person	\$63.00	Y		-
Exclusive use of the 'Nev Noakes' Covered Arena	Per day or part thereof	\$140.50	Y		-
Exclusive use of the 'Nev Noakes' Covered Arena - 4 hour bookings (6.00am - 10.00am, 10.00am - 2.00pm, 2.00 - 6.00pm, 6.00pm - 10.00pm)	Per booking	\$60.00	Y		-
Exclusive use of Centre Ring	Per day or part thereof	\$99.00	Y		-
Exclusive use of Eastern Arena	Per day or part thereof	\$99.00	Y		-
Exclusive use of Campdraft Arena	Per day or part thereof	\$99.00	Y		-

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Page 110 of 134

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
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Equestrian Facilities [continued]

Exclusive use of Southern Arena	Per day or part thereof	\$99.00	Y		-
Exclusive use of Horse Play	Per day or part thereof	\$99.00	Y		-
Exclusive use of Livestock Arena	Per day or part thereof	\$99.00	Y		-
Exclusive use of Training Arena	Per day or part thereof	\$99.00	Y		-
Exclusive use of Cutting Pen	Per day or part thereof	\$99.00	Y		-
Exclusive use of Round Yard	Per day or part thereof	\$99.00	Y		-
Exclusive use of Cross Country Course	Per day or part thereof	\$195.00	Y		-
Additional drag of arena (greater than 14 business days notice)	Per drag	\$45.00	Y		-
Additional drag of arena (less than 14 business days notice)	Per drag	\$90.00	Y		-

Livestock Accommodation

Online bookings for stables/yards/tack room must be made more than 48 hours prior to use.

Stable/yard/tack room (6am to 6am)	Per day	\$17.00	Y		-
Yards - cattle herded	Per day	\$58.00	Y		-
Stable/yard/tack room cleaning bond	Per hire	\$50.00	N		-
Payable in advance and fully refundable if stable/yard/tack room left clean after use.					
Stable/yard/tack room cleaning fee	Per hire	\$50.00	Y		-
Payable in advance - no cleaning bond required in this instance.					
After Hours Call Out Fee	Per call out	\$208.00	Y		-

Camping (any designated area)

Camping (not related to an event) is limited to 72 hours. To "camp" is to occupy at a camp site on a temporary basis and in accordance with any conditions of site hire, a tent or similar type of temporary accommodation, caravan, recreational vehicle, camper trailer, and/or another type of vehicle that has been modified to be suitable for use for residential purposes. The occupation of any structure requiring approval under the Building Act 1975 is excluded from this definition and is not permitted. A maximum of two adults and two children are permitted per camp site, unless otherwise advised. The maximum duration of stay is three consecutive nights.

Camping per site	Per night	\$30.00	Y		-
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Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
Event Facilities Hire					
Exhibition Hall	Per day or part thereof	\$670.00	Y		-
Arts & Crafts Pavillion (Hall 2)	Per day or part thereof	\$187.00	Y		-
Henry Bashford' Community Pavillion (Hall 3)	Per day or part thereof	\$187.00	Y		-
Cane and Cattleman's Bar	Per day or part thereof	\$187.00	Y		-
Includes access to Cane and Cattle Amenities					
Witches Hat	Per day or part thereof	\$187.00	Y		-
Includes access to Witches Hat Amenities					
Sideshow Alley	Per day or part thereof	\$187.00	Y		-
Includes access to Sideshow Alley Amenities					
Display Area	Per day or part thereof	\$187.00	Y		-
BJ Shumack' Stand and Exhibition Area	Per day or part thereof	\$187.00	Y		-
Norm Stutz' Pavillion (Bird Pavillion)	Per day or part thereof	\$187.00	Y		-
Herb McLean' Pavillion (Horticultural Pavillion)	Per day or part thereof	\$187.00	Y		-
Cookery Pavillion	Per day or part thereof	\$187.00	Y		-
Official Car Park	Per day or part thereof	\$187.00	Y		-
Nev Noakes' Covered Arena Kiosk	Per day or part thereof	\$80.00	Y		-
Cane and Cattleman's Bar Amenities	Per day or part thereof	\$40.00	Y		-
Available as additional facilities					
Witches Hat Amenities	Per day or part thereof	\$40.00	Y		-
Available as additional facilities					
Sideshow Alley Amenities	Per day or part thereof	\$40.00	Y		-
Available as additional facilities					
Entry Booth	Per day or part thereof	\$40.00	Y		-
Use of facilities for emergency services training	Per day	No charge	Y		-
Equine Welfare Centre	Per day	\$83.20	Y		-
Equine Welfare Centre (up to 4 hours)	Per half day (4 hours)	\$41.60	Y		-

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Page 112 of 134

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
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Event Facilities Hire [continued]

Community Facilities Hire	Per day or part thereof	50% of full rate	Y		-
Community Organisation / Not for profit applies to those hirers that are Clubs, Community Groups or Incorporated Associations where: <ul style="list-style-type: none"> the activity/purpose of the Group provides a significant contribution and benefit to the wider community, is available to a cross section of the general public and income raised from the activities is not distributed for the personal gain of its members or individuals, or are a registered 'Not for Profit' Group as defined by the Australian Taxation Office (evidence of "Not for Profit" registration status must be provided) 					
Driver Education - road network, where the venue remains open to other users	Per day or part thereof	\$170.50	Y		-

Exclusive Use - Event Area (partial site)

Partial Use of Site – Partial use refers to up to one half of the facilities booked exclusively, excluding the Cross-Country Course and other recreational courses. 'Partial Use of Site' does not include camp sites, yards, stables and tack rooms. These are charged separately.

Bump in and bump out period	Per day or part thereof	\$905.00	Y		-
Event day	Per day or part thereof	\$1,804.00	Y		-

Exclusive Use - Event Area (whole site)

Whole Use of Site – Whole of use site references where the entire grounds are hired exclusively. This includes camp sites, yards, stables and tack rooms.

Bump in and bump out period	Per day or part thereof	\$1,820.00	Y		-
Event day	Per day	\$3,640.00	Y		-

Exclusive Use - Additional Charges

Sawdust		POA	Y		-
Removal of stable waste		At Cost	Y		-
Removal of general waste		At Cost	Y		-
Electricity		At Cost	Y		-
Water		At Cost	Y		-
Amenities Supplies		At Cost	Y		-
Toilet paper, Hand Towel, Hand Soap					

Operational

Bond - Venue (to cover cleaning and/or damage)	Per entire venue	\$1,102.00	N		-
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Page 113 of 134

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
Bump In and Bump Out for all areas is calculated based on facility use and time.			Y		-
Extra costs for services to be charged as per hire agreement may include electricity, rubbish collection, event assistance, street sweeping, etc. Please discuss with the Manager at time of booking		POA	Y		-
Other multi use events will be addressed on a needs basis with price on application.		POA	Y		-
Cancellation Fees		See Terms and Conditions	Y		-
Public Holiday Surcharge		28% of full fee	Y		-
Additional Event Preparation (Business Hours)	per hour	\$50.00	Y		-
Additional Event Preparation (Outside Business Hours)	per hour	\$70.00	Y		-
Amenities Event Cleaning	per hour	\$60.00	Y		-
Exhibition Hall Chairs	per chair per hire	\$5.00	Y		-
Spinifex Box and Cable	per box per hire	\$60.00	Y		-
Toilet Trailer	per hire	\$150.00	Y		-
Includes Empty and Cleaning					
Cleaning hardware pack	per pack per hire	\$30.00	Y		-
Includes broom, dustpan, mop, bucket, gloves, cloths, and toilet scrub brush					
Additional 240l wheelie bin	per bin per hire	\$18.00	Y		-

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
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WATER & WASTE SERVICES DIRECTORATE

WASTE SERVICES

Certain waste types are not acceptable at some sites. "Acceptable" means approved for acceptance at a site by the Executive Manager Resource Recovery Services. See individual site information sheets for detail.

All waste charges are measured as follows unless otherwise specified:

- WEIGHBRIDGE SITES - rate per tonne or part thereof unless otherwise specified.
- NON-WEIGHBRIDGE SITES - rate per cubic metre or part thereof, unless otherwise specified.

Waste disposal charge concessions may apply for not for profit and community groups subject to Council terms and conditions.

DOMESTIC AND COMMERCIAL WASTE (Vehicle GVM less than 4.5 tonne)

Excludes specific and regulated waste types.

Waste delivered in vehicles over 4.5 tonne GVM, or in trailers exceeding the standard trailer dimensions will be charged on a weighed or waste volume basis.

Loads containing up to 2 passenger or 4x4 tyres; and/or one mattress will not incur additional individual charges for these items. Loads containing more than 2 passenger or 4x4 tyres and/or more than 1 mattress will incur additional charges.

DOMESTIC WASTE

Domestic waste - <25kg (no more than a 240L wheelie bin full)		\$12.00	Y	LG Reg 2012 Chapter 3 Part 2	-
Small load (240L wheelie bin or up to 50kg) - each		\$18.50	Y	LG Reg 2012 Chapter 3 Part 2	-
Medium load (up to 250kg) - each		\$29.00	Y	LG Reg 2012 Chapter 3 Part 2	-
Large load (up to 400kg) - each		\$57.00	Y	LG Reg 2012 Chapter 3 Part 2	-
Domestic Waste - >400kg (excludes specifically identified wastes)	Per tonne	\$219.55	Y	LG Reg 2012 Chapter 3 Part 2	-

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
COMMERCIAL WASTE					
Small load (240L wheelie bin or up to 50kg) – each		\$18.60	Y	LG Reg 2012 Chapter 3 Part 2	-
Medium load (up to 250kg) – each		\$49.80	Y	LG Reg 2012 Chapter 3 Part 2	-
Large load (up to 400kg) – each		\$98.60	Y	LG Reg 2012 Chapter 3 Part 2	-
Commercial Waste - >400kg (excludes specifically identified wastes)	Per tonne	\$339.45	Y	LG Reg 2012 Chapter 3 Part 2	-

OTHER WASTE TYPES RATE PER TONNE/CUBIC METRE/EACH

Specific wastes

Commercial, industrial, construction and demolition wastes (excludes specifically identified wastes)		\$339.45	Y	LG Reg 2012 Chapter 3 Part 2	-
Commercial, industrial, construction and demolition wastes (excludes specifically identified wastes) (products from outside the FCRC region)		\$470.30	Y	LG Reg 2012 Chapter 3 Part 2	-
Large palm/tree trunks - Commercial		\$339.45	Y	LG Reg 2012 Chapter 3 Part 2	-
Concrete/bricks mixed with other waste per tonne - not accepted as clean concrete/bricks		\$339.45	Y	LG Reg 2012 Chapter 3 Part 2	-
Concrete/bricks only, clean per tonne (recyclable)		\$99.65	Y	LG Reg 2012 Chapter 3 Part 2	-
Rocks, bitumen and other specified inert materials * conditions apply		\$99.65	Y	LG Reg 2012 Chapter 3 Part 2	-
Small animal (dog, cat etc.) - each		\$19.70	Y		-
Animals - Weighed		\$339.45	Y		-
Gas bottles - bottle capacity - 9kg or less		No charge	Y	LG Reg 2012 Chapter 3 Part 2	-
Clean fill Nikenbah Transfer Station not accepted		Not accepted	Y	LG Reg 2012 Chapter 3 Part 2	-
Clean fill Maryborough *subject to acceptance at the site		No charge	Y	LG Reg 2012 Chapter 3 Part 2	-
Dirty fill Maryborough *subject to acceptance at the site		\$99.65	Y	LG Reg 2012 Chapter 3 Part 2	-

continued on next page ...

Page 116 of 134

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
Specific wastes [continued]					
Mattress - each		\$24.00	Y		-
Mattress - Weighed		\$339.45	Y	LG Reg 2012 Chapter 3 Part 2	-
EPS (Polystyrene) >1m3		\$7.70	Y	LG Reg 2012 Chapter 3 Part 2	-
EPS (Polystyrene) >10m3		POA	Y	LG Reg 2012 Chapter 3 Part 2	-
Fire Extinguishers <2 units		No charge	Y		-
Fire Extinguishers >2 units - Weighed		\$339.45	Y		-
Fridges/air conditioners - not degassed - each		\$21.90	Y	Ozone PSGM Act 1989	-
Fridges/air conditioners - certified free of refrigerant gas		No charge	Y		-
Solar Panels <2 Panels		No charge	Y		-
Solar Panels >2 Panels - Weighed		\$339.45	Y		-
Lithium Batteries <1kg		No charge	Y		-
Lithium Batteries >1kg - Weighed		\$2,000.00	Y		-
Clean timber volumes above 4m3 or 1 tonne - Weighed		\$99.65	Y		-
Clean timber volumes up to 4m3 or 1 tonne		\$12.00	Y		-
Reload Fee		\$400.00	Y		-
Reload Fee - Disposal		\$339.45	Y		-

Regulated wastes

Liquid wastes/ soil sludges not accepted.

Regulated waste (including contaminated soil) MARKED " * " to go direct to Maryborough landfill. Regulated waste will only be accepted where evidence is provided that the waste meets legislative acceptance criteria and a disposal permit is provided.

Regulated wastes ("acceptable" only)*		POA	Y	LG Reg 2012 Chapter 3 Part 2	-
Waste oil - up to 20 litres per visit free (20 litre max container size)		No charge	Y		-
Household chemicals only - maximum container size 5 litres - no chemicals from a commercial premises/usage		No charge	Y		-

continued on next page ...

Page 117 of 134

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
Regulated wastes [continued]					
Asbestos (<10m ² /100kg) - wrapped and sealed - per visit - generated from properties within the Fraser Coast Regional Council area only – address required		\$25.75	Y		-
Asbestos (>10m ² /100kg) wrapped and sealed per tonne generated from properties within the Fraser Coast Regional Council area only – address required. Waste Transport Certificate required		\$161.80	Y	LG Reg 2012 Chapter 3 Part 2	-
Asbestos (>10m ² /100kg) wrapped and sealed per tonne generated from outside the Fraser Coast Regional Council area. Waste Transport Certificate required* - plus site preparations charge"		\$527.50	Y	LG Reg 2012 Chapter 3 Part 2	-
Asbestos contaminated soils - within licence conditions (Maryborough only) per tonne* - plus site preparations charge"		\$517.35	Y	LG Reg 2012 Chapter 3 Part 2	-
Limited regulated waste - Animal residues, fish processing wastes, sewage treatment plant residue per tonne *		\$339.45	Y	LG Reg 2012 Chapter 3 Part 2	-

Tyres - domestic or commercial

Passenger - each		\$11.00	Y	LG Reg 2012 Chapter 3 Part 2	-
Medium truck - each		\$27.90	Y	LG Reg 2012 Chapter 3 Part 2	-
Large truck - each		\$49.80	Y	LG Reg 2012 Chapter 3 Part 2	-
Tractor/heavy machinery - each		\$389.80	Y	LG Reg 2012 Chapter 3 Part 2	-
Motorcycle - each		\$7.00	Y	LG Reg 2012 Chapter 3 Part 2	-
4 x 4 - each		\$27.90	Y	LG Reg 2012 Chapter 3 Part 2	-
Tyres with rims (extra for rim)		\$35.60	Y	LG Reg 2012 Chapter 3 Part 2	-

Special waste burials Maryborough landfill only

By appointment, with 24 hours notice.

Additional charges apply per tonne - criteria determined under Regulated Waste charges.

continued on next page ...

Page 118 of 134

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
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Special waste burials Maryborough landfill only [continued]

Site preparation charge		\$535.10	Y		-
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RECYCLABLE WASTES

Recyclables (glass/plastics/papers/tin/aluminium/cardboard - separated and not contaminated)		No charge	Y		-
Suitable collectables (separated - and not contaminated) or recyclable materials/items		No charge	Y		-
Car bodies (drained of fuel and oils)		No charge	Y		-

CLEAN GREEN VEGETATION WASTE

All green waste regardless of origin

Green waste - limited "free" disposal per load.

Up to 4m3 or (1) tonne at any one time and not contaminated with any other waste		No charge	Y		-
All other green waste volumes above 4m3 or 1 tonne - disposal fees apply.					

Conditions of disposal

Branches, limbs and trunks to be no more than 1200mm in length or 400mm in diameter. Trunks may need to be split to comply. Palm trunks not able to be mulched and tree stumps will incur a disposal charge regardless of origin.

Green waste volumes over 4 cubic metres or 1 tonne in weight

No green waste from development sites will be accepted.

Green waste disposal at a non-weighbridge site - per cubic metre over 4m3		\$32.85	Y		-
Green waste disposal at a weighbridge site - per tonne over 1 tonne		\$99.65	Y		-

SALES

Public Tare - Domestic		\$7.50	Y		-
Public Tare - Commercial		\$38.50	Y		-

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
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SALES - RECYCLED WASTES

Crushed Concrete

For bulk orders of crushed concrete Waste Services ph. 1300 79 49 29 for availability and price. Bulk price is at the discretion of the Director Water & Waste Services or Executive Manager Resource Recovery Services.

Recycled concrete per tonne when available for sale		\$41.25	Y		-
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Processed mulch sales

All mulch price negotiation/changes at the discretion of the Executive Manager Resource Recovery Services.

Concessions may apply for not for profit and community groups subject to Council terms and conditions.

Mulch loyalty card concessions available in accordance with Council terms and conditions.

Bag of mulch up to 60 litres (filled and supplied by purchaser)	Per bag	\$6.55	Y		-
Fraser Coast Mulch (<60m3)	Per m3	\$46.00	Y		-
Fraser Coast Mulch (>60m3)	Per m3	POA	Y		-

ADDITIONAL WASTE SERVICES

In addition to an existing service

Kerbside or site service

240L wheelie bin – Recycling (additional/extra service)		\$3.40	N		-
240L wheelie bin – Waste (additional/extra service) - Domestic		\$7.95	N		-
240L wheelie bin - Waste (additional/extra service) - Commercial		\$18.05	N		-
240L wheelie bin - In Home Service		\$7.95	N		-
1.0m3 Bulk Bin - Waste (additional/extra service) - Domestic		\$30.50	N		-
1.5m3 Bulk Bin - Waste (additional/extra service) - Domestic		\$45.65	N		-
2.0m3 Bulk Bin - Waste (additional/extra service) - Domestic		\$60.95	N		-
3.0m3 Bulk Bin - Waste (additional/extra service) - Domestic		\$91.25	N		-
4.5m3 Bulk Bin - Waste (additional/extra service) - Domestic		\$137.05	N		-

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Page 120 of 134

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
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Kerbside or site service [continued]

1.0m3 Bulk Bin - Waste (additional/extra service) - Commercial		\$75.35	N		-
1.5m3 Bulk Bin - Waste (additional/extra service) - Commercial		\$112.95	N		-
2.0m3 Bulk Bin - Waste (additional/extra service) - Commercial		\$150.65	N		-
3.0m3 Bulk Bin - Waste (additional/extra service) - Commercial		\$225.60	N		-
4.5m3 Bulk Bin - Waste (additional/extra service) - Commercial		\$338.80	N		-
1.0m3 Bulk Bin - Recycle (additional/extra service)		\$15.30	N		-
1.5m3 Bulk Bin - Recycle (additional/extra service)		\$22.90	N		-
2.0m3 Bulk Bin - Recycle (additional/extra service)		\$30.55	N		-
3.0m3 Bulk Bin - Recycle (additional/extra service)		\$45.60	N		-
4.5m3 Bulk Bin - Recycle (additional/extra service)		\$68.40	N		-

WASTE SERVICES FOR EVENTS/FUNCTIONS

Site service

240L wheelie bin - Recycling (additional/extra service)		\$3.80	Y		-
240L wheelie bin - Waste (additional/extra service) - Domestic		\$8.70	Y		-
240L wheelie bin - Waste (additional/extra service) - Commercial		\$19.85	Y		-
1.0m3 Bulk Bin - Waste (additional/extra service) - Domestic		\$33.50	Y		-
1.5m3 Bulk Bin - Waste (additional/extra service) - Domestic		\$50.20	Y		-
2.0m3 Bulk Bin - Waste (additional/extra service) - Domestic		\$66.95	Y		-
3.0m3 Bulk Bin - Waste (additional/extra service) - Domestic		\$100.40	Y		-
4.5m3 Bulk Bin - Waste (additional/extra service) - Domestic		\$150.65	Y		-
1.0m3 Bulk Bin - Waste (additional/extra service) - Commercial		\$82.80	Y		-
1.5m3 Bulk Bin - Waste (additional/extra service) - Commercial		\$124.30	Y		-
2.0m3 Bulk Bin - Waste (additional/extra service) - Commercial		\$165.70	Y		-
3.0m3 Bulk Bin - Waste (additional/extra service) - Commercial		\$248.15	Y		-
4.5m3 Bulk Bin - Waste (additional/extra service) - Commercial		\$372.60	Y		-
15m3 RORO Bin - Waste (additional/extra service) - Commercial - Upto 1.5t		\$438.00	Y		-
1.0m3 Bulk Bin - Recycling (additional/extra service)		\$16.80	Y		-

continued on next page ...

