

About your general rates

How are my rates calculated?

Queanbeyan-Palerang Regional Council uses the base rate system. The base rating system has two parts:

- a set rate (base rate) and
- a variable rate (ad valorem) multiplied by the land value (cents in the dollar land valuation).

In 2018-19 these rates are:

Rating category	Ad Valorem Rate	Base Amount \$
Former Queanbeyan City Council area		
Residential - Ordinary	0.146	486.6
Residential - Urban	0.3849	317.8
Residential - Googong	0.4831	392
Residential - Tralee	0.4831	392
Rural Residential	0.146	486.6
Farmland	0.0938	847.1
Business - Ordinary	1.346	430.7
Business - CBD	1.816	636.2
Business - Industrial	0.8071	431.8
Business - Karabar	2.178	520.4
Business - Jerrabomberra	2.178	520.4
Business - Googong	2.178	520.4
Former Palerang Council area		
Residential - Palerang	0.1822	485.9
Business - Palerang	0.1929	412.3
Farmland - Palerang	0.1857	1,142.2
Mining - Palerang	0.5125	1,058.3

Example

If you own a residential property in Bungendore valued at the average value of \$283,000 your general rates would be:

Base rate: \$485.90

Ad valorem rate: \$515.62 (0.001822 x 283,000)

Total: \$1001.52

If you own a residential property in Queanbeyan valued at the average value of \$238,000 your general rates would be:

Base rate: \$317.80

Ad valorem rate: \$916.06 (0.003849 x 238,000)

Total: \$1233.86

Note: the amount above does not include water access, sewer access and domestic waste management charges that will appear on your rates notice.

Rate harmonisation

Council has signaled its intention to harmonise rates across the local government area following the end of the NSW Government's rating policy. The NSW Government's rating policy applies to all newly merged councils and does not allow councils to harmonise general rates across the merged council for a four-year period, ending on 30 June 2020. This also means a newly merged council cannot apply for a special rate variation until 2020-21.

As such, Council must only apply the rate peg amount to its general rates each financial year. In 2018-19, the rate peg is 2.3% which means Council can increase its overall income from general rates by 2.3%.

The NSW Government's rating policy does not apply to water, sewer and waste charges and general fees and charges.

Water and sewer charges

Water and sewer access charges and consumption charges will increase by 2.3% for 2018-19. Residents who receive potable water from Council in the former Palerang area (Bungendore, Braidwood and Captains Flat) will see a change in the way they are charged for water consumption.

Previously, residents were charged a specific rate for the first 200kl of water they used each year, and then a higher rate for any water used above 200kl. In 2018-19, Council is introducing a single tier water consumption charge across Bungendore, Captains Flat and Braidwood. This system has been in place for Queanbeyan water users for the past two years and complies with the NSW Best Practice Guidelines.

In Queanbeyan, residents will be charged \$3.89 per kilolitre. Bungendore, Braidwood and Captains Flat users will be charged \$2.75 per kilolitre.

Waste charges

There will be an increase of 2.3% in 2018-19 for all waste services. The average urban waste charge in the former Palerang area will be \$375 and in the Queanbeyan area it will be \$319.

Council is preparing a Waste Management Strategy to consider how Council delivers its waste services, access to services across the LGA, to develop appropriate pricing structures and to look at improving waste management. Waste charges will be reviewed as part of the development of this strategy.

Methods of payment

The *Local Government Act NSW 1993* provides for rates to be paid either in a lump sum by 31 August 2018 or by quarterly instalments on:

Instalment 1	Due Friday 31 August 2018
Instalment 2	Due Friday 30 November 2018
Instalment 3	Due Thursday 28 February 2019
Instalment 4	Due Friday 31 May 2019

Failure to pay any quarterly installment by the due date may result in interest being accrued on the overdue amount.

You can pay your Council rates in the following ways:

- **In person** - at Council by cash, cheque or credit card - Mastercard, Visa, Bankcard and most debit (EFTPOS) cards.
- **POST billpay** - in person at Post Offices by cash or cheque or by telephone and internet (from savings or cheque account).
- **BPAY** - by the internet. Payments from savings, cheque, Mastercard, Visa and bankcard accounts.
- **Direct debit** - Council has an application form available from our website www.qprc.nsw.gov.au or by contacting Customer Service on 1300 735 025.
- **Mail** - forward a cheque under separate cover directly to Council.
- **Internet** - log on to www.qprc.nsw.gov.au and click on the Pay My Rates link on the front page. Payments accepted from Visa or Mastercard.
- **eNotices** - have your rates notices emailed to you. Find the eNotices logo on your notice and sign up at qprc.enotices.com.au



The full Operational Plan, Delivery Program, Revenue Policy and Fees and Charges can be downloaded from www.qprc.nsw.gov.au (search for the title of the document).

Contact us:

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Operational Plan

2018-19

Summary overview



Message from the Mayor

Welcome to the Operational Plan 2018-19 overview which provides a look at some of the major projects Council intends to undertake over the next 12 months. The overview also outlines the fees and charges Council will levy during the financial year.

