

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Revenue Policy

2019-20



Revenue Policy 2019-20

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Executive summary

Rates and annual charges make up around 53% of Queanbeyan-Palerang Regional Council's annual operating income. We use this income to provide residents with a wide range of infrastructure, services and programs across the Local Government Area.

Council is required under the *Local Government Act 1993* (LGA) to develop a Revenue Policy which covers general rates, and water and sewer access and usage charges, and waste charges. We have a separate fees and charges schedule and pricing policy.

Overview:

- compliance with *Local Government Act 1993*
- compliance with terms of relevant special rate variations approved by Independent Pricing and Regulatory Tribunal (IPART)
- Council's general rate income is restricted by the NSW Government's rating policy for newly merged councils that applies until 2020-21
- affordability of rates and charges
- capacity of those rates and charges to fund the maintenance and renewal our assets and provide services to the community, at acceptable levels
- general rates base charge is directed towards the cost of community service obligations (ie the gap between provision of the service and fees received, such as libraries and pools) and general governance expenses (eg community engagement, planning and reporting)
- general rates ad valorem portion is directed towards the maintenance and renewal or infrastructure and servicing the debt for that infrastructure
- fees and charges associated with water, sewer and waste businesses fund the operation of those services

Key points in this Revenue Policy:

- Council will apply the full rate peg amount of 2.7%, as set by the Independent Pricing and Regulatory Tribunal, to the total general rate yield, increasing our general rate yield by approximately \$988,000
- Water, sewer and waste charges will also increase by 2.7%.
- Council is unable to commence harmonisation of general rates until 2020-21, meaning the rating structures put in place by the two former councils will remain until at least then.
- Residents of the former Palerang area who receive potable water are now charged a single tariff for water usage, in line with NSW Best Practice Guidelines. Queanbeyan residents have operated under this system for several years.
- Council will continue to seek grant income for many services and projects, and much of the infrastructure capital works.
- The notion of a Special Rate Variation will be explored by staff, prior to being presented to councillors for consideration from 2020-21. The alternative options of applying a dividend derived from Queanbeyan water and sewer operations to improve Queanbeyan general infrastructure and services, may also be considered following the adoption of the Integrated Water Cycle Plan for Queanbeyan.

The average residential bill increase for general rates, and water, sewer and waste charges is:

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- Queanbeyan - \$90
- Googong - \$105
- Jerrabomberra - \$103
- Bungendore - \$104
- Captains Flat - \$89
- Braidwood - \$100

The Revenue Policy is developed alongside Council's annual Operational Plan and placed on public exhibition for 28 days prior to its adoption by 30 June of each financial year. The rates and charges outlined in this document are then put in place for the relevant financial year.

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Rates and Charges

The basic principle of Council rating is to levy properties within the local government area in order to recover the cost of providing general local government services to those properties. Rates and charges are Council's main source of recurrent income and are used to maintain infrastructure and deliver services and facilities for the community.

Rate pegging is determined by the Independent Pricing and Regulatory Tribunal (IPART) each year which sets the maximum general income Council can collect from ordinary rates. General income comprises income from ordinary rates and special rates, but does not include income from waste management charges, water and sewerage service and usage charges or stormwater management charges.

The total general income for the 2019-20 year is increased by 2.7% to determine the total general income yield which can be levied in 2019-20. This does not mean that each individual rate assessment will increase by that percentage, but does mean that Council's total income from ordinary rates cannot exceed this percentage increase, excluding new properties created through subdivisions during the year.

The notional general income for 2019-20 has been calculated as **\$37,598,288** including the IPART approved 2.7% increase of **\$988,465**.

In 2010-11, the former Queanbeyan City Council introduced the CityCARE levy. This was a one-off increase to the rate base of 5.8%. The additional funds raised by the levy are quarantined and funds the maintenance and renewal of roads, footpaths, parks and sports fields within the Queanbeyan area. This only applies to residents within the former Queanbeyan City Local Government Area. The CityCARE levy contributes **\$1,367,030** to the total notional income for 2019-20.

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Rate pegging

The rate peg determined by the Independent Pricing and Regulatory Tribunal (IPART) sets the maximum percentage by which a council may increase its general income for the year, excluding the addition of new properties.

On 28 November 2018, IPART announced that the rate peg for 2019-20 for NSW councils would be 2.7%. The rate peg was determined using a local government cost index and a productivity factor. The Local Government Cost Index (LGCI) increased by 2.7% in the year to September 2018. IPART has a zero adjustment for productivity.

General income comprises income from ordinary rates and special rates. It does not include income from waste management, water and sewerage, or stormwater management service charges.

In regular years, Council may request a special rate variation to general rate income greater than the annual rate peg by way of an application to IPART. Council is not able to consider a special rate variation for 2019-20 due to the NSW Government's rate path freeze policy (see below).

Government Policy of freezing existing rate paths for newly-merged councils

The Local Government Amendment (Rates-Merged Council Areas) Bill 2017 was passed in parliament on 30 March 2017.