Page 121 of 134

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
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Site service [continued]

1.5m3 Bulk Bin - Recycling (additional/extra service)		\$25.20	Y		-
2.0m3 Bulk Bin - Recycling (additional/extra service)		\$33.50	Y		-
3.0m3 Bulk Bin - Recycling (additional/extra service)		\$50.25	Y		-
4.5m3 Bulk Bin - Recycling (additional/extra service)		\$75.20	Y		-
240L wheelie bin - recycling (plus delivery, collection and cleaning charges as listed below)		\$17.55	Y		-
240L wheelie bin - waste (plus delivery, collection and cleaning charges as listed below)		\$17.55	Y		-
Bulk bin (plus delivery, collection and cleaning charges as listed below)		\$110.05	Y		-
RORO bin (plus delivery, collection and cleaning charges as listed below)		\$329.00	Y		-
Late Bin Order Fee - Within 5 days of event - per wheelie bin		\$76.65	Y		-
Late Bin Order Fee - Within 5 days of event - per RORO Bin		\$219.00	Y		-
Collection Vehicle & Driver for event - Per Hour		\$208.05	Y		-

WASTE SERVICES FOR PUBLIC PLACE BINS - Extra Services

Site Service

Public Place - Recyclable Bin Collection (50L, 140L, 240L)		\$7.10	N		-
Public Place - Waste Bin Collection (50L, 140L, 240L)		\$7.95	N		-

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
WIDE BAY WATER					
TRADE WASTE					
Compliance inspection /search fees					
Compliance inspection/investigation fee (includes premise inspection)		\$317.00	N	LG Reg 2012 s155	(2)(c)
Non-compliance inspection fees					
These apply to additional inspections required as a result of non-compliance with permit or agreement		\$305.00	N	EPP (Water) 2009 s31(1)	-
Testing fees					
These apply to additional analytical tests required as a result of non-compliance. All categories - FULL COST OF LABORATORY CHARGES APPLY		At cost	N		-
Septage and other approved liquid waste					
Volume charge all loads	Per kl	\$88.70	N		-
Key for provision of access to liquid waste disposal facility "conditions apply"		\$215.00	Y		-
Non-Compliance charge					
Charge per kg of each non-compliant parameter (quality [BOD, SS, COD, TOG, temperature, ph, TDS] charge)		\$2.30	N		-
Network Planning					
Water and/or sewerage network modelling (conditions apply)		By quotation	Y		-
WATER METERS					
Special water meter reading					
Fee - includes \$20 non-refundable administration fee if water not connected and refund required		\$100.00	N	LG Reg 2012 s155	(2)(c)

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
Check reading (discretionary)					
When associated with the levy of excess water charges and fee to be retained if readings are found to be within 5% of the amount meter should register		\$101.50	N		-
Meter test (discretionary)					
Refundable if meter faulty - i.e. reading over by more than 2%		\$368.00	N		-
Water meter location (discretionary)					
Water meter location (discretionary)		\$140.00	Y		-
Relocation of meter					
Within 5 metres		\$1,461.00	N		-
Additional metres	Per metre	\$126.50	N		-
Replace damaged water meter					
Replacement is GST free where the service occurs up to and including point of supply and charged to the recipient of the supply.					
20 mm meter		\$774.00	N		-
Replace damaged water meter boxes (discretionary)					
Replace damaged water meter boxes (discretionary)		\$211.00	N		-
Sale of water meters					
Sale of 20mm Elster water meter - including Taggle device		\$305.00	N		-
WATER SERVICES					
Disconnection					
Temporary		\$223.00	N		-
Permanent		\$457.00	N		-

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
Reconnection					
Following temporary disconnection		\$223.00	N		-
Fire service connections					
Fire service connections		By quotation	N		-
Flow and pressure test at two hydrant points		\$800.00	N		-
Standard chlorination fee - Fire Services and New Mains <= DN150mm and <150m length		\$1,470.00	N		-
Standard chlorination fee - Fire Services and New Mains > DN150mm and/or >150m length		By quotation	N		-
Bond - metered hydrant standpipe					
Bond - metered hydrant standpipe		\$2,176.00	N		-
Hire fee - metered hydrant standpipe					
Up to a week		\$122.50	N		-
Per month		\$245.00	N		-
Per year		\$1,201.00	N		-
Standpipe water domestic swimming pool fill – consumption charge (\$/kl)		\$2.25	N		-
Standpipe water - consumption charge (\$/kl)		\$6.20	N		-
Water fill point stations					
Water fill point - Commercial tanker annual access fee		\$778.70	N		-
Water fill point - consumption charge (\$/kl) commercial tanker		\$4.60	N		-
Water fill point - consumption charge (\$/kl) non commercial		\$6.20	N		-
Water fill point - New, lost or damaged card		\$52.00	N		-
Swimming pools					
Initial fill - where not through meter		\$823.00	N		-
Permit fee to empty into Council sewer - under 36,400 litres		\$182.00	N		-

continued on next page ...

Page 125 of 134

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
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Swimming pools [continued]

Permit fee to empty into Council sewer - over 36,400 litres		\$301.00	N		-
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General new water service connections

20mm standard water service connection (including water meter)		\$1,863.00	N		-
20mm water meter install only (ready-tapped service exists)		\$838.00	N		-
25mm standard water service connection (including water meter)		\$2,339.00	N		-
25mm "Duplex" water service connection (including 2 water meters)		\$2,864.00	N		-
32mm standard water service connection (including water meter)		\$3,525.00	N		-
40mm standard water service connection (including water meter)		\$3,998.00	N		-
50mm standard water service connection (including water meter)		\$4,822.00	N		-
Urgent connections (less than 5 days notice) ≤ 25mm		\$362.00	N		-
Urgent connections (less than 5 days notice) > 25mm		\$724.00	N		-

Builders temporary 20mm metered water service

Fee includes the disconnection		\$1,698.00	N		-
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Service locations

Locations of water and wastewater services - emailed plans (discretionary)		\$58.00	Y		-
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BULK WATER CHARGES - RAW WATER

Subject to individually negotiated contracts.

Water allocation sale - administration & transfer fee		\$271.00	N	WA 2000 s146	(2)(a)
Seasonal water assignment administration fee		\$189.50	N	WA 2000 s146	(2)(a)
Water allocation disconnection fee (permanent disconnection of meter outlet)		By quotation	N	WA 2000 s146	-
Meter testing - bulk water connection (refunded if meter is faulty)		\$125.00	N	WA 2000 s146	-
New meter - bulk water		By quotation	N	WA 2000 s146	-
Special meter reading (bulk water meter) - Wide Bay Water Supply Scheme		\$132.50	N	LG Reg 2012 s155	(2)(a)
Special meter reading (bulk water meter) - Teddington Weir Water Supply Scheme		\$198.50	N	LG Reg 2012 s155	(2)(a)

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
Medium priority allocation - Teddington Weir Water Supply Scheme					
Part A - fixed allocation charge (per ML)		\$17.69	N		-
Part B - usage charge (per ML)		\$8.45	N		-
Medium Priority Allocation - Wide Bay Water Weir Supply Scheme					
Part A - fixed allocation charge (per ML)		\$16.98	N		-
Part B - usage charge (per ML)		\$1.48	N		-
Seasonally Assigned High Priority Allocation - Teddington Weir Water Supply Scheme					
Part A - fixed allocation charge (per ML)		\$79.00	N		-
Part B – usage charge (per ML)		\$8.45	N		-
SEWER BLOCKAGES (HOUSE DRAIN)					
Where it proves to be the owners responsibility.					
Flat rate 7:00am - 4:00pm		\$493.00	Y		-
Flat rate 4:00pm - 7:00am		\$938.00	Y		-
SEWER CCTV SERVICES					
Flat rate 7:00am - 4:00pm	Per hour	\$399.00	Y		-
Flat rate 4:00pm - 7:00am	Per hour	\$659.00	Y		-
SEWER SERVICES					
Sewerage connection administration for new buildings from existing sewer		\$303.00	N		-
Disconnection of sewerage by WBW		\$1,039.00	N		-
Urgent connections (less than 5 days notice)		\$926.00	N		-
100mm sewer connection <1.5m deep		\$2,106.00	N		-
100mm sewer connection >1.5m deep		\$2,447.00	N		-
150mm sewer extension stub <1.5m deep		\$2,254.00	N		-
150mm sewer extension stub >1.5m deep		\$2,868.00	N		-

continued on next page ...

Page 127 of 134

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
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SEWER SERVICES [continued]

Raising of sewer manhole up to 100mm		\$586.00	N		-
Raising of sewer manhole between 100mm and 300mm		\$962.00	N		-
Raising of sewer manhole over 300mm		By quotation	N		-

UNRATED PROPERTY CONNECTION

Non-rated water lot infrastructure connection charge	Per lot	\$2,016.00	N		-
Non-rated sewer lot infrastructure connection charge	Per lot	\$6,048.00	N		-

EFFLUENT REUSE

If requested in writing to use effluent for irrigation by Council representatives, the irrigation charges may be reduced or waived at the discretion of the Executive Manager Process Operations for that period.

Hervey Bay & Maryborough Reuse

Irrigation charge (\$/ML) - consumption - unless otherwise negotiated		\$67.40	N		-
Irrigation charge (\$/ML) – Users with agreed allocation – minimum charge - unless otherwise negotiated		\$/ML multiplied by 75% of agreed allocation volume	N		-

EFFLUENT FILL POINTS (CLASS B)

Wastewater fill point - application fee - unless otherwise negotiated		\$215.00	N		-
GST free unless the deposit is forfeited or applied as a payment for a supply.					
Wastewater fill point - consumption charge (\$/ML) - unless otherwise negotiated		\$344.00	N		-

AIRPORT INDUSTRIAL ESTATE REUSE SCHEME (CLASS B+)

Water and Wastewater (25mm) connection fee (combined)

20mm standard water service connection (including water meter and RPZ)		\$4,293.00	N		-
25mm standard water service connection (including water meter and RPZ)		\$4,794.00	N		-
40mm standard water service connection (including water meter and RPZ)		\$6,992.00	N		-

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Page 128 of 134

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
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Water and Wastewater (25mm) connection fee (combined) [continued]

50mm standard water service connection (including water meter and RPZ)		\$7,860.00	N		-
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Wastewater consumption charge

Consumption charge (\$/ml) - unless otherwise negotiated		\$344.00	N		-
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SCIENTIFIC SERVICES

Physical Tests

pH		By quotation	Y		-
Temperature		By quotation	Y		-
Conductivity		By quotation	Y		-
Salinity		By quotation	Y		-
Total dissolved salts		By quotation	Y		-
Turbidity		By quotation	Y		-
Dissolved oxygen		By quotation	Y		-
Total Organic Carbon (TOC)		By quotation	Y		-
Dissolved Organic Carbon (DOC)		By quotation	Y		-

Colorimetric methods

True colour		By quotation	Y		-
Apparent colour		By quotation	Y		-
Free chlorine		By quotation	Y		-
Total chlorine		By quotation	Y		-
Iron (Ferrous)		By quotation	Y		-
Silica		By quotation	Y		-
Aluminium (soluble)		By quotation	Y		-
Sulphide		By quotation	Y		-
Sulphate		By quotation	Y		-
Fluoride		By quotation	Y		-

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
Titrimetric methods					
Total alkalinity		By quotation	Y		-
Bicarbonate & Carbonate alkalinity		By quotation	Y		-
Chloride		By quotation	Y		-
Total hardness		By quotation	Y		-
Calcium/Magnesium hardness		By quotation	Y		-
Gravimetric methods					
Suspended solids		By quotation	Y		-
Total dissolved solids		By quotation	Y		-
Volatile suspended solids		By quotation	Y		-
Total solids		By quotation	Y		-
Volatile solids		By quotation	Y		-
Flow injection methods					
Ammonia - N		By quotation	Y		-
Orthophosphate - P		By quotation	Y		-
NOx - N (Nitrite & Nitrate)		By quotation	Y		-
Nitrite		By quotation	Y		-
Nitrate		By quotation	Y		-
Total Nitrogen		By quotation	Y		-
Total Phosphorus		By quotation	Y		-
Soluble Nutrient (whole suite)		By quotation	Y		-
Total Nutrient (whole suite)		By quotation	Y		-
Total dissolved nutrients suite (TDN, TDP)		By quotation	Y		-
Total Kjeldahl Nitrogen (TKN)		By quotation	Y		-
Aluminium (soluble/total)		By quotation	Y		-
Chloride		By quotation	Y		-

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
Metals analysis - AAS (mg/l)					
Digestion for metals analysis		By quotation	Y		-
Routine metals suite (Cu, Fe, Mn, Zn) New AAS		By quotation	Y		-
Copper		By quotation	Y		-
Iron		By quotation	Y		-
Manganese		By quotation	Y		-
Zinc		By quotation	Y		-
Other chemical tests					
Biological Oxygen Demand (5 day test)		By quotation	Y		-
Chemical Oxygen Demand		By quotation	Y		-
Chlorophyll a		By quotation	Y		-
Microbiological tests					
Heterotrophic Plate Count		By quotation	Y		-
Heterotrophic Plate Count BP (Pharmaceutical)		By quotation	Y		-
Total Coliforms/ E.coli by DST		By quotation	Y		-
Total Coliforms by MF		By quotation	Y		-
Thermotolerant Coliforms by MF - potable water		By quotation	Y		-
Thermotolerant Coliforms by MF - effluent / environmental water		By quotation	Y		-
E.coli by MF - potable water		By quotation	Y		-
E.coli by MF - effluent / environmental water		By quotation	Y		-
Enterococci by MF		By quotation	Y		-
Pseudomonas aeruginosa by MF		By quotation	Y		-
Potable water micro - tank/dam (total coliforms DST/E.coli DST/HPC)		By quotation	Y		-
General water - Micro bore/dam (Thermotolerant coliforms & E.coli by MF)		By quotation	Y		-
Swimming pools - Micro		By quotation	Y		-
Recreational water micro - (Thermotolerant coliforms and E.coli & enterococci by MF)		By quotation	Y		-

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
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Ion Chromatography

Anions (Br-, F-, Cl-, NO2-, NO3-, PO42-, SO42-)		By quotation	Y		-
Cations (K+, Na+, NH4+, Ca2+, Mg2+)		By quotation	Y		-
Trihalomethane (THM)		By quotation	Y		-

Grouped tests

General bore water (domestic)		By quotation	Y		-
General bore water (commercial)		By quotation	Y		-
General tank water (not for consumption)		By quotation	Y		-
Water Quality (Human Consumption)		By quotation	Y		-
pHs		By quotation	Y		-
SAR (Sodium Adsorption Ratio)		By quotation	Y		-

Services

Batch handling and reporting fee		By quotation	Y		-
Sampling (operator & vehicle)	Per hour	By quotation	Y		-
Technical Support Services	Per hour	By quotation	Y		-
Specialist investigation & reports	Per hour	By quotation	Y		-
Equipment hire	Per hour	By quotation	Y		-
Sample pick up - (airport or ferry terminal)		By quotation	Y		-

CAMPING

Lake Lenthall Campsite - Regular

A non-refundable booking fee of 50% of the camping fee is payable at time of booking.

Off peak - per person per night		\$12.00	Y		-
Off peak - per family per night (family includes 2 adults and accompanying children (maximum 4) up to 18 years)		\$48.00	Y		-
Peak - per person per night		\$14.00	Y		-
Peak periods includes Qld. school holidays, public holidays & public holiday long weekends.					

continued on next page ...

Page 132 of 134

Name	Unit	Year 25/26 Fee (incl. GST)	GST	Legislative Reference	Power under LGA 2009 s97
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Lake Lenthall Campsite - Regular [continued]

Peak - per family per night (family includes 2 adults and accompanying children (maximum 4) up to 18 years)		\$56.00	Y		-
Peak periods includes Qld. school holidays, public holidays & public holiday long weekends.					

Lake Lenthall Campsite - Community Organisation / Not for Profit

Community Organisation / Not for profit applies to those campers that are Clubs, Community Groups or Incorporated Associations where:

- the activity/purpose of the Group provides a significant contribution and benefit to the wider community, is available to a cross section of the general public and income raised from the activity is not distributed for the personal gain of its members or individuals, or
- are a registered "Not for Profit" Group as defined by the Australian Taxation Office (evidence of "Not for Profit" registration status must be provided).

A non-refundable booking fee of 50% of the camping fee is payable at the time of booking.

Off Peak - per person per night		\$6.00	Y		-
Peak - per person per night		\$7.00	Y		-
Peak Periods includes Qld. school holidays, public holidays & public holiday long weekends.					

Commercial use Lake Lenthall

Lake Lenthall Commercial Recreational Use - Application Fee		\$210.00	N	WA 2000 s570 (1)(d)	(2)(a)
Annual Commercial Recreational Use Licence (For subsequent years following approved commercial recreational use application)		\$149.00	N	WA 2000 s570 (1)(d)	-

LEGISLATIVE REFERENCES

AMA 2008 – *Animal Management (Cats & Dogs) Act 2008*

BA 1975 – *Building Act 1975*

EP Reg – *Environment Protection Regulations 2019*

EPA 1994 – *Environmental Protection Act 1994*

EPP (Water) 2009 – *Environmental Protection (Water and Wetland Biodiversity) Policy 2009*

FA 2006 – *Food Act 2006*

LG Reg 2012 – *Local Government Regulation 2012*

LGA 2009 – *Local Government Act 2009*

LL1 – *Fraser Coast Regional Council Local Law No. 1 (Administration) 2011*

LL2 – *Fraser Coast Regional Council Local Law No. 2 (Animal Management) 2011*

Ozone PSGM Act 1989 – *Ozone Protection and Synthetic Greenhouse Gas Management Act 1989*

PA 2016 – *Planning Act 2016*

PDR 2019 – *Plumbing and Drainage Regulation 2019*

PH(ICPAS) 2003 – *Public Health (Infection Control for Personal Appearance Services) Act 2003*

PR 2017 – *Planning Regulation 2017*

RSA Act 2002 – *Residential Services (Accreditation) Act 2002*

RTI Reg 2009 – *Right to Information Regulation 2009*

SLL1 – *Fraser Coast Regional Council Subordinate Local Law No. 1 (Administration) 2011*

SLL2 – *Fraser Coast Regional Council Subordinate Local Law No. 2 (Animal Management) 2023*

SPEA 1999 – *State Penalties Enforcement Act 1999*

SRM 2002 – *Stock Route Management Act 2002*

TI(PMF) Reg 2011 – *Transport Infrastructure (Public Marine Facilities) Regulation 2011*

WA 2000 – *Water Act 2000*

FRASER COAST REGIONAL COUNCIL
SPECIAL MEETING NO. 2/25

WEDNESDAY, 11 JUNE 2025

SUBJECT:	ADOPTION OF 2025/26 BUDGET
DIRECTORATE:	ORGANISATIONAL SERVICES
RESPONSIBLE OFFICER:	DIRECTOR ORGANISATIONAL SERVICES
AUTHOR:	EXECUTIVE MANAGER FINANCIAL SERVICES
LINK TO CORPORATE PLAN:	Focused Organisation and Leadership. Ensure sound financial management to maintain our long-term financial sustainability.

1. PURPOSE

The purpose of this report is to adopt the Budget and set the Rates and Charges for the 2025/26 financial year.

2. EXECUTIVE SUMMARY

The Budget has been developed in consultation with management and Councillors through a range of workshops conducted over 9 months.