The Operational Plan 2018-19 is incorporated into the Delivery Program 2018-21. This is the first Delivery Program for the elected Council since the merger of Palerang and Queanbeyan City Councils.

During exhibition of the draft plans, Council received 79 submissions from the community. Council was able to take action on a number of these by allocating funding for the upgrade of irrigation at Mick Sherd Oval in Bungendore; sealing of Saleyards Lane, Braidwood; part funding for a playground at Royalla; development of an off-street carpark at Barracks Flat Park in Queanbeyan; development of a QPRC Tourism Guide; and storage facilities at Brad Haddin Oval in Queanbeyan and Rockley Oval in Googong. These projects will be spread over the three years of the Delivery Program 2018-21 to complement the projects already included.

You can read about a number of the major projects in the Delivery Program 2018-21 in this overview, particularly those that will begin in the 2018-19 financial year.

In 2018-19, general rates, as well as charges for water usage, water access, sewer access and waste charges, will increase by 2.3%. This is in line with the NSW Government's policy that newly merged councils are unable to increase general rates above the rate peg set by the Independent Pricing and Regulatory Tribunal. See over for more information regarding fees and charges.



**Cr Tim Overall
Mayor**

Works program 2018-19

Burra 's' bends



Council will be reconstructing the section of road known as the Burra 's' bends on Burra Road.

The 1.6km section is between Little Burra Road and London Bridge Road and will be upgraded at an estimated cost of \$2.06m.

High Street Oval amenities

Under the NSW Government's Stronger Country Communities Fund, a new amenities block will be constructed at the High Street Oval. This facility will include changerooms and clubrooms and is expected to be ready ahead of the 2019 winter season.

Old Cooma Road Stage 2



The duplication of Old Cooma Road from the Edwin Land Parkway to Googong Road is expected to commence in September. This project has been funded by the NSW Government.

The duplication will include two lanes in each direction separated by a 6 metre wide central median, shared off-road cyclist and pedestrian pathway linking Queanbeyan to Googong, provisions for on-road cyclists, upgraded intersections at Wickerslack Lane, Tempe Crescent/Heights Road and Talpa Road, a fauna underpass and noise mitigation works.

Works program 2018-19

Bicentennial Hall upgrade

The Queanbeyan Bicentennial Hall will be transformed into a functional, modern, multi-purpose space. Council received a grant of \$999,000 from the NSW Government, with Council funding taking the budget to over \$1.5m. The project will incorporate upgraded professional spaces including a stage, box office and dressing rooms. It will renew air conditioning and provide much needed rehearsal space, workshopping areas, teaching facilities and an opportunity for a broader range of activities.

Braidwood Recreation Ground floodlights

Funded by the NSW Government's Stronger Country Communities Fund, six new poles and lights will be installed at the Braidwood Recreation Ground. The lights have been designed for full-size fields, as the playing surface will also be extended.



Braidwood Recreation
Ground

Mick Sherd Oval changerooms

A new changeroom building will be constructed next to the existing amenities at Mick Sherd Oval in Bungendore, providing local sporting clubs a much-needed facility. The project is planned to begin following the completion of the 2018 winter sports season. This project is also funded by the NSW Government's Stronger Country Communities Fund.

Nerriga Road



Council is continuing work on the construction and sealing of the remainder of Nerriga Road, funded by a grant from the NSW Government under the Fixing Country Roads program. The project is to seal the final 16.5km that remains unsealed and widening and reconstructing some areas. A significant portion of the road has been constructed, with sealing to commence towards the end of 2018. NSW Roads and Maritime Services are also replacing the single-lane bridge at Charleyong.

Works program 2018-19

Queanbeyan head office and smart hub

Council will be constructing a new head office and smart hub located at 257 Crawford Street, Queanbeyan. The new office will be a five level 7,000-7,500m² office to accommodate 200 staff while allowing for 10% growth, and will include meeting rooms, a smart hub/co-work space, as well as additional lettable office space for 100 tenancy staff. The smart hub provides space for new business start-ups in an incubator environment, as well as space for agency staff to operate from Queanbeyan.

The old head office at 257 Crawford Street is no longer fit-for-purpose and will be demolished to make way for the new building. Work on the demolition is expected to be complete by December 2018. Designs, development applications and tenders for construction will be undertaken over the next 12 months, with construction expected to be completed in 2020.

Waste projects

The Macs Reef Road landfill reinstatement project has been underway for a number of months and in 2018-19 Council plans to undertake a similar project at Bungendore.



Capping of Macs
Reef Road landfill

These projects permanently close the old landfill sites by capping the sites with an appropriate impermeable material and placing a revegetation layer on top of the liner.

Council also expects to award the tender for the construction of the Braidwood Waste Transfer Station by August 2018.

Ellerton Drive Extension

The 4.6km Ellerton Drive Extension provides an alternative route around the CBD and connects east and west Queanbeyan to the new southern population growth areas. The EDE includes a 120m bridge across the Queanbeyan River to provide flood-free access to the city. Construction is being managed by NSW Roads and Maritime Services which has appointed WBHO as the contractor.