The rate path freeze policy determines the levying of rates by any newly-merged council for the three rating years. This means newly-merged councils are unable to apply for a special rate variation until 2020-21. This determination sets out the methodology that the new council is to apply when setting rates for land for the relevant period, including in relation to the following:

- a) the structure of rates,
- b) the categorisation or sub-categorisation of land for rating purposes,
- c) the calculation of the new council's notional general income for rating purposes,
- d) the treatment of any variation of a former council's notional general income under Part 2 of Chapter 15 that would have been applicable, had the amalgamation effected by the relevant proclamation not occurred, to the determination of rates and charges for land within the new area.

The effect of the Bill means that the rate structures for the two former councils cannot begin to be harmonised across the newly merged council until the rating year 2020-21. This applies only to general rates and does not apply to water, sewer and waste pricing.

Council has already committed to a review of the rating structures and the harmonisation of rates of the former councils. In this review, special consideration will be given to the harmonisation of Googong Township residential rates to align with Queanbeyan and Jerrabomberra residential rates following the end of the rate path freeze. Council has also resolved to write to the NSW Government requesting they implement an annual indexed increase to the pensioner rebate.

The 2019-20 Revenue Policy will outline the former Queanbeyan City Council Rates and Charges separately to the former Palerang Council Rates and Charges.

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Non-Rateability (Sections 555 and 556 LGA)

All land is deemed to be rateable unless it is exempt from rates under the provisions of Sections 555 and 556 of the LGA.

Land Value

Ordinary rates are levied on all rateable parcels of land based on independent valuations provided by the Land and Property NSW agency on behalf of the Office of the NSW Valuer General. The land value used is the unimproved value (UV) of the land only and does not include the value of the home or other improvements on the land. The valuation base date used in 2019-20 is 1 July 2016. The next revaluation is scheduled for 2019 and will take effect from 2020-21.

Structure of the Ordinary Rate

In accordance with Section 497 of the LGA 1993, the structure of the Ordinary Rate may consist of:

- (a) An ad valorem amount (which may, in accordance with section 548, be subject to a minimum amount of the rate), or*
- (b) A base amount to which an ad valorem amount is added*

Ordinary base amounts

Council rates consist of a base amount and an ad valorem charge. The system of base amounts is an attempt to provide some equity of the rate burden rather than if rates were levied solely on land values. The base charge recognises that some of the benefits derived by ratepayers from the provision of Council works and services are shared equally by the community or a particular locality.

The philosophy behind the base charge is that the base amount should apply equally to all properties and the total income from the base amount should approximate the general administration costs of the Council, together with the cost of common services available to each property within the Council area.

The base amount applies equally to all properties within the same rating category or sub-category. The base amounts may be different in each rate category or sub-category, to reflect the different services of Council available to that category or sub-category. For example the Residential Googong base amount may be higher than the Residential Ordinary base amount, due to the higher level of infrastructure maintenance required for the parks, sportsgrounds and recreational facilities at Googong Township.

Ad valorem rate

An ad valorem amount is a variable charge set as a proportion of the unimproved land value of the rateable property – that is, the value of the property without any buildings, houses or other capital investments.

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The ad valorem rate is multiplied by the land valuation supplied by the NSW Office of the Valuer General to determine the ad valorem charge.

The ad valorem rate applies to the land value of all rateable land in Council's area within the category or sub-category of the ordinary rate. Council may apply a differential ad valorem rate to each rating category and sub-category.

Rating categories and sub-categories

Section 494 of the LGA requires Council to make and levy ordinary rates on all rateable land for the year 2019-20. In accordance with the provisions of section 514 of the LGA, all parcels of rateable land in Council's area have been declared to be within one or other of the following categories:

- Farmland
- Residential
- Business
- Mining

Council has determined the category / sub category for each parcel of rateable land is in accordance with the definitions set out in Sections 515, 516, 517, 518, 519 and 529 of the LGA.

Rating categories under the *Local Government Act* do not correspond with land use zonings under the *Environment Planning and Assessment Act*.

Residential (Section 516 LGA)

Section 516 of the LGA, provides that:

"Land be categorised as 'residential' if it is a parcel of rateable land valued as one assessment and:

- (a) its dominant use is for residential accommodation (otherwise than as a hotel, motel, guest house, backpacker hostel or nursing home) or any other form of residential accommodation (not being a boarding house or a lodging house) prescribed by the regulations, or*
- (b) in the case of vacant land, it is zoned or otherwise designated for use under an environmental planning instrument (with or without development consent) for residential purposes, or*
- (c) it is rural residential land."*

Farmland (Section 515 LGA)

Section 515 of the LGA provides that: -

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*“(1) Land is to be categorised as ‘**farmland**’ if it is a parcel of rateable land valued as one assessment and its dominant use is for farming (that is, the business or industry of grazing, animal feedlots, dairying, pig farming, poultry farming, viticulture, orcharding, beekeeping, horticulture, vegetable growing, the growing of crops of any kind, forestry, oyster farming, or fish farming, within the meaning of the Fisheries Act and Oyster Farms 1935, or any combination of those businesses or industries) which:*

(a) has a significant and substantial commercial purpose or character,

(b) is engaged in for the purpose of profit on a continuous or repetitive basis (whether or not a profit is actually made).