The 2025/26 Budget and Rates and Charges have been developed to be consistent with the Corporate Plan (2023-2028), the Long-term Financial Forecast and Operational Plan (2025/26). Adoption of the Budget and Rates and Charges give authority to Council's revenue raising powers and outlines the planned expenditure to fund the delivery of services to the community and investment in new and existing infrastructure.

3. OFFICER'S RECOMMENDATION

3.1 DIFFERENTIAL GENERAL RATES

- (a) That pursuant to section 81 of the *Local Government Regulation 2012*, the categories within which rateable land is categorised and the description of those categories is as follows:

RESIDENTIAL

Category: Category 1a – Residential Owner Occupier – Urban

Description: Land used solely for a single residential dwelling or home unit, which is the principal place of residence of the owner/s. The single residential dwelling or home unit may also be used as a home based business or bed and breakfast.

The Land must be within the water area and also be within the State Government Emergency Management Levy district class A.

Category: Category 1b – Residential Owner Occupier – Non-Urban

Description: Land used solely for a single residential dwelling or home unit, which is the principal place of residence of the owner/s. The single residential dwelling or home unit may also be used as a home based business or bed and breakfast.

The Land must either be outside of the water area or be within the State Government Emergency Management Levy district class E.

Category: Category 2a – Residential Non-Owner Occupier – Urban

Description: Land used solely for a single residential dwelling or home unit, which is not the principal place of residence of the owner/s. The single residential dwelling or home unit may also be used as a home based business or bed and breakfast.

Where more than one property is owned by the same person/s, residing in the Fraser Coast Regional Council boundary, only one (1) property can have the principal place of residence status.

The Land must be within the water area and also be within the State Government Emergency Management Levy district class A.

Category: Category 2b – Residential Non-Owner Occupier – Non-Urban

Description: Land used solely for a single residential dwelling or home unit, which is not the principal place of residence of the owner/s. The single residential dwelling or home unit may also be used as a home-based business or bed and breakfast.

Where more than one property is owned by the same person/s, residing in the Fraser Coast Regional Council boundary, only one (1) property can have the principal place of residence status.

The Land must either be outside of the water area or be within the State Government Emergency Management Levy district class E.

VACANT LAND

Category: Category 3a – Residential Vacant Land/Other – Urban

Description: Vacant land and other land other than the land as defined in Category 1a to 2b or 3b to 9s.

The Land must be within the water area and also be within the State Government Emergency Management Levy district class A.

Category: Category 3b – Residential Vacant Land/Other – Non-Urban

Description: Vacant land and other land other than the land as defined in Category 1a to 3a or 4a to 9s.

The Land must either be outside of the water area or be within the State Government Emergency Management Levy district class E.

Category: Category 3c – Limited Development (Constrained Land) Vacant Land - Urban

Description: Vacant Land zoned Limited Development (Constrained Land) in Council's Planning Scheme 2014. The Land must be within the water area and also be within the State Government Emergency Management Levy district class A.

Category: Category 3d – Limited Development (Constrained Land) Vacant Land – Non-Urban

Description: Vacant Land zoned Limited Development (Constrained Land) in Council’s Planning Scheme 2014.

The Land must either be outside of the water area or be within the State Government Emergency Management Levy district class E.

Category: Category 4a – Concessional Subdivided Land – Urban

Description: Vacant land receiving a subdivider discounted valuation for the discounted valuation period, denoted by the Primary Land Use Code 72 as *Subdivided land – (LG rates valuation discount)*.

The Land must be within the water area and also be within the State Government Emergency Management Levy district class A.

Category: Category 4b – Concessional Subdivided Land – Non-Urban

Description: Vacant land receiving a subdivider discounted valuation for the discounted valuation period, denoted by the Primary Land Use Code 72 as *Subdivided land – (LG rates valuation discount)*.

The Land must either be outside of the water area or be within the State Government Emergency Management Levy district class E.

Category: Category 5a – Commercial Vacant Land – Urban

Description: Vacant land zoned high impact industry, medium impact industry, low impact industry, principal centre, district centre or specialised centre in Council’s planning scheme.

The Land must be within the water area and also be within the State Government Emergency Management Levy district class A.

Category: Category 5b – Commercial Vacant Land – Non-Urban

Description: Vacant land zoned high impact industry, medium impact industry, low impact industry, principal centre, district centre or specialised centre in Council’s planning scheme.

The Land must either be outside of the water area or be within the State Government Emergency Management Levy district class E.

COMMERCIAL/INDUSTRIAL**Category: Category 6a – Commercial/Industrial – Urban**

Description: Land used for commercial, business, or industrial purposes, Accredited Nursing Care facilities that do not provide independent living as part of the complex, or other similar purposes not included in any other category. The land may also contain a single residential dwelling.

The Land must be within the water area and also be within the State Government Emergency Management Levy district class A.

Category: Category 6b – Commercial/Industrial – Non-Urban

Description: Land used for commercial, business, or industrial purposes, Accredited Nursing Care facilities that do not provide independent living as part of the complex, or other similar purposes not included in any other category. The land may also contain a single residential dwelling.

The Land must either be outside of the water area or be within the State Government Emergency Management Levy district class E.

Category: Category 6c – Commercial - Large Retail – Urban

Description: Land used as a Large Shopping Centre with a minimum land area of 2.5 hectares with a rateable valuation that is equal to or less than \$20,000,000.

The Land must be within the water area and also be within the State Government Emergency Management Levy district class A.

Category: Category 6d – Commercial - Large Retail – Urban

Description: Land used as a Large Shopping Centre with a minimum land area of 2.5 hectares with a rateable valuation that is greater than \$20,000,000.

The Land must be within the water area and also be within the State Government Emergency Management Levy district class A.

PRIMARY PRODUCTION

Category: Category 7a – Primary Production

Description: Land being used for primary production purposes denoted by primary land use codes 60 to 71 inclusive, 73 to 89 inclusive or 93, excluding land exclusively zoned high impact industry, medium impact industry, low impact industry, principal centre, district centre or specialised centre in Council's planning scheme.

MULTI-RESIDENTIAL – FLATS, RESIDENTIAL RESORTS, OTHER

Category: Category 8a – 2-10 ILUs

Description: Land used for Flats, Residential Resorts, or other similar purposes not included in any other category.

The Land in this category contains 2 to 10 Independent Living Units.

Category: Category 8b – 11-19 ILUs

Description: Land used for Flats, Residential Resorts or other similar purposes not included in any other category.

The Land in this category contains 11 to 19 Independent Living Units.

Category: Category 8c – 20-39 ILUs

Description: Land used for Flats, Residential Resorts or other similar purposes not included in any other category.

The Land in this category contains 20 to 39 Independent Living Units.

Category: Category 8d – 40-59 ILUs

Description: Land used for Flats, Residential Resorts or other similar purposes not included in any other category.

The Land in this category contains 40 to 59 Independent Living Units.

Category: Category 8e – 60-79 ILUs

Description: Land used for Flats, Residential Resorts or other similar purposes not included in any other category.

The Land in this category contains 60 to 79 Independent Living Units.

Category: Category 8f – 80-99 ILUs

Description: Land used for Flats, Residential Resorts or other similar purposes not included in any other category.

The Land in this category contains 80 to 99 Independent Living Units.

Category: Category 8g – 100-119 ILUs

Description: Land used for Flats, Residential Resorts or other similar purposes not included in any other category.

The Land in this category contains 100 to 119 Independent Living Units.

Category: Category 8h – 120-139 ILUs

Description: Land used for Flats, Residential Resorts or other similar purposes not included in any other category.

The Land in this category contains 120 to 139 Independent Living Units.

Category: Category 8i – 140-159 ILUs

Description: Land used for Flats, Residential Resorts or other similar purposes not included in any other category.

The Land in this category contains 140 to 159 Independent Living Units.

Category: Category 8j – 160-179 ILUs

Description: Land used for Flats, Residential Resorts or other similar purposes not included in any other category.

The Land in this category contains 160 to 179 Independent Living Units.

Category: Category 8k – 180-199 ILUs

Description: Land used for Flats, Residential Resorts or other similar purposes not included in any other category.

The Land in this category contains 180 to 199 Independent Living Units.

Category: Category 8l – 200-219 ILUs

Description: Land used for Flats, Residential Resorts or other similar purposes not included in any other category.

The Land in this category contains 200 to 219 Independent Living Units.

Category: Category 8m – 220-239 ILUs

Description: Land used for Flats, Residential Resorts or other similar purposes not included in any other category.

The Land in this category contains 220 to 239 Independent Living Units.

Category: Category 8n – 240-259 ILUs

Description: Land used for Flats, Residential Resorts or other similar purposes not included in any other category.

The Land in this category contains 240 to 259 Independent Living Units.

Category: Category 8o – 260-279 ILUs

Description: Land used for Flats, Residential Resorts or other similar purposes not included in any other category.

The Land in this category contains 260 to 279 Independent Living Units.

Category: Category 8p – 280-299 ILUs

Description: Land used for Flats, Residential Resorts or other similar purposes not included in any other category.

The Land in this category contains 280 to 299 Independent Living Units.

Category: Category 8q – 300-319 ILUs

Description: Land used for Flats, Residential Resorts or other similar purposes not included in any other category.

The Land in this category contains 300 to 319 Independent Living Units.

Category: Category 8r – 320-339 ILUs

Description: Land used for Flats, Residential Resorts or other similar purposes not included in any other category.

The Land in this category contains 320 to 339 Independent Living Units.

Category: Category 8s – 340-359 ILUs

Description: Land used for Flats, Residential Resorts or other similar purposes not included in any other category.

The Land in this category contains 340 to 359 Independent Living Units.

MULTI-RESIDENTIAL – RETIREMENT VILLAGES/RESIDENTIAL PARKS/RESIDENTIAL SERVICES

Category: Category 9a – 2-10 ILUs

Description: Land used for Retirement Villages, Residential Parks, or Residential Services.

The Land in this category contains 2 to 10 Independent Living Units.

Category: Category 9b – 11-19 ILUs

Description: Land used for Retirement Villages, Residential Parks, or Residential Services.

The Land in this category contains 11 to 19 Independent Living Units.

Category: Category 9c – 20-39 ILUs

Description: Land used for Retirement Villages, Residential Parks, or Residential Services.

The Land in this category contains 20 to 39 Independent Living Units.

Category: Category 9d – 40-59 ILUs

Description: Land used for Retirement Villages, Residential Parks, or Residential Services.

The Land in this category contains 40 to 59 Independent Living Units.

Category: Category 9e– 60-79 ILUs

Description: Land used for Retirement Villages, Residential Parks, or Residential Services.

The Land in this category contains 60 to 79 Independent Living Units.

Category: Category 9f – 80-99 ILUs

Description: Land used for Retirement Villages, Residential Parks, or Residential Services.
The Land in this category contains 80 to 99 Independent Living Units.

Category: Category 9g – 100-119 ILUs

Description: Land used for Retirement Villages, Residential Parks, or Residential Services.
The Land in this category contains 100 to 119 Independent Living Units.

Category: Category 9h – 120-139 ILUs

Description: Land used for Retirement Villages, Residential Parks, or Residential Services.
The Land in this category contains 120 to 139 Independent Living Units.

Category: Category 9i – 140-159 ILUs

Description: Land used for Retirement Villages, Residential Parks, or Residential Services.
The Land in this category contains 140 to 159 Independent Living Units.

Category: Category 9j – 160-179 ILUs

Description: Land used for Retirement Villages, Residential Parks, or Residential Services.
The Land in this category contains 160 to 179 Independent Living Units.

Category: Category 9k – 180-199 ILUs

Description: Land used for Retirement Villages, Residential Parks, or Residential Services.
The Land in this category contains 180 to 199 Independent Living Units.

Category: Category 9l – 200-219 ILUs

Description: Land used for Retirement Villages, Residential Parks, or Residential Services.
The Land in this category contains 200 to 219 Independent Living Units.

Category: Category 9m – 220-239 ILUs

Description: Land used for Retirement Villages, Residential Parks, or Residential Services.
The Land in this category contains 220 to 239 Independent Living Units.

Category: Category 9n – 240-259 ILUs

Description: Land used for Retirement Villages, Residential Parks, or Residential Services.
The Land in this category contains 240 to 259 Independent Living Units.

Category: Category 9o – 260-279 ILUs

Description: Land used for Retirement Villages, Residential Parks, or Residential Services.
The Land in this category contains 260 to 279 Independent Living Units.

Category: Category 9p – 280-299 ILUs

Description: Land used for Retirement Villages, Residential Parks, or Residential Services.
The Land in this category contains 280 to 299 Independent Living Units.

Category: Category 9q – 300-319 ILUs

Description: Land used for Retirement Villages, Residential Parks, or Residential Services.
The Land in this category contains 300 to 319 Independent Living Units.

Category: Category 9r – 320-339 ILUs

Description: Land used for Retirement Villages, Residential Parks, or Residential Services.

The Land in this category contains 320 to 339 Independent Living Units.

Category: Category 9s – 340-359 ILUs

Description: Land used for Retirement Villages, Residential Parks, or Residential Services.

The Land in this category contains 340 to 359 Independent Living Units.

- (b) That Council delegates to the Chief Executive Officer the power, pursuant to sections 81(4) and 81(5) of the *Local Government Regulation 2012*, to identify the rating category to which each parcel of rateable land belongs.
- (c) That 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 No	Differential category Description	Differential rate	
		cents in \$	Minimum
RESIDENTIAL			
1a	Residential Owner Occupier – Urban	0.8658	\$1,410.00
1b	Residential Owner Occupier – Non-Urban	0.8658	\$1,128.00
2a	Residential Non-Owner Occupier – Urban	0.9956	\$1,620.00
2b	Residential Non-Owner Occupier – Non-Urban	0.9956	\$1,296.00
VACANT LAND			
3a	Residential Vacant Land/Other – Urban	0.8658	\$1,410.00
3b	Residential Vacant Land/Other – Non-Urban	0.8658	\$1,128.00
3c	Vacant - Limited Development (Constrained Land) - Urban	0.8658	n.a.
3d	Vacant - Limited Development (Constrained Land) - Non-Urban	0.8658	n.a.
4a	Concessional Subdivided Land – Urban	0.8658	n.a.
4b	Concessional Subdivided Land – Non-Urban	0.8658	n.a.
5a	Commercial Vacant Land - Urban	1.4718	\$1,620.00
5b	Commercial Vacant Land - Non-Urban	1.4718	\$1,296.00
COMMERCIAL/INDUSTRIAL			
6a	Commercial/Industrial – Urban	1.4718	\$1,620.00
6b	Commercial/Industrial – Non-Urban	1.4718	\$1,296.00
6c	Commercial - Large Retail	1.9047	n.a.
6d	Commercial - Large Retail	1.7316	n.a.
PRIMARY PRODUCTION			
7a	Primary Production	0.7359	\$1,128.00
MULTI-RESIDENTIAL – FLATS/RESIDENTIAL RESORTS/OTHER			

8a	2-10 ILUs	1.4718	\$2,115.00
8b	11-19 ILUs	1.4718	\$11,631.00
8c	20-39 ILUs	1.4718	\$21,150.00
8d	40-59 ILUs	1.4718	\$42,300.00
8e	60-79 ILUs	1.4718	\$63,450.00
8f	80-99 ILUs	1.4718	\$84,600.00
8g	100-119 ILUs	1.4718	\$105,750.00
8h	120-139 ILUs	1.4718	\$126,900.00
8i	140-159 ILUs	1.4718	\$148,050.00
8j	160-179 ILUs	1.4718	\$169,200.00
8k	180-199 ILUs	1.4718	\$190,350.00
8l	200-219 ILUs	1.4718	\$211,500.00
8m	220-239 ILUs	1.4718	\$232,650.00
8n	240-259 ILUs	1.4718	\$253,800.00
8o	260-279 ILUs	1.4718	\$274,950.00
8p	280-299 ILUs	1.4718	\$296,100.00
8q	300-319 ILUs	1.4718	\$317,250.00
8r	320-339 ILUs	1.4718	\$338,400.00
8s	340-359ILUs	1.4718	\$359,550.00
MULTI-RESIDENTIAL – RETIREMENT VILLAGES/RESIDENTIAL PARKS/RESIDENTIAL SERVICES			
9a	2-10 ILUs	1.4718	\$2,115.00
9b	11-19 ILUs	1.4718	\$7,365.00
9c	20-39 ILUs	1.4718	\$13,395.00
9d	40-59 ILUs	1.4718	\$26,790.00
9e	60-79 ILUs	1.4718	\$40,185.00
9f	80-99 ILUs	1.4718	\$53,580.00
9g	100-119 ILUs	1.4718	\$66,975.00
9h	120-139 ILUs	1.4718	\$80,370.00
9i	140-159 ILUs	1.4718	\$93,765.00
9j	160-179 ILUs	1.4718	\$107,160.00
9k	180-199 ILUs	1.4718	\$120,555.00
9l	200-219 ILUs	1.4718	\$133,950.00
9m	220-239 ILUs	1.4718	\$147,345.00
9n	240-259 ILUs	1.4718	\$160,740.00
9o	260-279 ILUs	1.4718	\$174,135.00
9p	280-299 ILUs	1.4718	\$187,530.00
9q	300-319 ILUs	1.4718	\$200,925.00
9r	320-339 ILUs	1.4718	\$214,320.00
9s	340-359ILUs	1.4718	\$227,715.00

(d) That pursuant to section 116 of the *Local Government Regulation 2012*, the amount of the differential general rate to be levied for the 2025/26 financial year on the

categories of land identified below, be limited to an amount no more than an amount equal to the amount of general rate levied on that land in the previous financial year increased by the percentage identified below.

However, for land to which this limitation applies, this limitation will cease to apply effective from the start of the billing period following;

- a. the transfer of ownership of the land, or
- b. the change to the characteristics of the land which results in a change to the differential general rate category applicable to the land (excluding where the differential general rate category changes from non-owner to owner occupier and the ownership remains unchanged), or
- c. increases resulting from a property inspection or internal audit, or
- d. changes to the configuration of the Land Area resulting in a new registered parcel of land

Category	Differential category	Limitation on increase
No	Description	
RESIDENTIAL		
1a	Residential Owner Occupier – Urban	10.5%
1b	Residential Owner Occupier – Non-Urban	10.5%
2a	Residential Non-Owner Occupier – Urban	10.5%
2b	Residential Non-Owner Occupier – Non-Urban	10.5%
VACANT LAND		
3a	Residential Vacant Land/Other – Urban	20.0%
3b	Residential Vacant Land/Other – Non-Urban	20.0%
3c	Vacant - Limited Development (Constrained Land) - Urban	10.5%
3d	Vacant - Limited Development (Constrained Land) - Non-Urban	10.5%
4a	Concessional Subdivided Land – Urban	20.0%
4b	Concessional Subdivided Land – Non-Urban	20.0%
5a	Commercial Vacant Land - Urban	20.0%
5b	Commercial Vacant Land - Non-Urban	20.0%
COMMERCIAL/INDUSTRIAL		
6a	Commercial/Industrial – Urban	20.0%
6b	Commercial/Industrial – Non-Urban	20.0%
6c	Commercial - Large Retail	20.0%
6d	Commercial - Large Retail	20.0%
PRIMARY PRODUCTION		
7a	Primary Production	20.0%
MULTI-RESIDENTIAL – FLATS/RESIDENTIAL RESORTS/OTHER		
8a	2-10 ILUs	10.5%
8b	11-19 ILUs	10.5%
8c	20-39 ILUs	10.5%
8d	40-59 ILUs	10.5%

8e	60-79 ILUs	10.5%
8f	80-99 ILUs	10.5%
8g	100-119 ILUs	10.5%
8h	120-139 ILUs	10.5%
8i	140-159 ILUs	10.5%
8j	160-179 ILUs	10.5%
8k	180-199 ILUs	10.5%
8l	200-219 ILUs	10.5%
8m	220-239 ILUs	10.5%
8n	240-259 ILUs	10.5%
8o	260-279 ILUs	10.5%
8p	280-299 ILUs	10.5%
8q	300-319 ILUs	10.5%
8r	320-339 ILUs	10.5%
8s	340-359 ILUs	10.5%
MULTI-RESIDENTIAL – RETIREMENT VILLAGES/RESIDENTIAL PARKS/RESIDENTIAL SERVICES		
9a	2-10 ILUs	10.5%
9b	11-19 ILUs	10.5%
9c	20-39 ILUs	10.5%
9d	40-59 ILUs	10.5%
9e	60-79 ILUs	10.5%
9f	80-99 ILUs	10.5%
9g	100-119 ILUs	10.5%
9h	120-139 ILUs	10.5%
9i	140-159 ILUs	10.5%
9j	160-179 ILUs	10.5%
9k	180-199 ILUs	10.5%
9l	200-219 ILUs	10.5%
9m	220-239 ILUs	10.5%
9n	240-259 ILUs	10.5%
9o	260-279 ILUs	10.5%
9p	280-299 ILUs	10.5%
9q	300-319 ILUs	10.5%
9r	320-339 ILUs	10.5%
9s	340-359 ILUs	10.5%

3.2 SEPARATE CHARGES

3.2.1 DISASTER MANAGEMENT AND RESILIENCE LEVY

That pursuant to section 94 of the *Local Government Act 2009* and section 103 of the *Local Government Regulation 2012*, Council make and levy a separate charge (to be known as the “Disaster Management and Resilience Levy”), in the sum of \$45.00 per

rateable assessment, to be levied equally on all rateable land in the region, for the purposes of developing and maintaining a capacity for disaster management planning and operations as outlined in Council's Disaster Management and Resilience Levy Policy.

3.3 UTILITY CHARGES

3.3.1 WASTEWATER CHARGES

That pursuant to section 94 of the *Local Government Act 2009* and section 99 of the *Local Government Regulation 2012*, Council make and levy wastewater utility charges, for the supply of wastewater services by the Council, as follows:

Basis of charge

Wastewater charges are determined to recover the cost of Council providing the infrastructure and the cost of operating and maintaining the wastewater system, including a commercial return on Council's commercial business unit in respect of all land and premises in the Local Government **Wastewater Service Area**.

A wastewater charge will be levied on land, both vacant and occupied, that Council has or is able to provide with wastewater services, whether occupied or not.

Where two or more contiguous lots have a Structure Over Boundary, one access charge will be levied per tenancy.

A charge will be set for each residential dwelling and residential unit (under the *Body Corporate and Community Management Act 1997* (QLD), or another Community Titles Act), that are connected to Council. Where wastewater services are provided to the common property of scheme land within the meaning of the *Body Corporate and Community Management Act 1997* (QLD), and the services are available to the public, the body corporate shall be levied a charge on each service or each lot to be levied by lot entitlement.

Wastewater Charges		
Land Use		
Residential and Vacant land		
Residential/Vacant land (Connected)	\$1,052.40	per residence/per lot
Vacant land (Unconnected)	\$1,001.40	per lot
Manufactured Home Parks, Retirement Villages, Residential Home Parks	\$979.80	per residence
Non-Residential/Other (*minimum 1 per lot)		
General Commercial/Industrial	\$1,052.40	per pedestal
	\$525.90	per urinal (or per 0.6m of each urinal stall)
Marina	\$1,052.40	per pedestal
	\$525.90	per urinal (or per 0.6m of each urinal stall)
Accredited Nursing Care and Hospitals	\$1,052.40	per pedestal
	\$525.90	per urinal (or per 0.6m of each urinal stall)
	\$1,052.40	per slop hopper (or equivalent)
Caravan Parks	\$1,052.40	per communal pedestal
	\$525.90	per urinal (or per 0.6m of each urinal stall)

	\$841.50	per non-communal pedestal
	\$841.50	per cabin/unit/residence
Motels	\$841.50	per unit/room
Hotels	\$1,052.40	per communal pedestal
	\$525.90	per urinal (or per 0.6m of each urinal stall)
	\$841.50	per unit/room
Backpacker Accommodation	\$1,052.40	per pedestal
	\$525.90	per urinal (or per 0.6m of each urinal stall)
Multiple Land Uses		
For land with multiple land uses, the land will be charged for each land use in line with the above charges.		

*For avoidance of doubt, for properties that do not contain a pedestal within the lot boundary, a minimum of 1 pedestal charge per lot will be set. Should the lot be part of a body corporate or community title scheme and pedestals exist on the common property of the scheme land, a minimum pedestal charge of 1 will be set for each lot (excluding common property) within the scheme, and should the total number of pedestals exceed the total number of lots (excluding common property) within the scheme, each lot shall be levied an additional charge in relation to the total number of additional pedestals, to be apportioned and levied in accordance with the lot entitlement of each lot within the scheme.

For the purposes of charge calculation, all non-residential urinal charges are per wall urinal or per 0.6m of each urinal stall or part thereof.

The following will be exempt from wastewater charges if no connection to Council's wastewater system exists.

- (a) land in the differential general rate Category 7a – Primary production;
- (b) balance areas under stage development until subdivision occurs or the subdivision proposal expires; and
- (c) land in the differential general rate categories 3c and 3d – Vacant Limited Development (Constrained Land).

Wastewater trade waste charges

Wastewater trade waste charges are listed below in accordance with Council's Trade Waste Environmental Management Plan and Technical Specifications.

Wastewater trade waste charges		
Category	Description	Charge
1	Flat fee	\$520.80 per annum
2	Flat fee	\$678.90 per annum
	Volume	\$2.56 per kL
3	Flat fee	\$1,078.50 per annum
	Volume	\$2.56 per kL
	BOD5	\$1.87 per kg
	Suspended solids	\$1.87 per kg
	Chemical Oxygen Demand	\$1.87 per kg

	Total oil & grease	\$1.87 per kg
	Total kjeldahl nitrogen	\$1.87 per kg
	Total Phosphorus	\$1.87 per kg
	Ammonia (as nitrogen)	\$1.87 per kg
Equivalent Arrestor Charges for non-compliant wastewater trade waste systems	500-999L pre-treatment device	\$1,636.20 per annum
	1000 – 1999L pre-treatment device	\$2,760.60 per annum
	2000L pre-treatment device	\$5,144.10 per annum

3.3.2 WATER CHARGES

That pursuant to section 94 of the *Local Government Act 2009* and sections 99 and 101 of the *Local Government Regulation 2012*, Council make and levy water utility charges, for the supply of water services by the Council, as follows:

Basis of charge

Water charges are determined on a user pays basis to recover the cost of Council providing the infrastructure and the cost of operating and maintaining the water supply system, including a commercial return on Council's investment, in respect of all land and premises in the **Water Service Area** of the Local Government area.

The charges will apply to land within the Water Area in the Local Government area, including but not limited to residential and commercial users, and individual 'lots' and the body corporate within the meaning of the *Body Corporate and Community Management Act 1997*. Water access charges for each separate occupation or tenancy will apply to properties whether occupied or not.

The two part charging structure consists of an annual access charge and a water consumption charge.

- an access charge for all land within the **Water Service Area**; and
- a charge for each kilolitre of water consumed.

An access charge for vacant land is also applied to each separately subdivided parcel of vacant land within the water area which is not currently connected to the reticulated water supply system and where a connection is able to be provided.

Where two or more contiguous lots have a Structure Over Boundary, one access charge will be levied per tenancy.

Large commercial/Industrial

This charge applies to large commercial and industrial developments being large shopping centres, major industry and State Government properties, excluding schools.

A water access charge in this category shall be levied according to the access size of each water supply service generally in proportion to the flow capacity of each water connection. The charge shall consist of whichever is the greater of:

- (i) the sum of the water access charges that apply to each of the individual pipe access size connections to the property; or
- (ii) a water access charge, for each separate occupation, tenancy or commercial activity.

The amount of the water access charge calculated for pipe size shall be that which applies to the actual pipe access size of the water service connection to the property. If the actual pipe access size of the water service connection to the property is not specified in the table of water access charges, the water access charge for the next lowest pipe access size shall apply.

Where the pipe access size or the number of the water service connection/s is/are in excess of the capacity required at a property as a result of changed circumstances or use at that property, the water access charge/s will continue to apply until the pipe access size or the number of the water service connection/s is/are reduced as approved by Council at the property owner's expense.

Water charges		
Land Use		
Residential and Vacant land		
Residential/Vacant land	\$670.50	per residence/per lot
Manufactured Home Parks, Retirement Villages, Residential Home Parks	\$599.10	per residence
Non-Residential and Other		
General Commercial/Industrial	\$670.50	per tenancy
Large Commercial/Industrial	\$670.50	per 20/25mm
	\$1,719.60	per 32mm
	\$2,685.30	per 40mm
	\$4,196.70	per 50mm
	\$10,744.20	per 80mm
	\$16,788.60	per 100mm
	\$37,775.10	per 150mm
	\$67,149.30	per 200mm
Marina Berths	\$670.50	per 7 berths
Accredited Nursing Care	\$670.50	per 5 beds
Motels	\$670.50	per 5 units/rooms
Caravan Park Cabins	\$670.50	per 5 cabins
Caravan Park Sites	\$670.50	per 5 sites
Hotels	\$670.50	per 5 rooms
Backpacker Accommodation	\$670.50	per 5 beds
Multiple Land Uses		
For land with multiple land uses, the land will be charged for each land use in line with the above charges.		
Water Consumption Charges*		
Billing Period 1 July 2025 to 31 October 2025	\$2.39	per kL
Billing Period 1 November 2025 to 30 June 2026	\$2.61	per kL

*The water consumption charge is applied based on the rate notice billing date, not when the water was consumed.

For the purposes of charge calculation, all non-residential water charges based on the particular number of beds/units/rooms/cabins/sites/berths will be part thereof.

The following will be exempt from water charges if no connection to Council's water supply system exists.

- (a) land in the differential general rate Category 7a – Primary production;
- (b) balance areas under stage development until subdivision occurs or the subdivision proposal expires; and
- (c) land in the differential general rate categories 3c and 3d – Vacant Limited Development (Constrained Land).

3.3.3 WASTE CHARGES

That pursuant to section 94 of the *Local Government Act 2009* and section 99 of the *Local Government Regulation 2012*, Council make and levy waste charges, for the supply of waste services by Council, as follows:

Basis of charge

Waste charges are levied each financial year for the purpose of defraying the costs of operating, maintaining and managing the collection and disposal of waste in respect of all land and premises in the defined waste collection area.

The costs incurred in the operation and maintenance of all of the waste management functions of Council arising from the provision of waste services will primarily be funded by waste charges. The proceeds from the charges will fund the acquisition, operation and maintenance of Council landfill's and transfer stations, its recycling activities, and waste transportation costs.

Council will levy a waste charge on each property. Where there are one or more structures on land capable of separate occupation, a charge will be made for each tenancy.

Waste services not provided by Council are not included in the calculations for the charges to be applied.

In respect to land within the defined waste collection area, one or more of the following charges will apply:

- Standard waste service charge
- Additional waste service charge
- Combined waste service charge
- Individual waste service charge
- Commercial waste service charge

Waste charges

- a) A **Standard Waste Service Charge** per residential unit or a **Combined Waste Service Charge** (whichever is the greater) will apply to all rateable properties within the general rate category groups of Residential, Primary Production, and Multi-Residential – Flats/Residential Resorts/Other that are able to be provided with an equivalent number of waste services. If the removal of a waste service is requested the charge will continue to apply.

Additional Waste Service Charges will apply where additional services are requested.

- b) An **Individual Waste Service Charge** will apply to all rateable properties within the general rate category groups of Vacant Land (excluding Commercial Vacant Land) and Multi-

Residential – Retirement Villages/Residential Parks/Residential Services that are provided with a waste service.

- c) A **Commercial Waste Service Charge** will apply to all rateable properties within the general rate category group Commercial/Industrial, Commercial Vacant Land and all non-rateable commercial properties that are provided with a waste service.

The following commercial properties are excluded from the commercial waste service charge and will be levied an Individual Waste Service Charge:

- Nursing homes and private aged care
 - Boarding houses
 - Purpose Built Student Accommodations - off campus, rooming accommodations
 - Caravan parks
 - A mixed-use flat/apartment e.g. a combination of holiday units for rent, or businesses and residential units
 - And other properties as determined by The Department of Environment and Science
- d) One off service charge - additional charges will be made for any extra waste service provided by Council (refer to the Fees and Charges Schedule).
- e) Where a bin service is provided for part of a financial year, the service charges will be levied on a pro-rata basis.

Waste Charges	
Standard Waste Service Charge	
240 litre waste bin serviced weekly and a 240 litre recycling bin serviced fortnightly	\$499.50 per annum
Additional Waste Service Charge	
Additional waste bins serviced weekly and recycling bins serviced fortnightly	
240 litre waste bin	\$230.40 per annum
1 cubic metre waste bin	\$1,308.00 per annum
1.5 cubic metre waste bin	\$1,992.60 per annum
2 cubic metre waste bin	\$2,681.70 per annum
3 cubic metre waste bin	\$4,056.60 per annum
4.5 cubic metre waste bin	\$6,115.50 per annum
20 cubic metre waste bin	\$64,414.50 per annum
240 litre recycle bin	\$121.50 per annum

1 cubic metre recycle bin		\$675.00 per annum
1.5 cubic metre recycle bin		\$1,024.20 per annum
2 cubic metre recycle bin		\$1,364.40 per annum
3 cubic metre recycle bin		\$2,053.50 per annum
4.5 cubic metre recycle bin		\$3,091.80 per annum
Combined Waste Service Charge		
A combined bulk bin/s serviced weekly and recycling wheelie bins or bulk bin serviced fortnightly		
1 cubic metre waste bin	plus a 1 cubic metre recycle bin	\$2,132.40 per annum
1.5 cubic metre waste bin	plus a 1.5 cubic metre recycle bin	\$3,165.90 per annum
2 cubic metre waste bin	plus a 2 cubic metre recycle bin	\$4,195.80 per annum
3 cubic metre waste bin	plus a 3 cubic metre recycle bin	\$6,259.50 per annum
4.5 cubic metre waste bin	plus a 4.5 cubic metre recycle bin	\$9,356.70 per annum
Individual Waste Service Charge		
Individual waste bins serviced weekly and recycling bins serviced fortnightly		
240 litre waste bin		\$230.40 per annum
1 cubic metre waste bin		\$1,308.00 per annum
1.5 cubic metre waste bin		\$1,992.60 per annum
2 cubic metre waste bin		\$2,681.70 per annum
3 cubic metre waste bin		\$4,056.60 per annum
4.5 cubic metre waste bin		\$6,115.50 per annum
20 cubic metre waste bin		\$64,414.50 per annum
240 litre recycle bin		\$121.50 per annum
1 cubic metre recycle bin		\$675.00 per annum
1.5 cubic metre recycle bin		\$1,024.20 per annum
2 cubic metre recycle bin		\$1,364.40 per annum
3 cubic metre recycle bin		\$2,053.50 per annum
4.5 cubic metre recycle bin		\$3,091.80 per annum

Commercial Waste Service Charge

Commercial waste bins serviced weekly and recycling bins serviced fortnightly

240 litre waste bin	\$311.70 per annum
1 cubic metre waste bin	\$1,732.80 per annum
1.5 cubic metre waste bin	\$2,629.50 per annum
2 cubic metre waste bin	\$3,530.10 per annum
3 cubic metre waste bin	\$5,327.70 per annum
4.5 cubic metre waste bin	\$8,021.10 per annum
20 cubic metre waste bin	\$81,484.50 per annum
240 litre recycle bin	\$121.50 per annum
1 cubic metre recycle bin	\$675.00 per annum
1.5 cubic metre recycle bin	\$1,024.20 per annum
2 cubic metre recycle bin	\$1,364.40 per annum
3 cubic metre recycle bin	\$2,053.50 per annum
4.5 cubic metre recycle bin	\$3,091.80 per annum

Waste Management Utility Charge

The Waste Management Utility Charge for 2025/26 will be \$147.60, and will be used for the purposes of raising revenue for Council to provide waste infrastructure across the region to facilitate waste operations in an environmentally acceptable manner whilst being economically responsible, to be levied as follows:

- (a) the Waste Management Utility Charge is included within the standard waste service charge and combined waste service charge for all properties within the general rate category groups of Residential, Primary Production, and Multi-Residential – Flats/Residential Resorts/Other which are within the defined waste collection area, unless the property is deemed to be unserviceable;
- (b) the Waste Management Utility Charge will be levied per residential unit for all properties within the general rate category group of Multi-Residential – Retirement Villages/Residential Parks/Residential Services, whether or not provided with a waste service (excluding land which is levied the K’gari Garbage Charge);
- (c) the Waste Management Utility Charge will be levied for all properties within the general rate category group of Commercial/Industrial, whether or not provided with a waste service, excluding land which is levied the K’gari Garbage Charge, in accordance with the below table;

Type
<u>Commercial properties</u> – a charge for each separate occupation, tenancy or commercial activity
<u>Marina berths</u> – a charge for every 7 or part thereof marina berths
<u>Accredited nursing care</u> – a charge for every 5 or part thereof beds in an accredited nursing care facility
<u>Caravan park sites / cabins</u> – a charge for every 5 or part thereof caravan park sites/cabins
<u>Motels</u> – a charge for every 5 or part thereof motel units
<u>Hotel rooms</u> – a charge for every 5 or part thereof Hotel accommodation rooms (hotel rooms not self-contained and may only contain a vanity basin)
<u>Backpacker accommodation</u> – a charge for every 5 or part thereof beds in backpackers accommodation

- (d) the Waste Management Utility Charge will be levied per assessment for all properties within the general rate category group of Vacant Land, whether or not provided with a waste service; except balance areas under stage development until subdivision occurs or the subdivision proposal expires and
- (e) the Waste Management Utility Charge will be levied to all occupied land outside the defined waste collection area per residential/commercial unit/tenancy, excluding land which is levied the K’gari Garbage Charge.

K’gari Garbage Charge

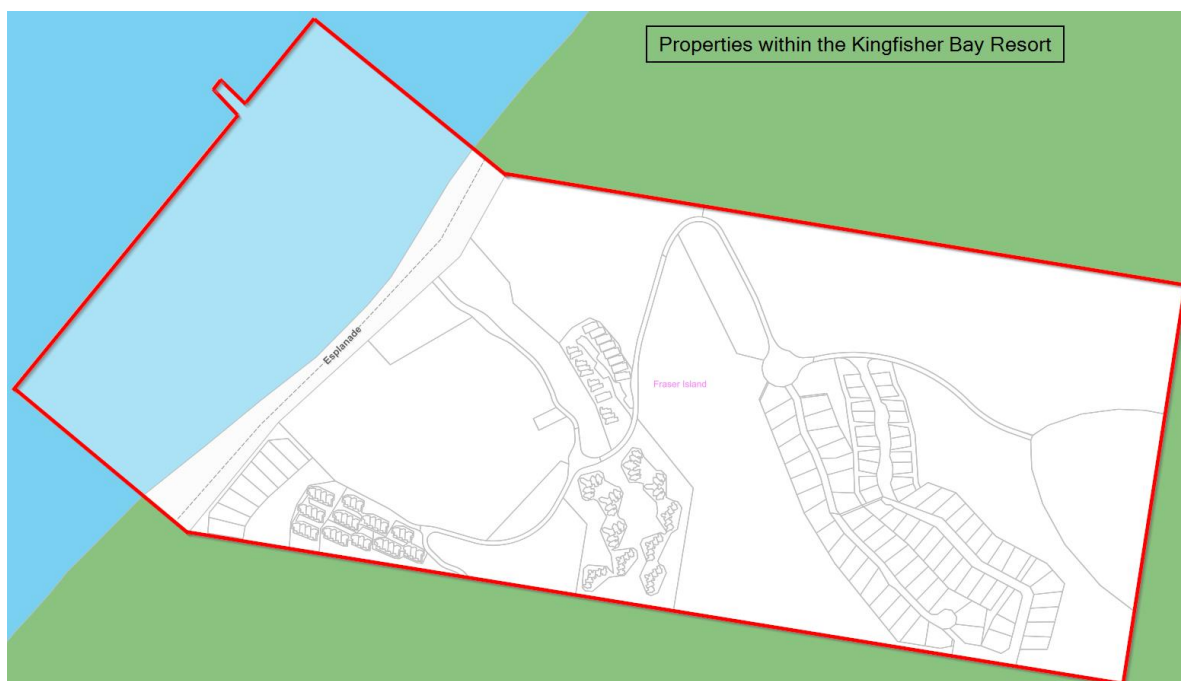
A K’gari Garbage Charge for 2025/26 of \$499.50, will be levied to residential properties for each residential unit and will be used to provide waste services on K’gari and mainland landfill sites for disposal of waste.