(2) Land is not to be categorised as farmland if it is rural residential land.”

Mining (Section 517 LGA)

Section 517 of the LGA provides that: -

*“(1) Land is to be categorised as **mining** if it is a parcel of rateable land valued as one assessment and its dominant use is for a coal mine or metalliferous mine.”*

Business (Section 518 LGA)

Section 518 of the LGA provides that: -

*“Land is to be categorised as ‘**business**’ if it cannot be categorised as ‘farmland’, ‘residential or mining’”.*

Rating sub-categories (Section 529 LGA)

In accordance with Section 529 of the LGA, the former Queanbeyan City Council will continue to have sub-categories of the ‘Residential Ordinary rating category. These sub-categories are called:

- Residential Urban
- Residential Googong
- Residential Tralee
- Rural Residential

Each of the Residential sub-categories are declared to be ‘centre of population’ or ‘rural residential’ in accordance with this section of the LGA.

‘Rural Residential’ is defined within the LGA as:

***rural residential land** means land that:*

(a) is the site of a dwelling, and

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(b) *is not less than 2 hectares and not more than 40 hectares in area, and*

(c) *is either:*

(i) *not zoned or otherwise designated for use under an environmental planning instrument, or*

(ii) *zoned or otherwise designated for use under such an instrument for non-urban purposes, and*

(d) *does not have a significant and substantial commercial purpose or character.*

In 2019-20 properties in the former Queanbeyan City Council will be levied in the following categories and sub-categories:

Category	Category	Category	Category
Residential Ordinary	Business Ordinary	Mining	Farmland
Sub-Category	Sub-Category		
Residential Urban	Business Queanbeyan CBD		
Residential Googong	Business Industrial		
Residential Tralee	Business – Jerrabomberra		
Rural Residential	Business – Karabar		
	Business - Googong		

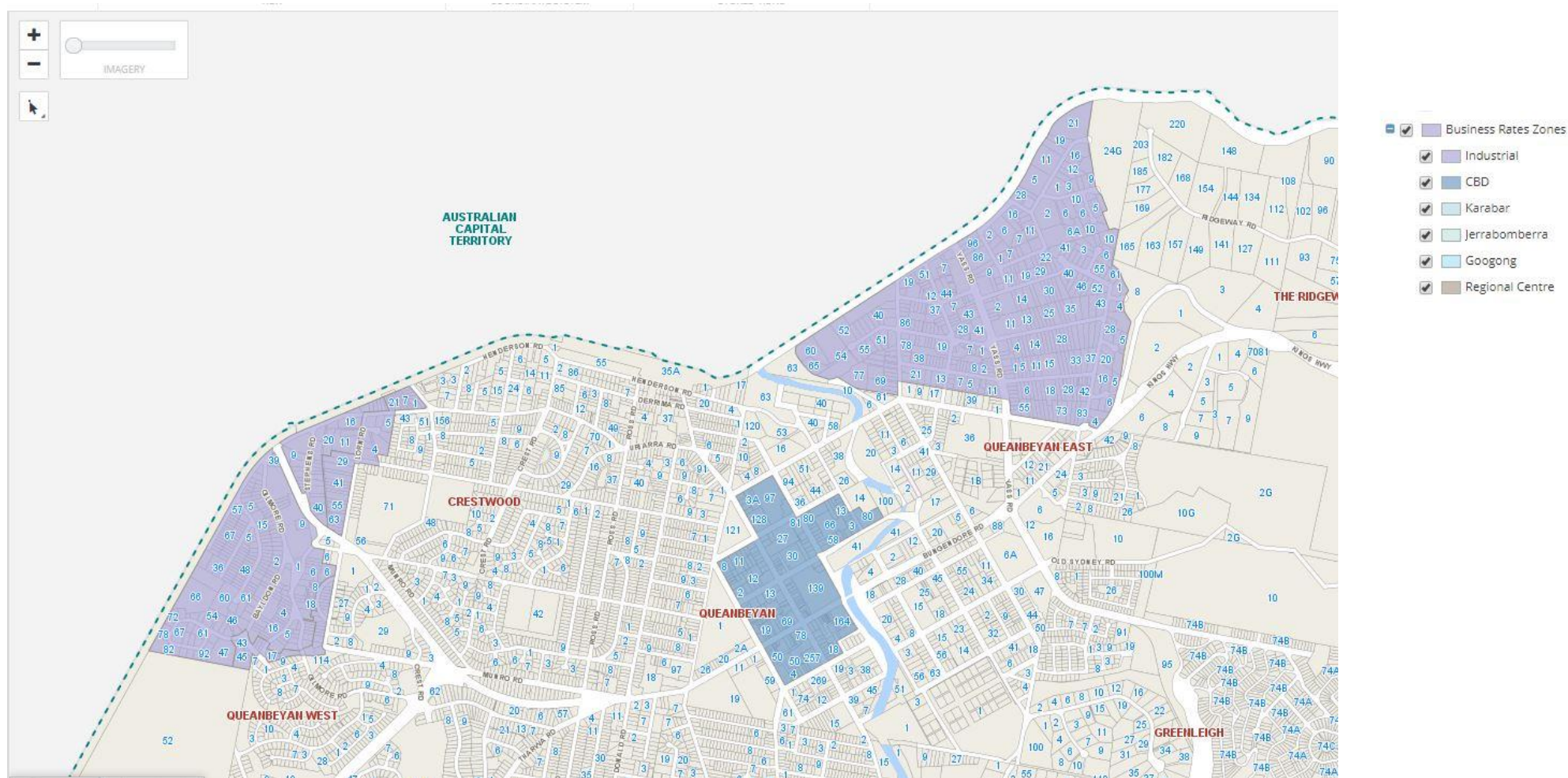
In 2019-20 properties in the former Palerang Council will be levied in the following categories:

Category	Category	Category	Category
Residential Ordinary	Farmland	Business Ordinary	Mining

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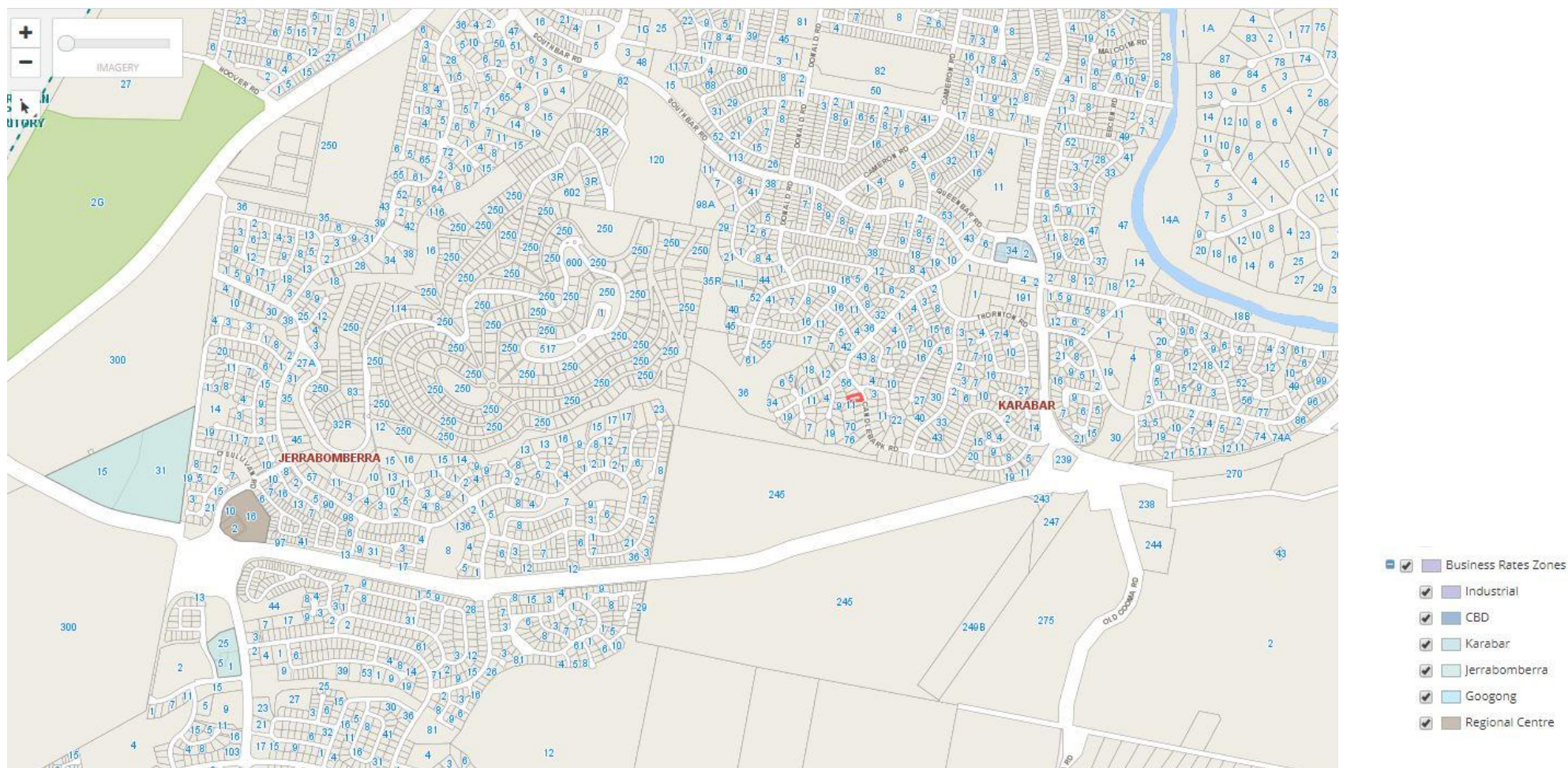
Residential Category and Sub-Categories in former Queanbeyan City Council area

The following map illustrates the location of the rating categories in the Queanbeyan CBD and surrounding areas