A Commercial K’gari Garbage Charge for 2025/26 of \$580.80, will apply to all rateable properties within the general rate category group Commercial/Industrial and all non-rateable commercial properties in accordance with the *Waste Reduction and Recycling Act 2011*.

The Commercial K'gari Garbage Charge will be levied in accordance with the below table.

Type
<u>Commercial properties</u> – a charge for each separate occupation, tenancy or commercial activity
<u>Marina berths</u> – a charge for every 7 or part thereof marina berths
<u>Caravan park sites / cabins</u> – a charge for every 5 or part thereof caravan park sites/cabins
<u>Motels</u> – a charge for every 5 or part thereof motel units
<u>Hotel rooms</u> – a charge for every 5 or part thereof Hotel accommodation rooms (hotel rooms not self-contained and may only contain a vanity basin)
<u>Backpacker accommodation</u> – a charge for every 5 or part thereof beds in backpackers accommodation

The rateable land to which the charge applies is all rateable land on K'gari, excluding rateable land which forms part of the Kingfisher Bay Resort complex. For clarity, the following map defines the properties within the Kingfisher Bay Resort:



3.4 CONCESSIONS ON RATES AND CHARGES

3.4.1 CONCESSIONS FOR PENSIONERS

That pursuant to sections 120, 121 and 122 of the *Local Government Regulation 2012*, a rebate of the differential general rate of up to \$200.00 per annum be granted to all ratepayers who are pensioners and who are eligible for the State Government pensioner rates subsidy.

The concession for pensioners will be granted in accordance with Council's Pensioner Concession Policy.

3.4.2 CONCESSIONS FOR RELIGIOUS ENTITIES, COMMUNITY & WELFARE, CARE FACILITIES FOR AGED PERSONS AND PERSONS WITH DISABILITIES AND EMERGENCY SERVICES

That pursuant to sections 120, 121 and 122 of the *Local Government Regulation 2012*, a rebate of rates and charges will be granted to eligible ratepayers in accordance with Council's Community Groups Concession Policy.

3.4.3 CONSERVATION AREAS CONCESSION

That pursuant to sections 120, 121 and 122 of the *Local Government Regulation 2012*, a rebate of rates and charges will be granted to eligible ratepayers in accordance with Council's Conservation Areas Rates Rebate Policy.

3.4.4 FINANCIAL HARDSHIP

That pursuant to sections 120, 121 and 122 of the *Local Government Regulation 2012*, a concession for rates and charges will be granted to eligible ratepayers in accordance with Council's Financial Hardship policy.

3.4.5 ECONOMIC DEVELOPMENT

That pursuant to sections 120, 121 and 122 of the *Local Government Regulation 2012*, a concession for rates and charges may be granted to ratepayers on a case-by-case basis as adopted by Council resolution to encourage the economic development of all or part of the local government area.

3.4.6 REFURBISHMENT CONCESSION

That pursuant to sections 120, 121 and 122 of the *Local Government Regulation 2012*, a concession for rates and charges may be granted to eligible ratepayers in accordance with Council's Refurbishment Concession Policy.

3.4.7 LIMIT INCREASES IN WATER AND WASTEWATER CHARGES

That pursuant to sections 120, 121 and 122 of the *Local Government Regulation 2012* a concession will be granted to all ratepayers whose combined water and wastewater utility charges, excluding water consumption and trade waste charges, levied by Council for the 2025/26 financial year are more than 20% higher than the equivalent charges levied during the 2024/25 financial year. A rebate will be granted to limit increases in the combined water and wastewater utility charges, excluding water consumption and trade waste charges, levied on those ratepayers in the previous financial year to a maximum of 20%. Council grants this concession on the basis that requiring ratepayers to pay an increase in the combined water and wastewater charges, excluding water consumption and trade waste charges, of more than 20% will cause hardship.

For land to which this limitation applies, this limitation will cease to apply effective from the start of the billing period following;

- (a) the transfer of ownership of the land, or
- (b) the change to the characteristics of the land which results in a change to the water or wastewater category or services applicable to the land, or
- (c) increases resulting from a property inspection or internal audit.

3.4.8 WATER CHARGE RELIEF

That pursuant to sections 120, 121 and 122 of the *Local Government Regulation 2012* a concession will be granted to eligible ratepayers for water consumption charges under Council's Water Charge Relief Policy.

3.5 INTEREST ON OVERDUE RATES AND CHARGES

That pursuant to section 133 of the *Local Government Regulation 2012*, compound interest on daily rests at the rate of eight percent (8%) per annum is to be charged on all overdue rates or charges from the day the rates or charges become overdue.

3.6 LEVY AND PAYMENT OF RATES AND CHARGES

- (a) That pursuant to section 107 of the Local Government Regulation 2012 and section 114 of the Fire Services Act 1990, Council's rates and charges and the State Government's Emergency Management Levy are to be levied as follows:
 - for the period 1 July 2025 to 31 October 2025 - in July 2025;
 - for the period 1 November 2025 to 28 February 2026 - in November 2025; and
 - for the period 1 March 2026 to 30 June 2026 - in March 2026.
- (b) That pursuant to section 118 of the *Local Government Regulation 2012*, that Council's rates and charges, and the State Government's Emergency Management, Fire and Rescue Levy be paid on the date that is:
 - 30 clear days after the date of the issue of the July 2025, November 2025 and March 2026 rate notices.

3.7 PRESCRIBED BUSINESS ACTIVITIES AND CODE OF COMPETITIVE CONDUCT

- (a) That pursuant to section 39 of the Local Government Regulation 2012, the following are prescribed business activities which are to be conducted by Council for the 2025/26 financial year:
 - Wide Bay Water;
 - Fraser Coast Waste;
 - Fraser Coast Caravan Parks;
 - Hervey Bay Airport;
 - Brolga Theatre;

-
- Fraser Coast Sports and Recreation Precinct; and
 - Fraser Coast Aquatic Centres.
- (b) That pursuant to section 43 of the Local Government Act 2009, the identified significant business activities of Council which are subject to the National Competition Policy (NCP) for the 2025/26 financial year are:
- Wide Bay Water; and
 - Fraser Coast Waste.
- (c) That pursuant to section 47(7) of the Local Government Act 2009, that the following prescribed business activities apply the code of competitive conduct for the 2025/26 financial year:
- Wide Bay Water - commercialisation; and
 - Fraser Coast Waste – full cost pricing.
- (d) That pursuant to section 47(7) of the Local Government Act 2009, that the following prescribed business activities do not apply the code of competitive conduct for the 2025/26 financial year:
- Fraser Coast Caravan Parks;
 - Hervey Bay Airport;
 - Brolga Theatre;
 - Fraser Coast Sports and Recreation Precinct; and
 - Fraser Coast Aquatic Centres.

The code will not be applied because their purpose includes increasing community access to services and social benefits and the activities have significant non-commercial objectives. In addition, applying the code would result in unnecessary administration costs which would outweigh any benefit gained from applying the code.

3.8 STATEMENT OF ESTIMATED FINANCIAL POSITION

That pursuant to section 205 of the Local Government Regulation 2012, the statement of the financial operations and financial position of the Council in respect of the previous financial year (“the Statement of Estimated Financial Position”), as presented by the Chief Executive Officer and as detailed in:

Attachment 1. DOCS#5218680 – 2025-26 Budget Adoption Attachments (pages 36-38 inclusive), be received and its contents noted as presented.

3.9 ADOPTION OF BUDGET

That pursuant to sections 169 and 170 of the *Local Government Regulation 2012*, Council's Budget for the 2025/26 financial year, incorporating:

- i. The statements of financial position;
 - ii. The statements of cash flow;
 - iii. The statements of income and expenditure;
 - iv. The statements of changes in equity;
 - v. The long-term financial forecast;
 - vi. The revenue statement;
 - vii. The revenue policy (adopted by Council resolution on 11th June 2025);
 - viii. The relevant measures of financial sustainability; and
 - ix. The total value of the change, expressed as a percentage, in the rates and utility charges levied for the financial year compared with the rates and utility charges levied in the previous budget,
- as detailed in Attachment 1. DOCS#5218680 – 2025-26 Budget Adoption Attachments be adopted (pages 2-38 inclusive).

4. BACKGROUND & PREVIOUS COUNCIL CONSIDERATION

Key financial statistics to note in relation to the 2025/26 budget include:

- Total budgeted operational expenditure of \$326.34m.
- Operating result of \$4.43m deficit.
- Capital works for constructed assets of \$198.83m.
- Projected non-current assets (property, plant and equipment) of \$3.89 billion at 30 June 2026.
- Operating Surplus ratio of -1.4%. This ratio represents net operating surplus as a percentage of total operating revenue. It reflects the extent to which revenues raised covers operational expenses only, or is available for capital funding purposes.
- Asset Sustainability ratio of 87.1%. This ratio represents capital replacement expenditure as a percentage of depreciation expense. It indicates whether Council is renewing or replacing existing infrastructure at the same rate it is wearing out.
- Operating Cash ratio of 28.4%. This ratio measures the proportion of operating revenue left over after covering operating expenses excluding loan interest and depreciation. It indicates a moderate capacity to fund major renewals or capital works without external funding (grants or loans).
- Unrestricted Cash Expense Cover ratio of 3.69 months. This ratio represents the number of months Council can continue operating based on current monthly expenses. It indicates Council can pay day-to-day expenses (e.g. salaries, materials, services and electricity) comfortably without relying on additional revenue between rating cycles and would be able to respond to short-term financial shocks.
- Asset Consumption ratio of 65.2%. This ratio shows to what extent Council's infrastructure assets (e.g. roads, drainage, water and sewer) have been consumed compared to what it would cost to build new infrastructure. Being above the target ratio of 60% suggests that Council's infrastructure assets are in relatively good condition and is managing its asset base well.
- Leverage ratio of 0.57 times. This ratio is an indicator of Council's capacity to repay its existing debt. This indicates Council has a strong capacity to service its current debt and ability to service future debt.

- Council-Controlled Revenue ratio of 92.92%. This ratio is an indicator of Council's financial flexibility and ability to respond to financial shocks. This indicates Council has strong control of its revenue base.
- Population Growth ratio of 0.83%. This ratio is a key driver of Council's operating income, service needs and future infrastructure requirements. This indicates a growing population base which provides capacity to generate more income, however population growth also puts additional pressure on Council having to invest in new infrastructure to support additional service requirements.

Budget formulation process

A key driver of this budget has been increased engagement and ownership of budgets by budget owners. Through multiple workshops between Executive Managers, Directors and Councillors a sustainable budget has been formed.

To simplify and increase the efficiency of budget formulation process, Councillors endorsed the QTC Local Government Financial Model as the most appropriate tool to produce the Long Term Financial Plan.

Through briefing sessions with Councillors setting the parameters for the Long Term Financial Plan and Investment Priority Framework, budget sessions have been held with Councillors and Management to discuss the process, provide strategic input, and consider service levels and investment priorities and to determine an appropriately balanced rating policy.

Extensive work goes into the budget process and consultation with all stakeholders occurs (including Councillors, Management and the Executive Management Team).

Council's operational budgets are formulated and forecast based on:

1. reviewing prior year actual expenditure, current year actual expenditure, prior period budget allocations and forecast expenditure based on comparison and trends;
2. factoring in known or forecast cost increases e.g. street lighting, insurance, fuel costs etc. and no increase for items other than those justified with known increase;
3. projecting requirements based on the proposed and/or established level of service provision; and
4. other operational expenses reviewed based on prior year budgets and actuals plus known costs for service level.

Council is aware of the rising cost pressures faced by our community and has continued to implement outcomes as a result of service level reviews, investment decisions and resource requirements.

Consolidated Asset Management Plans continue to be developed and updated to ensure that Council is maintaining and managing its significant asset base of over \$3.89 billion to meet the service level expectations of the Community.

To enable the delivery of essential community services and infrastructure whilst meeting the future demands of a growing region Council must develop a sustainable financial strategy.

This budget reflects the development of the region's long term financial strategy to ensure a sustainable and robust financial position that will underpin and assist in the delivery and achievement of Council's vision and strategic priorities.

This budget has a strong focus on planning and building for the future. This has necessitated a focus on delivering infrastructure such as new and upgraded water and sewage treatment plants to benefit both current and future generations.

5. PROPOSAL

The budget and attachments be adopted as presented.

6. FINANCIAL & RESOURCE IMPLICATIONS

Financial and resource implications have been explained in detail in Council briefing sessions and throughout this Council report.

7. POLICY & LEGAL IMPLICATIONS

The resolutions proposed are compliant with sections 169 and 170 of the *Local Government Regulation 2012*

8. CRITICAL DATES & IMPLEMENTATION

Council must adopt the budget after 31 May 2025 and prior to 1 August 2025 in accordance with section 170 of the *Local Government Regulation 2012*.

9. CONSULTATION

The Chief Executive Officer, Directors, Managers and Councillors have been consulted throughout the budget process.

10. CONCLUSION

The 2025/26 Financial Year Budget as presented and the forward budget estimates for 2026/27 to 2034/35 complies with the requirements for adoption of a budget as set out in the *Local Government Regulation 2012*. Overall the budget demonstrates that Council will continue to meet its financial obligations, is renewing and extending Council's capital base and will continue to service the needs of a growing community.

11. ATTACHMENTS

1. 2025-26 Budget Adoption Attachments [↓](#)





2025/26 Budget



Budgeted Financial Statements

Budget 2025/26


		Budgeted Statement of Income and Expenditure			
		Estimated 2024-25 \$'000	Budget 2025-26 \$'000	Forecast 2026-27 \$'000	Forecast 2027-28 \$'000
Income					
Revenue					
Recurrent Revenue					
Rates Levies and charges	243,916	269,591	286,037	303,002	
Discounts and rebates	(4,441)	(4,704)	(4,799)	(4,897)	
Fees and Charges	32,859	34,244	36,214	38,298	
Rental Income	1,293	1,646	1,740	1,840	
Interest revenue	9,855	5,648	7,798	8,244	
Sales revenue	2,571	2,780	2,940	3,109	
Other income	6,507	6,657	7,039	7,444	
Grants, subsidies, contributions and donations	6,142	6,058	6,345	6,613	
Total recurrent revenue	298,702	321,920	343,314	363,653	
Expense					
Recurrent expenses					
Employee benefits	98,048	105,947	112,937	117,432	
Materials and services	115,908	124,641	130,166	135,406	
Finance costs	4,697	4,380	5,950	7,877	
Depreciation and amortisation	83,545	91,376	98,443	101,945	
Total recurrent expense	302,198	326,344	347,496	362,660	
Operating Result	(3,496)	(4,424)	(4,182)	993	
Capital revenue					
Grants and subsidies	39,758	34,437	22,885	23,343	
Developer contributions	94,944	48,895	49,865	50,854	
Other capital income	4,551	824	856	886	
Total capital revenue	139,253	84,156	73,606	75,083	
Capital expense	22,906	20,144	20,910	21,642	
Net result	112,851	59,588	48,514	54,434	
Other Comprehensive income					
Increase in asset revaluation surplus	235,876	29,403	11,841	38,887	
Total comprehensive income	348,727	88,991	60,355	93,321	

		Budgeted Statement of Financial Position			
	Estimated 2024-25 \$'000	Budget 2025-26 \$'000	Forecast 2026-27 \$'000	Forecast 2027-28 \$'000	
Assets					
Current assets					
Cash and cash equivalents	172,853	130,991	136,006	135,765	
Trade and other receivables	35,258	29,832	31,479	33,027	
Inventories	3,298	3,298	3,298	3,494	
Total current assets	211,409	164,121	170,783	172,286	
Non-current assets					
Trade and other receivables	3,501	3,564	3,560	3,494	
Property, plant and equipment	3,734,851	3,881,308	3,968,951	4,103,550	
Right of use assets	678	311	133	-	
Biological assets	228	228	228	228	
Total non-current assets	3,739,258	3,885,411	3,972,872	4,107,272	
Total assets	3,950,667	4,049,532	4,143,655	4,279,558	
Liabilities					
Current liabilities					
Trade and other payables	46,346	37,505	39,154	40,588	
Contract liabilities	10,173	8,637	8,445	8,257	
Lease liabilities	385	301	25	-	
Borrowings	5,055	4,433	5,274	6,295	
Provisions	21,628	20,183	21,084	23,717	
Other liabilities	10,456	10,456	10,456	10,456	
Total current liabilities	94,043	81,515	84,438	89,313	
Non-current liabilities					
Borrowings	28,851	47,478	76,955	115,341	
Provisions	34,598	37,203	38,594	37,916	
Other liabilities	2,543	3,883	3,883	3,883	
Lease liabilities	319	149	126	125	
Total non-current liabilities	66,311	88,713	119,558	157,265	
Total liabilities	160,354	170,228	203,996	246,578	
Net community assets	3,790,313	3,879,304	3,939,659	4,032,980	
Community equity					
Asset revaluation surplus	1,546,629	1,576,032	1,587,873	1,626,760	
Retained surplus	2,243,684	2,303,272	2,351,786	2,406,220	
Total community equity	3,790,313	3,879,304	3,939,659	4,032,980	



Budgeted Statement of Cash Flows


	Estimated 2024-25 \$'000	Budget 2025-26 \$'000	Forecast 2026-27 \$'000	Forecast 2027-28 \$'000
Cash flows from operating activities				
Receipts from customers	259,960	313,461	325,885	345,237
Payments to suppliers and employees	(214,484)	(240,635)	(241,603)	(251,899)
	45,476	72,826	84,282	93,338
Investment and interest revenue received	9,855	5,648	7,798	8,244
Rental income	1,293	1,716	1,732	1,833
Non-capital grants and contributions	6,142	6,520	6,321	6,593
Borrowing costs	(2,034)	(1,811)	(3,271)	(5,089)
Payment of provision	(1,146)	(203)	(238)	(339)
Net cash inflow from operating activities	59,586	84,696	96,624	104,580
Cash flows from investing activities				
Proceeds from sale of property, plant and equipment	2,204	824	856	886
Capital grants, subsidies, contributions and donations	99,968	53,701	42,534	43,522
Purchase/construction of property, plant and equipment	(156,297)	(198,835)	(165,018)	(188,612)
Net cash outflow from investing activities	(54,125)	(144,310)	(121,628)	(144,204)
Cash flows from financing activities				
Proceeds from borrowings	-	23,000	35,000	45,000
Repayment of borrowings	(4,736)	(4,995)	(4,681)	(5,593)
Repayment of leases	(253)	(253)	(300)	(25)
Net cash inflow (outflow) from financing activities	(4,989)	17,752	30,019	39,382
Net increase (decrease) for the year	472	(41,862)	5,015	(242)
Cash and cash equivalents at the beginning of the financial year	172,381	172,853	130,991	136,007
Total Cash and cash equivalents at the end of the financial year	172,853	130,991	136,006	135,765


		Budgeted Statement of Changes in Equity			
	Estimated 2024-25 \$'000	Budget 2025-26 \$'000	Forecast 2026-27 \$'000	Forecast 2027-28 \$'000	
Asset revaluation surplus					
Opening balance	1,310,753	1,546,629	1,576,032	1,587,873	
Increase in asset revaluation surplus	235,876	29,403	11,841	38,887	
Closing balance	1,546,629	1,576,032	1,587,873	1,626,760	
Retained surplus					
Opening balance	2,130,833	2,243,684	2,303,272	2,351,786	
Net result	112,851	59,588	48,514	54,434	
Closing balance	2,243,684	2,303,272	2,351,786	2,406,220	
Total					
Opening balance	3,441,586	3,790,313	3,879,304	3,939,659	
Net result	112,851	59,588	48,514	54,434	
Increase in asset revaluation surplus	235,876	29,403	11,841	38,887	
Closing balance	3,790,313	3,879,304	3,939,659	4,032,980	





2025/26

Long Term Financial Forecast

 Long Term Financial Forecast Statement of Income and Expenditure											
	Estimated 2024-25 \$'000	Budget 2025-26 \$'000	Forecast 2026-27 \$'000	Forecast 2027-28 \$'000	Forecast 2028-29 \$'000	Forecast 2029-30 \$'000	Forecast 2030-31 \$'000	Forecast 2031-32 \$'000	Forecast 2032-33 \$'000	Forecast 2033-34 \$'000	Forecast 2034-35 \$'000
Income											
Revenue											
Recurrent Revenue											
Rates Levies and charges	243,916	269,591	286,037	303,002	318,381	333,775	348,226	363,293	377,188	391,623	406,597
Discounts and rebates	(4,441)	(4,704)	(4,799)	(4,897)	(4,986)	(5,076)	(5,168)	(5,261)	(5,357)	(5,454)	(5,552)
Fees and Charges	32,859	34,244	36,214	38,298	40,150	42,091	43,914	45,814	47,566	49,386	51,275
Rental Income	1,293	1,646	1,740	1,840	1,929	2,023	2,110	2,202	2,286	2,373	2,464
Interest revenue	9,855	5,648	7,798	8,244	8,249	8,753	9,872	9,427	10,026	10,657	11,551
Sales revenue	2,571	2,780	2,940	3,109	3,259	3,417	3,565	3,719	3,861	4,009	4,163
Other income	6,507	6,657	7,039	7,444	7,805	8,182	8,536	8,905	9,246	9,600	9,967
Grants, subsidies, contributions and donations	6,142	6,058	6,345	6,613	6,867	7,129	7,402	7,685	7,979	8,284	8,601
Total recurrent revenue	298,702	321,920	343,314	363,653	381,654	400,294	418,457	435,784	452,795	470,478	489,066
Expense											
Recurrent expenses											
Employee benefits	98,048	105,947	112,937	117,432	122,096	126,934	133,436	138,825	144,417	151,712	157,786
Materials and services	115,908	124,641	130,166	135,406	141,479	147,853	154,571	160,974	167,635	174,532	181,784
Finance costs	4,697	4,380	5,950	7,877	9,883	10,559	9,934	9,530	9,191	8,887	8,664
Depreciation and amortisation	83,545	91,376	98,443	101,945	105,870	111,807	120,353	125,776	130,255	134,841	139,466
Total recurrent expense	302,198	326,344	347,496	362,660	379,328	397,153	418,294	435,105	451,498	469,972	487,700
Operating result	(3,496)	(4,424)	(4,182)	993	2,326	3,141	163	679	1,297	506	1,366
Capital revenue											
Grants and subsidies	39,758	34,437	22,885	23,343	23,810	59,286	24,772	25,267	25,773	26,288	26,814
Developer contributions	94,944	48,895	49,865	50,854	51,863	52,893	53,944	55,016	56,110	57,228	58,369
Other capital income	4,551	824	856	886	912	940	968	997	1,027	1,058	1,089
Total capital revenue	139,253	84,156	73,606	75,083	76,585	113,119	79,684	81,280	82,910	84,574	86,272
Capital expense	22,906	20,144	20,910	21,642	22,290	22,960	23,648	24,358	25,088	25,841	26,616
Net result	112,851	59,588	48,514	54,434	56,621	93,300	56,199	57,601	59,119	59,239	61,022
Other Comprehensive income											
Increase in asset revaluation surplus	235,876	29,403	11,841	38,887	132,132	176,393	68,096	39,647	72,463	171,220	230,427
Total comprehensive income	348,727	88,991	60,355	93,321	188,753	269,693	124,295	97,248	131,582	230,459	291,449


 Long Term Financial Forecast Statement of Financial Position											
	Estimated 2024-25 \$'000	Budget 2025-26 \$'000	Forecast 2026-27 \$'000	Forecast 2027-28 \$'000	Forecast 2028-29 \$'000	Forecast 2029-30 \$'000	Forecast 2030-31 \$'000	Forecast 2031-32 \$'000	Forecast 2032-33 \$'000	Forecast 2033-34 \$'000	Forecast 2034-35 \$'000
Assets											
Current assets											
Cash and cash equivalents	172,853	130,991	136,006	135,765	144,863	186,765	161,986	176,005	190,674	215,235	228,209
Trade and other receivables	35,258	29,832	31,479	33,027	34,579	36,003	37,400	38,762	40,202	41,600	43,050
Inventories	3,298	3,298	3,298	3,494	3,703	3,703	3,703	3,703	3,703	3,703	3,703
Total current assets	211,409	164,121	170,783	172,286	183,145	226,471	203,089	218,470	234,579	260,538	274,962
Non-current assets											
Trade and other receivables	3,501	3,564	3,560	3,494	3,431	3,431	3,491	3,554	3,620	3,686	3,752
Property, plant and equipment	3,734,851	3,881,308	3,968,951	4,103,550	4,301,627	4,517,217	4,657,626	4,734,908	4,846,527	5,048,877	5,323,526
Right of use assets	678	311	133	-	-	-	-	-	-	-	-
Biological assets	228	228	228	228	228	228	228	228	228	228	228
Total non-current assets	3,739,258	3,885,411	3,972,872	4,107,272	4,305,286	4,520,876	4,661,345	4,738,690	4,850,375	5,052,791	5,327,506
Total assets	3,950,667	4,049,532	4,143,655	4,279,558	4,488,431	4,747,347	4,864,434	4,957,160	5,084,954	5,313,329	5,602,468
Liabilities											
Current liabilities											
Trade and other payables	46,346	37,505	39,154	40,588	42,441	44,263	46,171	47,929	50,026	52,065	54,199
Contract liabilities	10,173	8,637	8,445	8,257	8,073	7,893	7,716	7,543	7,373	7,203	7,033
Lease liabilities	385	301	25	-	-	-	-	-	-	-	-
Borrowings	5,055	4,433	5,274	6,295	7,363	6,091	5,096	5,406	5,714	6,040	6,369
Provisions	21,628	20,183	21,084	23,717	29,199	27,323	25,869	25,688	24,252	24,923	25,537
Other liabilities	10,456	10,456	10,456	10,456	10,456	10,456	10,456	10,456	10,456	10,456	10,456
Total current liabilities	94,043	81,515	84,438	89,313	97,532	96,026	95,308	97,022	97,821	100,687	103,594
Non-current liabilities											
Borrowings	28,851	47,478	76,955	115,341	132,801	126,711	121,615	116,209	110,494	104,454	98,085
Provisions	34,598	37,203	38,594	37,916	32,357	29,176	27,782	26,953	28,081	29,171	30,323
Other liabilities	2,543	3,883	3,883	3,883	3,883	3,883	3,883	3,883	3,883	3,883	3,883
Lease liabilities	319	149	126	125	125	125	125	125	125	125	125
Total non-current liabilities	66,311	88,713	119,558	157,265	169,166	159,895	153,405	147,170	142,583	137,633	132,416
Total liabilities	160,354	170,228	203,996	246,578	266,698	255,921	248,713	244,192	240,404	238,320	236,010
Net community assets	3,790,313	3,879,304	3,939,659	4,032,980	4,221,733	4,491,426	4,615,721	4,712,968	4,844,550	5,075,009	5,366,458
Community equity											
Asset revaluation surplus	1,546,629	1,576,032	1,587,873	1,626,760	1,758,892	1,935,285	2,003,381	2,043,027	2,115,490	2,286,710	2,517,137
Retained surplus	2,243,684	2,303,272	2,351,786	2,406,220	2,462,841	2,556,141	2,612,340	2,669,941	2,729,060	2,788,299	2,849,321
Total community equity	3,790,313	3,879,304	3,939,659	4,032,980	4,221,733	4,491,426	4,615,721	4,712,968	4,844,550	5,075,009	5,366,458

 Long Term Financial Forecast Statement of Cash Flows											
	Estimated 2024-25 \$'000	Budget 2025-26 \$'000	Forecast 2026-27 \$'000	Forecast 2027-28 \$'000	Forecast 2028-29 \$'000	Forecast 2029-30 \$'000	Forecast 2030-31 \$'000	Forecast 2031-32 \$'000	Forecast 2032-33 \$'000	Forecast 2033-34 \$'000	Forecast 2034-35 \$'000
Cash flows from operating activities											
Receipts from customers	259,960	313,461	325,885	345,237	362,876	380,932	397,706	415,137	431,098	447,799	465,033
Payments to suppliers and employees	(214,484)	(240,635)	(241,603)	(251,899)	(262,218)	(273,502)	(286,604)	(298,645)	(310,561)	(324,782)	(338,096)
	45,476	72,826	84,282	93,338	100,658	107,430	111,102	116,492	120,537	123,017	126,937
Investment and interest revenue received	9,855	5,648	7,798	8,244	8,249	8,753	9,872	9,427	10,026	10,657	11,551
Rental income	1,293	1,716	1,732	1,833	1,922	2,015	2,103	2,195	2,278	2,366	2,457
Non-capital grants and contributions	6,142	6,520	6,321	6,593	6,844	7,108	7,380	7,664	7,953	8,259	8,575
Borrowing costs	(2,034)	(1,811)	(3,271)	(5,089)	(6,984)	(7,648)	(7,252)	(6,972)	(6,662)	(6,354)	(6,028)
Payment of provision	(1,146)	(203)	(238)	(339)	(2,480)	(7,432)	(5,024)	(2,964)	(2,231)	(197)	(210)
Net cash inflow from operating activities	59,586	84,696	96,624	104,580	108,209	110,226	118,181	125,842	131,901	137,748	143,282
Cash flows from investing activities											
Proceeds from sale of property, plant and equipment	2,204	824	856	886	912	940	968	997	1,027	1,058	1,089
Capital grants, subsidies, contributions and donations	99,968	53,701	42,534	43,522	44,387	80,270	46,051	46,971	47,908	48,868	49,846
Purchase/construction of property, plant and equipment	(156,297)	(198,835)	(165,018)	(188,612)	(162,937)	(142,173)	(183,886)	(154,694)	(160,760)	(157,400)	(175,202)
Payments for intangible assets	-	-	-	-	-	-	-	-	-	-	-
Net cash outflow from investing activities	(54,125)	(144,310)	(121,628)	(144,204)	(117,638)	(60,963)	(136,867)	(106,726)	(111,825)	(107,474)	(124,267)
Cash flows from financing activities											
Proceeds from borrowings	-	23,000	35,000	45,000	25,000	-	-	-	-	-	-
Repayment of borrowings	(4,736)	(4,995)	(4,681)	(5,593)	(6,472)	(7,363)	(6,091)	(5,096)	(5,406)	(5,714)	(6,040)
Repayment of leases	(253)	(253)	(300)	(25)	-	-	-	-	-	-	-
Net cash inflow (outflow) from financing activities	(4,989)	17,752	30,019	39,382	18,528	(7,363)	(6,091)	(5,096)	(5,406)	(5,714)	(6,040)
Net increase (decrease) for the year	472	(41,862)	5,015	(242)	9,099	41,900	(24,777)	14,020	14,670	24,560	12,975
Cash and cash equivalents at the beginning of the financial year	172,381	172,853	130,991	136,007	135,764	144,865	186,763	161,985	176,004	190,675	215,234
Total Cash and cash equivalents at the end of the financial year	172,853	130,991	136,006	135,765	144,863	186,765	161,986	176,005	190,674	215,235	228,209

 Long Term Financial Forecast Measures of Financial Sustainability											
	Estimated 2024-25	Budget 2025-26	Forecast 2026-27	Forecast 2027-28	Forecast 2028-29	Forecast 2029-30	Forecast 2030-31	Forecast 2031-32	Forecast 2032-33	Forecast 2033-34	Forecast 2034-35
Council-controlled revenue ratio ⁽ⁱ⁾ No target	91.17%	92.92%	92.47%	92.51%	92.63%	92.63%	92.48%	92.67%	92.62%	92.58%	92.49%
Population growth ratio ⁽ⁱ⁾ No target	0.87%	0.83%	0.83%	0.83%	0.83%	0.83%	0.83%	0.83%	0.83%	0.83%	0.83%
Operating surplus ratio > 0%	-1.2%	-1.4%	-1.2%	0.3%	0.6%	0.8%	0.0%	0.2%	0.3%	0.1%	0.3%
Operating cash ratio > 0%	28.4%	28.4%	29.2%	30.5%	30.9%	31.4%	31.2%	31.2%	31.1%	30.7%	30.6%
Unrestricted cash expense cover ratio > 2 months	6.00	3.69	4.00	3.78	4.16	4.83	4.72	5.05	5.50	6.06	6.28
Asset sustainability ratio > 60%	78.4%	87.1%	94.5%	83.7%	75.4%	66.3%	59.2%	74.4%	78.5%	67.1%	62.1%
Asset consumption ratio > 60%	63.0%	65.2%	65.0%	64.9%	64.8%	64.6%	64.5%	64.4%	64.3%	64.2%	64.3%
Asset Renewal Funding Ratio ⁽ⁱ⁾ No target	158.9%	142.4%	Not applicable ⁽ⁱⁱ⁾								
Leverage ratio 0 - 4 times	0.40	0.57	0.82	1.10	1.19	1.06	0.97	0.89	0.83	0.77	0.70
Note (i) The Council-controlled revenue, Population growth and Asset renewal funding ratio measures are reported for contextual purposes only. (ii) The <i>Financial Management (Sustainability) Guideline 2024</i> requires a single year ratio only.											



Revenue Policy
& Revenue Statement
Budget 2025/26

 <p>Fraser Coast REGIONAL COUNCIL</p>	COUNCIL POLICY	
	Revenue Council Policy	
	Policy Number	CP031
	Directorate	Organisational Services
	Owner	Executive Manager Financial Services
	Last Approved	11/06/2025
	Review Due	Budget 2026/27

1. PURPOSE

The purpose of this Policy is to provide a framework for how Council levy rates and charges in the local government area for the current financial year.

2. SCOPE

This Policy applies to all properties in the local government area.

3. HEAD OF POWER

Local Government Act 2009
Local Government Regulation 2012

4. DEFINITIONS

Not applicable.

5. POLICY STATEMENT

In accordance with the *Local Government Regulation 2012* section 193, this policy will state:

- (a) the principles that Council intends to apply in the financial year for:
 - (i) levying rates and charges; and
 - (ii) granting concessions for rates and charges; and
 - (iii) recovering overdue rates and charges; and
 - (iv) cost-recovery methods; and
- (b) the purpose for the concessions that Council intends to grant for rates and charges; and
- (c) the extent to which physical and social infrastructure costs for a new development are to be funded by charges for the development.

A. PRINCIPLES

Council intends to apply the following principles to the levying of rates and charges, granting of concessions for rates and charges, recovering overdue rates and charges, and cost-recovery methods:

- *equity* - ensuring the fair and consistent application of lawful rating and charging principles, without bias, taking account of all relevant considerations;
- *transparency* - openness in the processes involved;
- *simplicity* – making processes which are simple and cost effective to administer;

- *consistency* - by treating Ratepayers with similar circumstances in the same manner;
- *fiscal responsibility* – ensuring Council meets its budgetary responsibilities;
- *clarity* - by providing meaningful information to enable Ratepayers to clearly understand their responsibilities;
- *compliance* - in setting its cost-recovery fees, Council will be conscious of the legislative requirement that such a fee must not be more than the cost to Council of providing the service or taking the action to which the fee applies;
- *flexibility* - responding where possible to unforeseen changes in the local economy and providing a wide range of payment options;
- *sustainability* - revenue decisions support the financial strategies for the delivery of infrastructure and services identified in Council's long term plan and corporate plan; and
- *compassion* - having regard to individual's circumstances, particularly if experiencing hardship.

B. PURPOSE FOR CONCESSIONS

In accordance with the *Local Government Regulation 2012* section 193(1)(b), the purposes for the concessions that Council will apply are outlined below:

(a) Concessions for pensioners;

Council recognises that certain classes of pensioners are restricted by a fixed income and should be afforded a concession in respect of rates and charges. The purpose of the concession is to support pensioners' ability to reside in the Fraser Coast and provide some cost of living relief.

(b) Concessions for religious entities, community & welfare, care facilities for aged persons and persons with disabilities and emergency services;

Council recognises that certain organisations that are non-profit and operate for the general benefit of the community, rely mainly on volunteer labour, often with limited financial resources and should be afforded a concession in respect of rates and charges. It is expected that by allowing a concession for these groups, more of their financial resources will be available to assist members of the community.

(c) Concessions for conservation area;

Council has committed to providing assistance for the preservation, restoration, and protection of environmentally significant land. Owners of conservation Land are provided a rate concession to recognize and support their efforts in maintaining the conservation Land.

(d) Financial Hardship;

Council has committed to providing assistance to Ratepayers where payment of rates and charges, due to their financial circumstances, will cause hardship as determined in accordance with the Financial Hardship policy principles. Council acknowledges that over time, competing financial pressures may create social and personal impacts. The purpose of concessions is to assist in alleviating those impacts on individuals and therefore the region.

(e) Economic Development;

Council may provide assistance to Ratepayers to encourage the economic development of all or part of the region.

(f) Refurbishment;

Council may provide assistance to Ratepayers who experience hardship through business closure due to significant site refurbishment.

(g) Limit Increases in Water and Wastewater Charges

Council has committed to providing assistance to Ratepayers by limiting increases in the combined water and wastewater utility charges levied on those Ratepayers in the previous financial year.

C. PHYSICAL AND SOCIAL INFRASTRUCTURE COSTS FOR NEW DEVELOPMENT

Council has prepared a Local Government Infrastructure Plan in accordance with the *Planning Act 2016*.

The Local Government Infrastructure Plan (LGIP) must, among other things, include:

- a statement of the desired standard of service for the item (e.g. engineering standards); and
- a schedule of trunk infrastructure works and timing of these works.

Council's LGIP forms part of the Fraser Coast Planning Scheme which commenced on 28 January 2014.


Council's Adopted Infrastructure Charges Resolution (pursuant to section 113 of the Planning Act 2016 and the State Planning Regulatory Provision (adopted charges)) forms the basis for Council's practice of collecting infrastructure charges.

Council endeavours to recover the costs of new development from infrastructures charges to the greatest extent permissible under relevant Acts and Regulations.

6. ASSOCIATED DOCUMENTS

7. REVIEW

This Policy will be reviewed when related legislation/documents are amended or replaced, other circumstances as determined from time to time by Council or at intervals of no more than one year.

	COUNCIL POLICY	
	Revenue Statement	
	Policy Number	CP031
	Directorate	Organisational Services
	Owner	Executive Manager Financial Services
	Last Approved	11/06/2025
	Review Due	Budget 2026/27

1. PURPOSE

The purpose of this Policy is to provide an outline and explanation of the measures that Council have adopted for raising revenue.

2. SCOPE

This Policy applies to all properties in the local government area.

3. HEAD OF POWER

Local Government Act 2009

Local Government Regulation 2012

4. DEFINITIONS

To assist in the interpretation of this Policy the following definitions apply:

“Accredited Nursing Care” means premises that has obtained the required State/Federal accreditation to care for aged persons in a nursing care type environment. Accommodation is by way of beds in wards or shared rooms with nursing care available at all times.

“Bed and Breakfast” means where designated rooms of an owner-occupied dwelling are made available for paid short term accommodation as approved by Council.

“Car Parking Facility” means a cleared area designated by markings or signage for the parking of vehicles.

“Caravan Park” means premises used to provide facilities for the overnight provision of parking or camping for caravan, campervan, motorhome, camper trailer and any other RV or camping product on a commercial basis.

“Combined Waste Service” has the meaning given in Council’s Waste Management Policy.

“Consumption” means the usage recorded by the meter attached to the property.

“Council’s Property Type Code” means a code included in the system of codes adopted and assigned by Council to identify the type of Land to which a given rateable parcel belongs.

“Declared Service Area” means, for a given Council utility service, the area, within the Fraser Coast Regional Council local government area, that Council resolves from time to time as being the “declared service area”.

“Defined Waste Collection Area” means the area, within the Fraser Coast Regional Council boundary, that Council resolves from time to time as being the “defined waste collection area” as referenced within Council’s Waste Management Policy.

“Flats” means Land with independent living units which may provide a mix of both short-term and permanent accommodation. This includes structures described as “duplex” or “dual occupancy”.