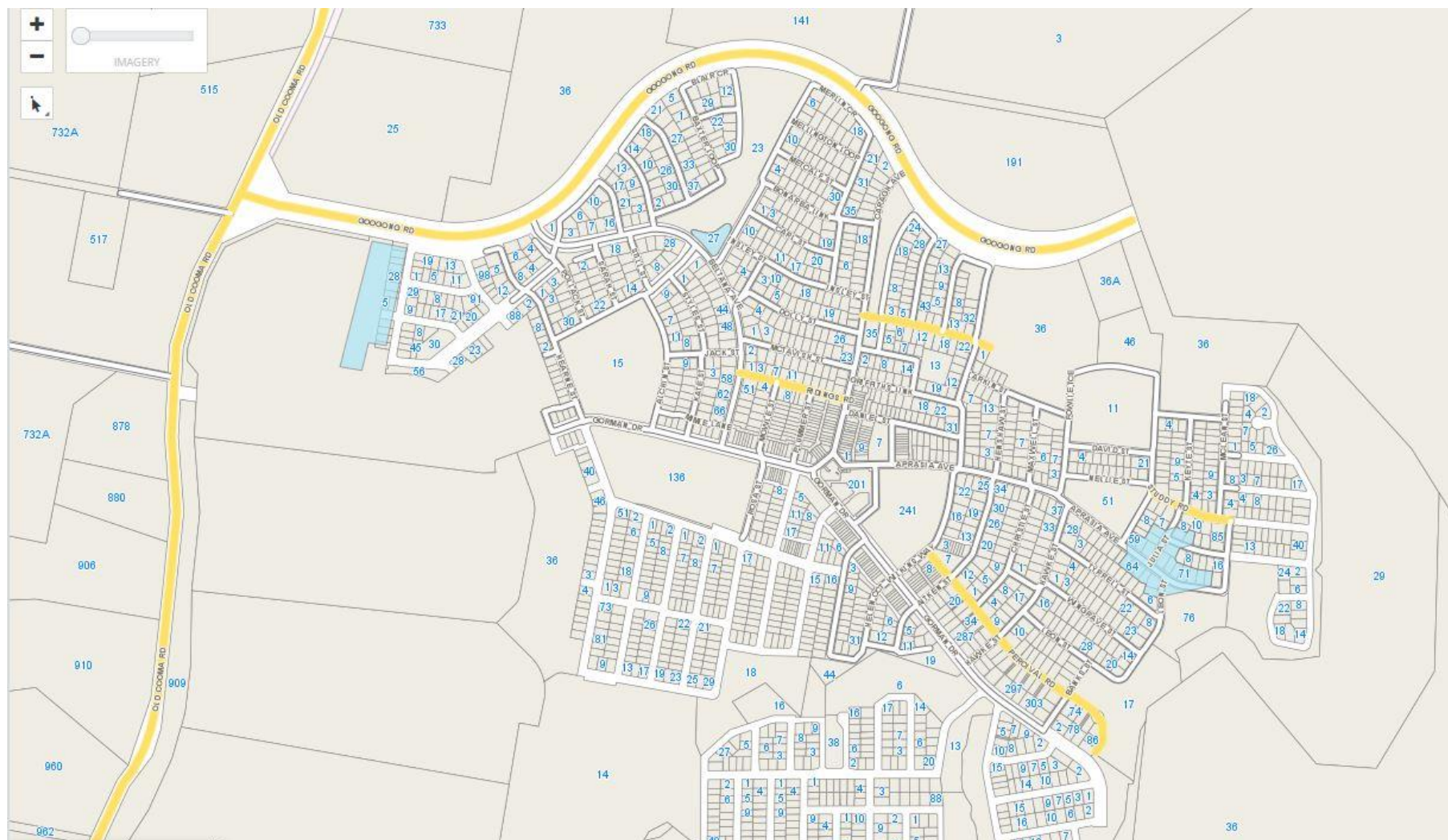
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The following map illustrates the location of the rating categories in Jerrabomberra and Karabar



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The following map illustrates the location of the rating categories in Googong.



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General Rating Information – 2019-20 Rates and Charges

The notional income yield for 2019-20 totals \$37,598,288 and equates to an overall rate increase of 2.7% on the notional income for 2019-20.

The rates to apply to each rating category/sub-category are shown below:

Rating Sub-Category	Number of Assess – Feb 2019	Ad Valorem Rate	Base Amount \$	Land Value 2016 base date	Ad Valorem Total	Base Amount Total	% base	Notional Income	Average Rate	% Revenue
Former Queanbeyan City Council area										
Residential – Ordinary	227	0.1500	499.70	99,429,000	149,094	113,432	43.21%	262,526	\$1,157	0.70%
Residential – Urban	15064	0.3953	326.40	3,286,403,725	12,990,792	4,916,889	27.46%	17,,907,862	\$1,189	47.63%
Residential – Googong	1977	0.4959	402.60	468,718,700	2,324,306	795,940	25.51%	3,120,246	\$1,578	8.30%
Residential – Tralee	0	0.4831	392	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Rural Residential	507	0.1500	499.70	242,665,000	363,876	253,348	41.05%	617,224	\$1,217	1.64%
Farmland	48	0.1054	870.00	137,389,800	144,873	41,760	22.38%	186,633	\$3,888	0.50%
Business - Ordinary	119	1.3825	442.30	69,858,720	965,399	52,634	5.17%	1,018,033	\$8,555	2.71%
Business - CBD	143	1.8650	653.40	78,555,420	1,465,080	93,436	6.00%	1,558,517	\$10,899	4.15%
Business - Industrial	787	0.8289	443.50	317,741,237	2,633,698	349,035	11.70%	2,982,832	\$3,790	7.93%
Business - Karabar	4	2.2368	534.50	2,055,000	45,966	2138	4.44%	48,104	\$12,026	0.13%
Business – Jerrabomberra	6	2.2368	534.50	6,546,000	146,421	3207	2.14%	149,628	\$24,938	0.40\$
Business – Googong	34	2.1565	534.50	7,991,000	172,326	18,173	9.23%	196,914	\$5,792	0.50%
Former Palerang Council area										
Residential – Palerang	6775	0.1870	488.00	1,913,311,900	3,577,893	3,306,093	47.55	6,953,228	\$1,026	18.49%
Business – Palerang	240	0.1844	450.00	61,470,747	115,792	108,099	48.28%	223,890	\$932	0.60%
Farmland – Palerang	972	0.1953	1,142.20	632,822,000	1,236,154	1,110,510	47.55%	2,347,270	\$2,415	6.24%
Mining – Palerang	2	0.5276	1060.00	4,428,000	23,360	2,120	8.32%	25,480	\$12,740	0.07%
								26,905	Notional General Income Yield	37,598,288
										100.00%

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Summary of Typical Rates and Charges Bill for Queanbeyan-Palerang properties

		2018-19				2019-20					
Rating Sub-Category	Valuation 2016	General Rates	Water, sewer, waste charges	Water Usage	Typical Rates Bill	General Rates	Water, sewer, waste charges	Water Usage	Typical Rates Bill	% difference	\$ Change
Residential Queanbeyan	\$238,000	\$1,234	\$1,275	\$832	\$3,341	\$1,267	\$1,309	\$854	\$3,431	2.7%	\$90
Residential Jerrabomberra	\$277,000	\$1,384	\$1,275	\$1,143	\$3,802	\$1,421	\$1,309	\$1,174	\$3,905	2.7%	\$103
Residential Googong	\$247,000	\$1,585	\$1,538	\$759	\$3,882	\$1,628	\$1,580	\$779	\$3,987	2.7%	\$105
Residential Queanbeyan Rural	\$467,000	\$1,168	\$583	\$0	\$1,751	\$1,200	\$599	\$0	\$1,798	2.7%	\$47
Residential Bungendore	\$283,000	\$1,002	\$2,283	\$550	\$3,835	\$1,029	\$2,345	\$565	\$3,939	2.7%	\$104
Residential Braidwood	\$244,000	\$930	\$2,283	\$481	\$3,694	\$955	\$2,345	\$494	\$3,794	2.7%	\$100
Residential Captains Flat	\$106,882	\$681	\$2,283	\$330	\$3,294	\$699	\$2,345	\$339	\$3,383	2.7%	\$89
Residential Palerang Rural	\$315,985	\$1,062	\$452	\$0	\$1,514	\$1,091	\$464	\$0	\$1,555	2.7%	\$41
Business Queanbeyan	\$532,000	\$10,297	\$1,499	\$1,541	\$13,337	\$10,575	\$1,539	\$1,583	\$13,697	2.7%	\$360
Business Queanbeyan General	\$540,000	\$7,699	\$1,371	\$1,235	\$10,305	\$7,907	\$1,408	\$1,268	\$10,583	2.7%	\$278
Business Queanbeyan Industrial	\$401,870	\$3,675	\$4,214	\$1,876	\$9,765	\$3,774	\$4,328	\$1,927	\$10,029	2.7%	\$264
Business Googong	\$413,000	\$9,516	\$4,388	\$3,207	\$17,111	\$9,773	\$4,506	\$3,294	\$17,573	2.7%	\$462
Business Jerrabomberra	\$681,000	\$15,353	\$4,418	\$3,207	\$22,978	\$15,768	\$4,537	\$3,294	\$23,598	2.7%	\$620
Business Bungendore	\$353,000	\$1,093	\$2,303	\$1,139	\$4,535	\$1,123	\$2,365	\$1,170	\$4,657	2.7%	\$122
Business Braidwood	\$171,000	\$742	\$2,303	\$658	\$3,703	\$762	\$2,365	\$676	\$3,803	2.7%	\$100
Mining Palerang	\$2,214,000	\$12,405	\$0	\$0	\$12,405	\$12,740	\$0	\$0	\$12,740	2.7%	\$335

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Pensioner Rebates and Hardship

In accordance with Section 575(3) (a) of the *Local Government Act 1993*, Council must provide a rate reduction of 50% of the amount of the rate levy, to a maximum rebate for combined general rate and domestic waste management charges of \$250.00; \$87.50 for water charges; and \$87.50 for sewerage charges. The NSW Government reimburses Council for 55% of the rebate and Council funds the remaining 45%.

In 2010-11, the former Queanbeyan City Council effected an order under Section 577 of the LGA to extend the rebate to all eligible pensioner by a further \$40 which is funded entirely by Council to cover those eligible pensioners affected by the special rate variation for the CityCARE levy. This rebate will continue for the pensioners in the former Queanbeyan City Council area only. The estimated cost of the extended rebate is \$59,800.

The amount granted for pension rebates in 2019-20 is estimated to be \$922,888 for the combined Queanbeyan-Palerang Council. The cost to Council is estimated at \$415,300. This equates to approx. 0.74% of Council's rate income.

Payment by Instalments

Ratepayers may pay their rates and charges in four quarterly instalments as follows for the 2019-2020 rating year:

Instalment	Issued by Date	Due Date
First	31 July 2019	31 August 2019
Second	30 October 2019	30 November 2019
Third	28 January 2020	28 February 2020
Fourth	30 April 2020	31 May 2020

Council is required to forward instalment notices at least 30 days prior to each of these due dates.

During the year, in accordance with the *Local Government Act*, a supplementary rate levy may be issued which may affect the amount of rates and charges levied on some parcels of land. The rates and charges are apportioned over the remaining instalments due after the supplementary levy is applied.

Council will levy general rates and service charges on any parcel of land in a new deposited plan or strata plan (generated by subdivision) from the commencement of the first quarter after the date of registration of the deposited plan or strata plan.

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Charges on overdue rates

Interest accrues on a daily basis on rates and charges that remain unpaid after they are due and payable. Council will apply the maximum interest allowable under Section 566(3) of the *Local Government Act* as determined by the Minister in each year. In accordance with section 566(3) of the Act, the interest rate for 2019-20 has been set at 7.5%.

Statement of Charges to be Levied

In accordance with Sections 496, 496A, and 501 of the *Local Government Act*, Council will levy annual fixed charges to each parcel of land for the following services, provided or proposed to be provided:

- water
- sewerage
- domestic waste management
- non domestic waste management
- stormwater management (Queanbeyan only)

In accordance with Section 502 of the *Local Government Act*, Council will levy charges for actual use for the following services:

- water
- sewerage
- liquid trade waste.

Water, sewerage and waste management charges relating to non-rateable properties will be charged in accordance with Sections 496, 501 and 502 of the *Local Government Act*. For the purpose of charging these non-rateable properties that actually use these services, the charges to be applied are the same as those charged against rateable properties as these charges are representative of use.

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Water Annual Charges - Potable

Water charges are levied under the provisions of the *Local Government Act* to collect revenue from the property owners who benefit from the availability or use of Council's water supply and comprise:

- Residential and Non Residential properties that are connected to a Council water supply system and supplied with water from that system.
- Vacant land that is situated within 225 metres of a Council water main, and is able to be connected to Council's water supply, whether or not the property is actually connected to that water supply.

Charges will also be influenced by the services and capital works identified in the Integrated Water Cycle Management Plan.

Council's water pricing structure for 2019-20 will be the combination of an annual access charge and a charge based on per kilolitre consumption in accordance with the NSW Office of Water [Best Practice Management of Water Supply and Sewerage Guidelines](#). The water usage charges are based on a single variable charge.

Annual fixed charges for residential and non-residential properties are charged depending on the size of the water meter connection to the property and the number of water services available to the property.

To properly reflect the load a water connection places on the system, fixed annual charges are proportional to the size of the customer's water supply service. This is in accordance with the NSW Office of Water Guidelines.

The formula used to derive annual water access charges based on the connection size is:-

$$WF = WF20 \times (D^2/400)$$

Where:	WF	=	Customer's Annual Water Fixed Charge (\$)
	WF20	=	Annual Water Fixed Charge for a 20mm diameter water supply service connection (\$)
	D	=	Diameter of water supply service (mm)

Individual metering - units

The [Best-Practice Management of Water Supply and Sewerage Guidelines](#) require that all new units are to be metered and billed separately. For strata units prior to 2007 consumption generally is billed directly to the body corporate unless Council is otherwise authorised by the body corporate. Council has a policy of encouraging existing strata units to retrofit water meters and thus provide equity to ratepayers in payment of water usage charges.

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Annual Water Access Charges for former Queanbeyan City Council properties

All rateable land categorised as residential (under section 516 of the *Local Government Act*) within the Queanbeyan water supply scheme will be charged for each water supply service that is connected to the property. Land that is vacant, with no existing premises connected to the Council water supply, will be charged the equivalent to the 20mm water access charge.

A fixed water access charge is levied on all units or dual occupancy properties (whether strata title or not) as provided under the NSW Best Practice Management of Water Supply and Sewerage Guidelines. Where a parcel of land, under single ownership, has more than one separate occupancy (e.g. a granny flat) the charge will be equal to the 20mm access charge multiplied by the number of occupancies.

Access charges are levied for each water supply system available to a property. Googong residents are levied an access charge for the potable and an additional access charge for the recycled water supply systems separately, as both systems require maintenance and are subject to different metering and operational costs.