“Flood Prone Land” means Land where Council has determined that no residence can be built due to flooding potential.

“Group/Strata-titled” means a form of ownership devised for multi-level apartment blocks and horizontal subdivisions with shared areas.

“Hotel” means property used primarily to sell liquor for consumption on and off the premises. It may include accommodation for travellers and tourists, dining, entertainment activities and facilities, and other services.

“Home-based Business” means low impact home based businesses or not-for-profit or nominal-entry-fee-tourism businesses as approved by Council.

“Independent Living Units (ILUs)” means self-contained residential accommodation designed to be occupied on a permanent or semi-permanent nature (irrespective of actual occupancy).

In determining whether a property contains an ILU, Council will have regard to factors such as but not limited to rental status, separate utility connections or services, separate street addressing, driveways and/or letterboxes, separate and clearly defined fenced areas/outdoor spaces, the design/layout/configuration of structures, and positioning of the structure on a lot and/or the relationship between structures on a lot.

Where ILU’s are integrated/connected, consideration may be given to shared internal access and/or the existence of external access to shared outdoor living spaces such as a patio, alfresco or verandah.

Structures described as “secondary dwellings” within Planning or Building Certification may be considered as ILUs for rating purposes, should they exhibit 1 or more of the above factors or as considered relevant by Council.

“Land” means a single surveyed allotment or multiple surveyed allotments having a single rateable valuation as assessed by the Queensland Department of Resources.

“Land Area” means the total land area of a single surveyed allotment or multiple surveyed allotments having a single rateable valuation as assessed by the Queensland Department of Resources.

“Large Shopping Centre” means Land used as a large Retail development (including a single, stand-alone store) with 70 or more Car Parking Facilities.

“Major Industry” means Land determined solely by Council used for commercial/industrial activities that include but not limited to the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring, treating of products and may have one or more of the following attributes:

1. Places greater demand on the water infrastructure network in the event of fire, explosion or toxic release including aerosol, fume, particle, smoke and odour than the residential and commercial/industrial;
2. Requires greater demand on water storage, water treatment, water mains, pumps, and storage in the context of the water infrastructure network;
3. Requires on demand capacity including peak load capacity on water infrastructure owing to one or more of the following:
 - a street frontage of greater than 40 metres that is double that of an average residential property;
 - a Land Area of greater than 2000m²;
 - a floor area of greater than 500m²;

- a service water pipe size 50mm or greater;
- a combination of service water pipes sizes 50mm or greater servicing the property; or
- places demand on the system greater than other water access categories for firefighting capacity.

“Manufactured Home” has the meaning given in the Manufactured Homes (Residential Parks) Act 2003

“Motel” means property used to provide accommodation in serviced rooms for travellers or tourists away from their normal place of residence, and where provision is made for parking directly outside their respective room.

“Multi-residential Bed and Breakfast” means two or more dwellings are situated on a single separately valued parcel of Land and one of the dwellings is owner-occupied, and the remaining dwelling/s is/are wholly available for paid short term accommodation as approved by Council.

“Primary Land Use Code” means a code included in the system of codes adopted and assigned by the Queensland Department of Resources to identify the use of Land.

“Principal Place of Residence” means:

- (a) a Single Residential Dwelling or Home Unit where:
 - i. *at least one natural person who owns the dwelling or home unit who resides and intends to reside there for at least 245 days per year; or*
 - ii. *at least one natural person who is a life tenant of the dwelling or home unit who resides and intends to reside there for at least 245 days per year; or*
- (b) a Single Residential Dwelling or Home Unit:
 - i. *in which the natural person owner or a life tenant predominantly lived immediately before being admitted to a nursing or convalescence institution; and*
 - ii. *at which the natural person owner or the life tenant will resume living upon being discharged from the nursing or convalescence institution; and*
 - iii. *that remains unoccupied throughout the period of the natural person owner’s or the life tenant’s residence at the nursing or convalescent institution.*

Principal place of residence does not include a single residential dwelling or home unit that is wholly:

- (a) *owned by an entity other than a natural person (e.g. a company or an incorporated association);*
- or
- (b) *owned by a person as trustee of a trust (as defined by the Australian Taxation Office).*

Note: In establishing Principal Place of Residence, Council may consider any relevant material including nominated address according to the electoral roll, or whether services such as telephone and electricity are connected to the property in the owner’s name.

“Rateable Property” means Land that has a rateable value as defined under Sections 72 & 74 of the *Local Government Regulation 2012*.

“Ratepayer” means a person who is liable to pay rates and charges as defined under Schedule 8 and Section 127 of the *Local Government Regulation 2012*.

“Residential Resort” means Land that provides independent living as part of a complex that also includes common facilities and amenities. The complex may also provide shops and restaurants which service occupants and also the general public.

The Independent Living Units in these complexes may provide a mix of both short-term and permanent accommodation.

“Residential Park” means:

- (a) premises comprising a residential park for the *Manufactured Homes (Residential Parks) Act 2003 (Qld)* (manufactured home sites must account for 40% or greater of the total site numbers); and
- (b) premises recorded on the Qld Department of Communities, Housing and Digital Economy's

Residential Parks (Manufactured Homes) Register at the beginning of a billing (rate levy) cycle.

“Residential Service” means:

A registered residential service for the *Residential Services (Accreditation) Act 2002 (Qld)*:

- (a) recorded as such on the Qld Department of Communities, Housing and Digital Economy's *Register of Residential Services*;
- (b) where the accommodation provided is comprised solely of independent living units.

“Retail” means the sale of goods or services to consumers.

“Retirement Village” means premises:

- (a) comprising a *retirement village* for the *Retirement Villages Act 1999 (Qld)*;
- (b) recorded on the Qld Department of Communities, Housing and Digital Economy's *Retirement Villages Register* at the beginning of a billing (rate levy) cycle.

“Separate Occupation” means that a rate and or charge will apply to Land and or to each separate business premises within the Land or building that can be individually occupied.

“Single Residential Dwelling or Home Unit” means properties used solely for a single residential dwelling - consists of a single dwelling built as a single living unit on only one allotment or built over the common boundary of two contiguous allotments used solely for domestic accommodation. The lot may contain a secondary/subordinate dwelling, providing that dwelling is not considered an Independent Living Unit as defined by Council. A home unit is a lot in a community titles scheme under the *Body Corporate and Community Management Act 1997* or cognate legislation, used solely for residential accommodation.

“Standard Waste Service”: has the meaning given in Council’s Waste Management Policy.

“Structure Over Boundary” means where a certified permanent building structure is built over the boundary of more than one contiguous allotment.

“Tenancy” (of premises) means exclusive possession or occupancy the entitlement to which is conferred by or derived from an agreement, or that otherwise arises by operation of law.

Irrespective of whether a relevant agreement is called a lease, a tenancy agreement, a rental agreement, or suchlike, it creates a tenancy if it confers the entitlement to exclusive possession or occupancy. The entitlement may be for a fixed term; it may be periodic: for example, continuing from week to week or from month to month. It may be an entitlement that continues at the will of the person who granted it.

In determining whether premises are tenanted, Council will have regard to factors such as occupancy by a person other than the owner, length of occupation, premises design/configuration/services, existence of an occupancy or usage agreement, and other criteria that Council considers relevant.

“Unit - Residential” means attached or detached premises, a separate permanent residential occupation, Bed and Breakfast or any other type of residential premises.

“Unit - Commercial” means separate commercial or industrial occupancy and/or tenancy of a commercial or industrial premises, Motel, Caravan Park, backpacker accommodation, multiple accommodation property/resort or any other type of commercial premises on a registered plan.

“Vacant Land” means Land upon which no building or other structure (excluding fences) exists or Land upon which there is no structure (excluding fences) other than a garage/shed used for a non-commercial purpose.

“Wastewater Service Area” means all Land within the Declared Service Area for wastewater, and Land outside of that Declared Service Area from which Council is prepared to accept wastewater.

“Water Service Area” means all Land within the Declared Service Area, and Land outside of the Declared Service Area to which Council is prepared to supply water.

5. REVENUE STATEMENT

In accordance with the *Local Government Regulation 2012* section 172, this revenue statement states;

- (a) the rating categories for rateable Land and a description of each rating category;
- (b) the criteria used to decide the amount of a cost-recovery fee;
- (c) the criteria used to decide the amount of the charges for the goods and services provided by Council's commercial business activities;
- (d) the outline and explanation of the rates and charges to be levied;
- (e) the outline and explanation of the concessions for rates and charges; and
- (f) the outline and explanation of the limitation on increase of rates and charges.

A. RATING CATEGORIES FOR RATEABLE LAND AND A DESCRIPTION OF EACH RATING CATEGORY

RESIDENTIAL

Category: Category 1a – Residential Owner Occupier – Urban

Description: Land used solely for a Single Residential Dwelling or Home Unit, which is the Principal Place of Residence of the owner/s. The Single Residential Dwelling or Home Unit may also be used as a Home-based Business or Bed and Breakfast.

The Land must be within the water area and also be within the State Government Emergency Management Levy district class A.

Category: Category 1b – Residential Owner Occupier – Non-Urban

Description: Land used solely for a Single Residential Dwelling or Home Unit, which is the Principal Place of Residence of the owner/s. The Single Residential Dwelling or Home Unit may also be used as a Home-based Business or Bed and Breakfast.

The Land must either be outside of the water area or be within the State Government Emergency Management Levy district class E.

Category: Category 2a – Residential Non-Owner Occupier – Urban

Description: Land used solely for a Single Residential Dwelling or Home Unit, which is not the Principal Place of Residence of the owner/s. The Single Residential Dwelling or Home Unit may also be used as a Home-based Business or Bed and Breakfast.

Where more than one property is owned by the same person/s, residing in the Fraser Coast Regional Council boundary, only one (1) property can have the Principal Place of Residence status.

The Land must be within the water area and also be within the State Government Emergency Management Levy district class A.

Category: Category 2b – Residential Non-Owner Occupier – Non-Urban

Description: Land used solely for a Single Residential Dwelling or Home Unit, which is not the Principal Place of Residence of the owner/s. The Single Residential Dwelling or Home Unit may also be used as a Home-based Business or Bed and Breakfast.

Where more than one property is owned by the same person/s, residing in the Fraser Coast Regional Council boundary, only one (1) property can have the Principal Place of Residence status.

The Land must either be outside of the water area or be within the State Government Emergency Management Levy district class E.

VACANT LAND**Category: Category 3a – Residential Vacant Land/Other – Urban**

Description: Vacant Land and other Land other than the Land as defined in Category 1a to 2b or 3b to 9s.

The Land must be within the water area and also be within the State Government Emergency Management Levy district class A.

Category: Category 3b – Residential Vacant Land/Other – Non-Urban

Description: Vacant Land and other Land other than the Land as defined in Category 1a to 3a or 3c to 9s.

The Land must either be outside of the water area or be within the State Government Emergency Management Levy district class E.

Category: Category 3c – Limited Development (Constrained Land) Vacant Land - Urban

Description: Vacant Land zoned Limited Development (Constrained Land) in Council's Planning Scheme 2014. The Land must be within the water area and also be within the State Government Emergency Management Levy district class A.

Category: Category 3d – Limited Development (Constrained Land) Vacant Land – Non-Urban

Description: Vacant Land zoned Limited Development (Constrained Land) in Council's Planning Scheme 2014.

The Land must either be outside of the water area or be within the State Government Emergency Management Levy district class E.

Category: Category 4a – Concessional Subdivided Land – Urban

Description: Vacant Land receiving a subdivider discounted valuation for the discounted valuation period, denoted by the Primary Land Use Code 72 as Subdivided land – (LG rates valuation discount).

The Land must be within the water area and also be within the State Government Emergency Management Levy district class A.

Category: Category 4b – Concessional Subdivided Land – Non-Urban

Description: Vacant Land receiving a subdivider discounted valuation for the discounted valuation period, denoted by the Primary Land Use Code 72 as Subdivided land – (LG rates valuation discount).

The Land must either be outside of the water area or be within the State Government Emergency Management Levy district class E.

Category: Category 5a – Commercial Vacant Land – Urban

Description: Vacant Land zoned high impact industry, medium impact industry, low impact industry, principal centre, district centre or specialised centre in Council's planning scheme.

The Land must be within the water area and also be within the State Government Emergency Management Levy district class A.

Category: Category 5b – Commercial Vacant Land – Non-Urban

Description: Vacant Land zoned high impact industry, medium impact industry, low impact industry, principal centre, district centre or specialised centre in Council's planning scheme.

The Land must either be outside of the water area or be within the State Government Emergency Management Levy district class E.

COMMERCIAL/INDUSTRIAL**Category: Category 6a – Commercial/Industrial – Urban**

Description: Land used for commercial, business, or industrial purposes, Accredited Nursing Care facilities that do not provide independent living as part of the complex, or other similar purposes not included in any other category. The Land may also contain a single residential dwelling.

The Land must be within the water area and also be within the State Government Emergency Management Levy district class A.

Category: Category 6b – Commercial/Industrial – Non-Urban

Description: Land used for commercial, business, or industrial purposes, Accredited Nursing Care facilities that do not provide independent living as part of the complex, or other similar purposes not included in any other category. The Land may also contain a single residential dwelling.

The Land must either be outside of the water area or be within the State Government Emergency Management Levy district class E.

Category: Category 6c – Commercial - Large Retail – Urban

Description: Land used as a Large Shopping Centre with a minimum land area of 2.5 hectares with a rateable valuation that is equal to or less than \$20,000,000

The Land must be within the water area and also be within the State Government Emergency Management Levy district class A.

Category: Category 6d – Commercial - Large Retail – Urban

Description: Land used as a Large Shopping Centre with a minimum land area of 2.5 hectares with a rateable valuation that is greater than \$20,000,000.

The Land must be within the water area and also be within the State Government Emergency Management Levy district class A.

PRIMARY PRODUCTION**Category: Category 7a – Primary Production**

Description: Land being used for primary production purposes denoted by Primary Land Use Codes 60 to 71 inclusive, 73 to 89 inclusive or 93, excluding land exclusively zoned high impact industry, medium impact industry, low impact industry, principal centre, district centre or specialised centre in Council's planning scheme.

MULTI-RESIDENTIAL – FLATS/RESIDENTIAL RESORTS/OTHER**Category: Category 8a – 2-10 ILUs**

Description: Land used for Flats, Residential Resorts, or other similar purposes not included in any other category.

The Land in this category contains 2 to 10 Independent Living Units.

Category: Category 8b – 11-19 ILUs

Description: Land used for Flats, Residential Resorts or other similar purposes not included in any other category.

The Land in this category contains 11 to 19 Independent Living Units.

Category: Category 8c – 20-39 ILUs

Description: Land used for Flats, Residential Resorts or other similar purposes not included in any other category.

The Land in this category contains 20 to 39 Independent Living Units.

Category: Category 8d – 40-59 ILUs

Description: Land used for Flats, Residential Resorts or other similar purposes not included in any other category.

The Land in this category contains 40 to 59 Independent Living Units.

Category: Category 8e– 60-79 ILUs

Description: Land used for Flats, Residential Resorts or other similar purposes not included in any other category.

The Land in this category contains 60 to 79 Independent Living Units.

Category: Category 8f – 80-99 ILUs

Description: Land used for Flats, Residential Resorts or other similar purposes not included in any other category.

The Land in this category contains 80 to 99 Independent Living Units.

Category: Category 8g – 100-119 ILUs

Description: Land used for Flats, Residential Resorts or other similar purposes not included in any other category.

The Land in this category contains 100 to 119 Independent Living Units.

Category: Category 8h – 120-139 ILUs

Description: Land used for Flats, Residential Resorts or other similar purposes not included in any other category.

The Land in this category contains 120 to 139 Independent Living Units.

Category: Category 8i – 140-159 ILUs

Description: Land used for Flats, Residential Resorts or other similar purposes not included in any other category.

The Land in this category contains 140 to 159 Independent Living Units.

Category: Category 8j – 160-179 ILUs

Description: Land used for Flats, Residential Resorts or other similar purposes not included in any other category.

The Land in this category contains 160 to 179 Independent Living Units.

Category: Category 8k – 180-199 ILUs

Description: Land used for Flats, Residential Resorts or other similar purposes not included in any other category.

The Land in this category contains 180 to 199 Independent Living Units.

Category: Category 8l – 200-219 ILUs

Description: Land used for Flats, Residential Resorts or other similar purposes not included in any other category.

The Land in this category contains 200 to 219 Independent Living Units.

Category: Category 8m – 220-239 ILUs

Description: Land used for Flats, Residential Resorts or other similar purposes not included in any other category.

The Land in this category contains 220 to 239 Independent Living Units.

Category: Category 8n – 240-259 ILUs

Description: Land used for Flats, Residential Resorts or other similar purposes not included in any other category.

The Land in this category contains 240 to 259 Independent Living Units.

Category: Category 8o – 260-279 ILUs

Description: Land used for Flats, Residential Resorts or other similar purposes not included in any other category.

The Land in this category contains 260 to 279 Independent Living Units.

Category: Category 8p – 280-299 ILUs

Description: Land used for Flats, Residential Resorts or other similar purposes not included in any other category.

The Land in this category contains 280 to 299 Independent Living Units.

Category: Category 8q – 300-319 ILUs

Description: Land used for Flats, Residential Resorts or other similar purposes not included in any other category.

The Land in this category contains 300 to 319 Independent Living Units.

Category: Category 8r – 320-339 ILUs

Description: Land used for Flats, Residential Resorts or other similar purposes not included in any other category.

The Land in this category contains 320 to 339 Independent Living Units.

Category: Category 8s – 340-359 ILUs

Description: Land used for Flats, Residential Resorts or other similar purposes not included in any other category.

The Land in this category contains 340 to 359 Independent Living Units.

MULTI-RESIDENTIAL – RETIREMENT VILLAGES/RESIDENTIAL PARKS/RESIDENTIAL SERVICES**Category: Category 9a – 2-10 ILUs**

Description: Land used for Retirement Villages, Residential Parks, or Residential Services.

The Land in this category contains 2 to 10 Independent Living Units.

Category: Category 9b – 11-19 ILUs

Description: Land used for Retirement Villages, Residential Parks, or Residential Services.
The Land in this category contains 11 to 19 Independent Living Units.

Category: Category 9c – 20-39 ILUs

Description: Land used for Retirement Villages, Residential Parks, or Residential Services.
The Land in this category contains 20 to 39 Independent Living Units.

Category: Category 9d – 40-59 ILUs

Description: Land used for Retirement Villages, Residential Parks, or Residential Services.
The Land in this category contains 40 to 59 Independent Living Units.

Category: Category 9e– 60-79 ILUs

Description: Land used for Retirement Villages, Residential Parks, or Residential Services.
The Land in this category contains 60 to 79 Independent Living Units.

Category: Category 9f – 80-99 ILUs

Description: Land used for Retirement Villages, Residential Parks, or Residential Services.
The Land in this category contains 80 to 99 Independent Living Units.

Category: Category 9g – 100-119 ILUs

Description: Land used for Retirement Villages, Residential Parks, or Residential Services.
The Land in this category contains 100 to 119 Independent Living Units.

Category: Category 9h – 120-139 ILUs

Description: Land used for Retirement Villages, Residential Parks, or Residential Services.
The Land in this category contains 120 to 139 Independent Living Units.

Category: Category 9i – 140-159 ILUs

Description: Land used for Retirement Villages, Residential Parks, or Residential Services.
The Land in this category contains 140 to 159 Independent Living Units.

Category: Category 9j – 160-179 ILUs

Description: Land used for Retirement Villages, Residential Parks, or Residential Services.
The Land in this category contains 160 to 179 Independent Living Units.

Category: Category 9k – 180-199 ILUs

Description: Land used for Retirement Villages, Residential Parks, or Residential Services.
The Land in this category contains 180 to 199 Independent Living Units.

Category: Category 9l – 200-219 ILUs

Description: Land used for Retirement Villages, Residential Parks, or Residential Services.
The Land in this category contains 200 to 219 Independent Living Units.

Category: Category 9m – 220-239 ILUs

Description: Land used for Retirement Villages, Residential Parks, or Residential Services.

The Land in this category contains 220 to 239 Independent Living Units.

Category: Category 9n – 240-259 ILUs

Description: Land used for Retirement Villages, Residential Parks, or Residential Services.

The Land in this category contains 240 to 259 Independent Living Units.

Category: Category 9o – 260-279 ILUs

Description: Land used for Retirement Villages, Residential Parks, or Residential Services.

The Land in this category contains 260 to 279 Independent Living Units.

Category: Category 9p – 280-299 ILUs

Description: Land used for Retirement Villages, Residential Parks, or Residential Services.

The Land in this category contains 280 to 299 Independent Living Units.

Category: Category 9q – 300-319 ILUs

Description: Land used for Retirement Villages, Residential Parks, or Residential Services.

The Land in this category contains 300 to 319 Independent Living Units.

Category: Category 9r – 320-339 ILUs

Description: Land used for Retirement Villages, Residential Parks, or Residential Services.

The Land in this category contains 320 to 339 Independent Living Units.

Category: Category 9s – 340-359 ILUs

Description: Land used for Retirement Villages, Residential Parks, or Residential Services.

The Land in this category contains 340 to 359 Independent Living Units.

B. CRITERIA USED TO DECIDE THE AMOUNT OF A COST-RECOVERY FEE

In accordance with *the Local Government Act 2009* section 97, Council will fix by resolution cost recovery fees for services and facilities including (without limitation):

- applications for issue or renewal of approvals, consents, licences, permissions, registrations or other approvals under a Local Government Act;¹ or
- recording transfer of ownership of land; or
- giving information kept under a Local Government Act; or
- seizing property or animals under a Local Government Act; or
- the performance of another responsibility under the *Building Act 1975* or *Plumbing and Drainage Act 2018*.

In accordance with section 97(4), the cost-recovery fee will be no more than the cost to Council of providing the service or taking the action for which the fee is charged.

¹ The *Local Government Act* defines a Local Government Act as a law under which a local government performs the local government's responsibilities.

C. CRITERIA USED TO DECIDE THE AMOUNT OF THE CHARGES FOR THE GOODS AND SERVICES PROVIDED BY COUNCIL'S COMMERCIAL BUSINESS ACTIVITIES

Local Government Regulation 2012 subsection 41(1)(d) obliges Council to apply full cost recovery to its water and sewerage services. Council considers that in almost all instances it is appropriate and in the community interest also to apply full cost recovery to its waste management services.

Council applies full cost recovery for a service if the estimated total revenue for the financial year is more than the estimated total costs of providing the service in the financial year (*Regulation* subsection 41(2)).

Full cost recovery charging will only be applied where permissible under the *Local Government Act 2009* or *Local Government Regulation 2012*.

In relation to other business activities conducted by Council on a commercial basis, Council has the power to conduct these business activities and make business activity fees for services and facilities it provides on this basis. These 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.

By imposing charges that accurately reflect the full cost of the provision of services, Council will promote efficiency in both provision and use of the services.

D. OUTLINE AND EXPLANATION OF THE RATES AND CHARGES TO BE LEVIED

1. GENERAL RATES

Council uses a system of differential general rates to raise an amount of revenue appropriate to maintain assets and provide services to the community in general of its local government area. Council provides a range of services including roads and drainage, parks, libraries and cultural facilities, street lighting, coastal management, economic development and major projects, with these services designed to benefit the entire region.

In deciding how general rates are calculated, a number of factors are taken into account, including:

- the rateable value of the Land;
- the use of the Land;
- the level of services provided to the region and the cost of providing the services; and
- the location and access to services.

2. SPECIAL RATES OR CHARGES

Special rates or charges are levied under the *Local Government Regulation 2012* section 94.

Special rates or 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.

Special rates or charges will only be levied to a property which, in Council's opinion, receives a special benefit from those activities.

Council will not be levying any special rates or charges in 2025/2026.

3. UTILITY CHARGES

Utility charges are levied under the *Local Government Regulation 2012* section 99.

Utility and commercial charges are assessed where applicable on full cost pricing principles so that total income received, will fund the full cost of provision of local government services to the community and the effective administration of these services.

Utility charges are levied for water, wastewater, and waste (including the waste utility charges and the Fraser Island Garbage Charge, the latter to meet the cost of providing waste collection services on Fraser Island and mainland landfill sites for disposal of the collected waste).

Utility charges will be levied to all land which either utilises, or is able to utilise, these services.

4. SEPARATE RATES OR CHARGES

Separate rates or charges are levied under the *Local Government Regulation 2012* section 103.

Separate rates or charges are for a services, facilities or activities the cost of which is not recovered via general or special rates or charges, or utility charges.

Separate rates or charges must be levied equally upon all rateable Land in Council's local government area.

The following separate charges will be levied in 2025/26;

- Disaster Management and Resilience Levy – for the purposes of raising revenue in accordance with Council's Disaster Management and Resilience Levy Policy.

E. OUTLINE AND EXPLANATION OF THE CONCESSIONS FOR RATES AND CHARGES

In accordance with the *Local Government Regulation 2012*, sections 119-126 Council will allow concessions or assistance as follows:

1. Concessions for pensioners

Concession on the basis set out in Council's Pensioner Concession Policy.

It is Council's policy to provide assistance by way of a concession on the general rate to Ratepayers who are in receipt of a pension from the Commonwealth Government, and who comply with the guidelines established by the Queensland Department of Communities, Housing and Digital Economy for the State Government Rate Subsidy Scheme.

Council recognises that certain classes of pensioners have contributed rates over a period of time and/or are restricted by a fixed income and should be afforded a concession in respect of rates and charges. The purpose of the concession is to support pensioners' ability to reside in the Fraser Coast and provide some cost of living relief.

2. Concessions for religious entities, community & welfare, care facilities for aged persons and persons with disabilities and emergency services

Concession on the basis set out in Council's Community Groups Concession Policy.

Council recognises that certain organisations that are non-profit operate for the general benefit of the community, rely on volunteer labour, often with limited financial resources, and should be afforded a concession in respect of rates and charges. It is expected that by allowing a concession for these groups, more of their financial resources will be available to assist members of the community.

3. Conservation areas concession

Concession on the basis set out in Council's Conservations Areas Rates Rebate Policy.

Council has committed to providing assistance for the preservation, restoration, and protection of environmentally significant land. Owners of conservation Land receive a rate concession to recognize and support their efforts in maintaining the conservation Land.

4. Financial Hardship

Concession on the basis set out in Council's Financial Hardship Policy.

Council has committed to providing assistance to Ratepayers where, due to their financial circumstances, payment of rates and charges, will cause hardship as determined in accordance with the Financial Hardship policy principles. Acknowledging that over time, competing financial pressures may create social and personal impacts, the purpose of concessions provided is to assist in alleviating those impacts on individuals and therefore the region.

5. Economic Development

Concession on a case-by-case basis as adopted by Council resolution.

Council may grant a concession to Ratepayers to encourage the economic development of all or part of the region.

6. Refurbishment

Concession on the basis set out in Council's Refurbishment Concession Policy.

Council may grant a concession to Ratepayers who experience hardship through business closure due to significant site refurbishment.

7. Limit Increases in Water and Wastewater Charges

Concession on the basis as adopted by Council resolution.

Council has committed to providing assistance to Ratepayers by limiting increases in the combined water and wastewater utility charges, other than water Consumption and trade waste charges, over those levied on those Ratepayers in the previous financial year.

For land to which this limitation applies, the limitation will cease to apply effective from the start of the billing period following;

1. the transfer of ownership of the Land, or
2. the change to the characteristics of the Land which results in a change to the water or wastewater category or services applicable to the land, or
3. increases resulting from a property inspection or internal audit.

F. OUTLINE AND EXPLANATION OF THE LIMITATION ON INCREASE OF RATES AND CHARGES

In accordance with the *Local Government Regulation 2012* section 116, Council will limit increases in differential general rates over those levied in the previous financial year, to a maximum stated percentage for those differential rating categories adopted by Council resolution.

For land to which this limitation applies, the limitation will cease to apply effective from the start of the billing period following;

- a) the transfer of ownership of the Land, or
- b) the change to the characteristics of the Land which results in a change to the differential general rate category applicable to the Land (excluding where the differential general rate category changes from non-owner to owner occupier and the ownership remains unchanged, or
- c) increases resulting from a property inspection or internal audit, or
- d) changes to the configuration of the Land Area resulting in a new registered parcel of land

G. OTHER

Adjustments to levies

Increases to rating levies resulting from a Commercial Rating Property Inspection will be adjusted from the start of the billing period following inspection. If the adjustment to the levy results in a reduction, it will be adjusted from the date of inspection.

Adjustments to rates and charges resulting from an internal property audit or error, will be adjusted from either the start of the current billing cycle or from the start of the next billing cycle from date of discovery. Council data entry errors may be adjusted to a date decided upon by Council based on the assessment of the individual circumstances. All other adjustments in respect of rates and charges resulting from regular processes may be made from the date of effect of any such change, including adjustments made under the Principal Place of Residence Policy.

General Rate Category changes following approved objections may be backdated up to a maximum of 24 months depending on evidence provided and assessment by Council.

Collection of overdue rates and charges

Council shall collect rates and charges in accordance with Council's Revenue Policy, Council's Debt Recovery Policy and the provisions of the *Local Government Act 2009*.

Payments in advance

Council accepts payments in advance. Interest will not be paid on any credit balances held.

Interest will not be paid on overpayments resulting from incorrect rates and charges levied.

6. ASSOCIATED DOCUMENTS

Revenue Policy
 Debt Recovery Policy
 Financial Hardship Policy
 Community Groups Concession Policy
 Conservation Areas Concession Policy
 Refurbishment Concession Policy
 Principal Place of Residence Policy
 Waste Management Policy


7. REVIEW


This Policy will be reviewed when related legislation/documents are amended or replaced, other circumstances as determined from time to time by Council or at intervals of no more than one year.


Version Control Version Number	Key Changes	Approval Authority	Approval Date	Document Number
1	New Policy	Council	16/07/2008	876741
2	Amendment – Adoption of 2009/10 Budget	Council	26/06/2009	876741
3	Amendment – Adoption of 2010/11 Budget	Council	21/06/2010	876741
4	Amendment – Adoption of 2011/12 Budget	Council	01/06/2011	876741
5	Amendment – Adoption of 2012/13 Budget	Council	12/07/2012	876741
6	Amendment – Adoption of 2013/14 Budget	Council	03/07/2013	876741
7	Amendment – Adoption of 2014/15 Budget	Council	11/06/2014	876741
8	Amendment – Adoption of 2015/16 Budget	Council	17/06/2015	876741
9	Amendment – Adoption of 2016/17 Budget	Council	19/07/2016	876741
10	Amendment – Adoption of 2016/17 Budget (dup)	Council	19/07/2016	876741
11	Amendment – Adoption of 2017/18 Budget	Council	19/07/2017	876741
12	Amendment – Adoption of 2018/19 Budget	Council	27/06/2018	876741
13	Amendment – Risk Assessment & Dates	Council	18/07/2018	876741
14	Amendment – Adoption of 2019/20 Budget	Council	24/06/2019	876741
15	Amendment – Adoption of 2020/21 Budget	Council	23/06/2020	876741
16	Amendment – Adoption of 2022/23 Budget	Council	14/06/2022	876741
17	Amendment – Adoption of 2023/24 Budget	Council	28/06/2023	876741
18	Amendment – Adoption of 2024/25 Budget	Council	19/06/2024	876741
19	Amendment – Adoption of 2025/26 Budget	Council	11/05/2025	876741



Other Legislative Requirements Budget 2025/26

		Budgeted Statement Of Comprehensive Income			
		Commercial Business Unit - Wide Bay Water			
	Budget 2024-25 \$	Budget 2025-26 \$	Forecast 2026-27 \$	Forecast 2027-28 \$	
Income					
Revenue					
Recurrent Revenue					
Rates Levies and charges	102,488,472	115,201,540	121,767,318	128,707,228	
Discounts and rebates	(669,159)	(719,343)	(760,341)	(803,675)	
Fees and Charges	1,198,707	1,467,012	1,594,633	1,709,436	
Interest revenue	1,756,607	1,514,231	2,057,601	2,175,046	
Sales revenue	2,065,000	2,705,000	2,859,168	3,022,121	
Other income	499,239	490,065	517,996	547,518	
Internal transfers	1,970,780	1,877,627	1,943,344	2,001,644	
Community service obligations	669,159	715,627	756,413	799,523	
Grants, subsidies, contributions and donations	90,000	60,000	62,820	65,458	
Total recurrent revenue	110,068,805	123,311,759	130,798,952	138,224,299	
Expense					
Recurrent expenses					
Employee benefits	15,188,653	17,790,734	18,676,403	19,417,629	
Materials and services	22,857,069	25,173,923	26,055,010	26,836,660	
Finance costs	1,696,458	1,550,206	3,135,341	5,032,071	
Depreciation and amortisation	31,152,503	36,394,765	37,092,809	38,038,821	
Corporate Overheads / SLA Costs	2,693,381	3,029,517	3,135,550	3,229,617	
Competitive Neutrality Costs	582,068	1,061,194	1,594,433	2,042,398	
Internal Transfers	1,794,136	1,696,229	1,755,597	1,808,265	
Total recurrent expense	75,964,267	86,696,568	91,445,143	96,405,461	
Operating result	34,104,538	36,615,191	39,353,809	41,818,838	
Capital revenue					
Grants, subsidies, contributions and donations	16,502,405	16,559,323	16,890,512	17,228,322	
Total capital revenue	16,502,405	16,559,323	16,890,512	17,228,322	
Capital expense	2,894,017	5,179,496	3,115,142	3,224,172	
Net result before tax	47,712,926	47,995,018	53,129,179	55,822,988	
Income Tax Payable	14,313,878	14,398,506	15,938,754	16,746,896	
Dividends	33,399,048	33,596,513	37,190,425	39,076,092	
Net result after tax and dividends	-	-	-	-	
Operating result					
Operating revenue	110,068,805	123,311,759	130,798,952	138,224,299	
Operating expenses	75,964,267	86,696,568	91,445,143	96,405,461	
Operating result	34,104,538	36,615,191	39,353,809	41,818,838	
Community Service Obligations - Wide Bay Water					
Community concessions on Water Charges	135,721	124,737	131,846	139,360	
Community concessions on Sewerage Charges	533,438	590,890	624,567	660,163	
	669,159	715,627	756,413	799,523	


 Budgeted Statement Of Comprehensive Income Significant Business Activity - Waste Services				
	Budget 2024-25 \$	Budget 2025-26 \$	Forecast 2026-27 \$	Forecast 2027-28 \$
Income				
Revenue				
Recurrent Revenue				
Rates Levies and charges	27,790,260	30,820,662	33,501,869	35,913,776
Fees and Charges	8,571,157	9,703,090	10,547,199	11,306,526
Interest revenue	81,738	81,738	86,396	91,320
Other income	3,554,170	3,884,279	4,105,659	4,339,654
Community service obligations	419,219	428,822	448,095	465,190
Grants, subsidies, contributions and donations	12,000	640,579	670,682	698,846
Total recurrent revenue	40,428,544	45,559,169	49,359,900	52,815,312
Expense				
Recurrent expenses				
Employee benefits	3,217,144	4,231,519	4,442,175	4,618,475
Materials and services	26,525,740	29,901,576	30,948,131	31,876,575
Finance costs	103,660	83,453	61,171	39,521
Depreciation and amortisation	987,776	1,856,255	2,855,445	3,030,816
Corporate Overheads / SLA Costs	930,994	1,001,811	1,036,874	1,067,980
Internal Transfers	147,358	152,512	157,850	162,586
Total recurrent expense	31,912,672	37,227,126	39,501,646	40,795,953
Operating result	8,515,872	8,332,043	9,858,254	12,019,359
Capital revenue				
Grants, subsidies, contributions and donations	93,333	110,000	110,000	110,000
Total capital revenue	93,333	110,000	110,000	110,000
Capital expense	4,136	6,752	-	-
Finance costs (restoration)	1,858,448	1,642,688	1,712,680	1,784,352
Net result before tax	6,746,621	6,792,603	8,255,573	10,345,007
Income Tax Payable	2,023,986	2,037,781	2,957,476	3,605,808
Dividends	1,686,655	1,698,151	1,725,194	2,103,388
Net result after tax and dividends	3,035,980	3,056,671	3,572,903	4,635,811
Operating result				
Operating revenue	40,428,544	45,559,169	49,359,900	52,815,312
Operating expenses	31,912,672	37,227,126	39,501,646	40,795,953
Operating result	8,515,872	8,332,043	9,858,254	12,019,359
Community Service Obligations - Waste Services				
Supply of mulch to community organisations	1,339	1,466	1,518	1,564
Maintaining/servicing of bins at community facilities	357,655	288,416	302,775	314,791
Waste vouchers for free disposal by charities	60,225	138,939	143,802	148,835
	419,219	428,822	448,095	465,190


		Value of the Change in Rates and Utility Charges	
Rates and charges	Budget 2024-25	Budget 2025-26	% increase including growth
General and Waste fund			
Recurrent Revenue			
General Rates	107,617,001	121,054,652	12.49%
Disaster Management and Resilience Levy	1,500,729	2,513,870	67.51%
Waste Charges	27,790,260	30,820,662	10.90%
General and Waste fund total rates and charges	136,907,990	154,389,184	12.77%
Water Fund			
Water Charges	51,789,420	58,201,923	12.38%
Sewerage Charges	49,870,947	56,012,298	12.31%
Trade Waste	828,125	987,319	19.22%
Total Rates and Charges	239,396,482	269,590,724	12.61%



Estimated Financial Position Budget 2025/26

Pursuant to section 205 of the Local Government Regulation 2012

		Statement of Estimated Financial Operations 2025- 26	
	Original Budget	Estimated	
	2024-25 \$'000	2024-25 \$'000	
Revenue			
Recurrent Revenue			
Rates Levies and charges	239,396	243,916	
Discounts and rebates	(4,493)	(4,441)	
Fees and Charges	29,374	32,859	
Rental Income	1,319	1,293	
Interest revenue	6,617	9,855	
Sales revenue	2,215	2,571	
Other income	6,368	6,507	
Grants, subsidies, contributions and donations	5,964	6,142	
Total recurrent revenue	286,760	298,702	
Expense			
Recurrent expenses			
Employee benefits	94,254	98,048	
Materials and services	109,503	115,908	
Finance costs	4,858	4,697	
Depreciation and amortisation	77,907	83,545	
Total recurrent expense	286,522	302,198	
Operating Result	238	(3,496)	
Capital revenue			
Grants and subsidies	39,901	39,758	
Developer contributions	46,583	94,944	
Other capital income	795	4,551	
Total capital revenue	87,279	139,253	
Capital expense	19,424	22,906	
Net result	68,093	112,851	
Other Comprehensive income			
Increase in asset revaluation surplus	39,015	235,876	
Total other comprehensive income	39,015	235,876	
Total comprehensive income	107,108	348,727	

 Statement of Estimated Financial Position 2024-25		
	Original Budget	Estimated
	2024-25 \$'000	2024-25 \$'000
Assets		
Current assets		
Cash and cash equivalents	125,672	172,853
Trade and other receivables	22,841	35,258
Inventories	3,217	3,298
Total current assets	151,730	211,409
Non-current assets		
Trade and other receivables	4,307	3,501
Property, plant and equipment	3,537,988	3,734,851
Right of use assets	539	678
Intangible assets	1,905	-
Biological assets	923	228
Total non-current assets	3,545,662	3,739,258
Total assets	3,697,392	3,950,667
Liabilities		
Current liabilities		
Trade and other payables	38,101	51,006
Contract liabilities	8,833	10,173
Lease liabilities	294	385
Borrowings	5,071	5,055
Provisions	20,545	16,968
Other liabilities	6,961	10,456
Total current liabilities	79,805	94,043
Non-current liabilities		
Borrowings	28,331	28,851
Provisions	43,607	34,598
Other liabilities	5,342	2,543
Lease liabilities	285	319
Total non-current liabilities	77,565	66,311
Total liabilities	157,370	160,354
Net community assets	3,540,022	3,790,313
Community equity		
Asset revaluation surplus	1,346,924	1,546,629
Retained surplus	2,193,098	2,243,684
Total community equity	3,540,022	3,790,313