Land which is exempt from the payment of ordinary rates (pursuant to Sections 555 or 556 of the *Local Government Act*) will be levied water access charges as the charge is limited to the cost of providing the service to the land (Section 503(2)).

Meter Size	Annual Charge 2018-19	Annual Charge 2019-20	% Change	No of services - March 2019	Projected Income 2018-19
20mm	\$263	\$270	2.7%	17,946	\$4,845,420
Additional 20mm	\$263	\$270	2.7%	278	\$75,060
25mm	\$411	\$422	2.7%	154	\$64,988
32mm	\$673	\$691	2.7%	64	\$44,224
40mm	\$1,052	\$1,080	2.7%	236	\$254,880
50mm	\$1,644	\$1,688	2.7%	63	\$106,344
65mm	\$2,778	\$2,852	2.7%	0	\$0
80mm	\$4,208	\$4,320	2.7%	20	\$86,400
100mm	\$6,575	\$6,750	2.7%	3	\$20,250
				18,764	\$5,497,566

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Annual Water Access Charges for former Palerang Council – Residential Properties

All rateable land categorised as residential (including strata units) within the areas of Bungendore, Braidwood and Captains Flat water supply schemes will be charged for each water supply service that is connected to the property. The residential water annual access charge is based on a 20mm connection. Land that is vacant with no existing premises connected to the Council water supply will be charged the equivalent to the residential water annual access charge.

Annual Water Access Charges for former Palerang Council – Non-Residential Properties

All rateable land categorised as non-residential or land exempt from rates under section 555 or 556 of the *Local Government Act* (including strata units) within the areas of Bungendore, Braidwood and Captains Flat water supply schemes will be charged for each water supply service that is connected to the property. The charge will be proportional to the size of the water supply service connection to the property. Land that is vacant with no existing premises connected to the Council water supply will be charged the equivalent to the 20mm water access charge.

Meter Size	Annual Charge 2018-19	Annual Charge 2019-20	% Change	No of Assess - Feb 2019	Projected Income 2019-20
20mm	\$449	\$461	2.7%	2437	\$1,123,457
25mm	\$702	\$720	2.7%	10	\$7,200
32mm	\$1150	\$1,180	2.7%	4	\$4,720
40mm	\$1,796	\$1,844	2.7%	8	\$14,752
50mm	\$2,807	\$2,881	2.7%	13	\$37,453
65mm	\$4,743	\$4,869	2.7%	0	\$0.00
80mm	\$7,185	\$7,376	2.7%	0	\$0.00
100mm	\$11,227	\$11,525	2.7%	5	\$57,625
				2477	\$1,245,207

Revenue Policy 2019-20

Water Meter Size Reassessment Policy

The former Queanbeyan City Council adopted the Water Meter Size Reassessment Policy (WMSR) in 2015. The purpose of the policy is:

“To ensure that fees and charges for water meters reflect the demand that individual properties place on the local water system,”

The WMSR recognises that the meter currently installed at some non-residential properties may not reflect their current water requirements. Where this occurs and does not trigger a requirement for the preparation of a Development Application for change of use under the provisions of Part 4 of the *Environmental Planning and Assessment Act 1979*, the WMSR process enables owners to apply for a reassessment of the size of the water meter connected to their property. If this assessment process identifies the need for preparation of a Development Application this will be discussed with the applicant prior to determination of an assessment under the WMSR process. This ensures that the fees associated with water meter size are fairly charged to the property in accordance with Council's pricing policies.

Properties where a reassessment may result in a change in meter size are likely to be:

- Located in areas zoned industrial within the city: Where the character of the activity operating from the property has changed.
- Have a current water meter size of 32mm or larger.
- Have a service from the main to the meter of 32mm or less.
- Have consistently low quarterly water consumption levels: Low water consumption is considered to be less than the average household quarterly use for a property in Queanbeyan which is currently 44Kls or less each quarter.

A change in meter size can only occur:

- Where the change in water meter size has no adverse impact on Council's water system or neighbouring properties.
- Where firefighting requirements can be satisfied with a smaller water service.

The charges for the Water Meter Size Reassessment are tabled below:

Water Meter Size Reassessment	
Application fee (to commence the reassessment)	\$150
Subject to the assessment results the following fees may be applied:	
Installation of new water meter	Full replacement cost to owner
Interim water and sewer access charges	At 50% of existing water meter access fee

The Water Meter Size Reassessment interim charges are applied to both Water and Sewer Access charges.

The estimated rebate (cost to Council) for the Water Meter Size Reassessment program for 2018-19 is \$8,008 for Water Fund and \$20,511 for Sewerage Fund.

Revenue Policy 2019-20

Water Usage Charges - Potable water

Water Usage Charges – former Queanbeyan City Council

A charge will be raised in accordance with Section 502 of the *Local Government Act* on a quarterly basis on the usage recorded through the water meter or meters connected to the property. The charge is set to recover costs including bulk potable water supplied by Icon Water (ACT). Water usage will be charged at a single variable rate of \$4.00 per kl for 2019-20 as follows:

Type Per quarter	Usage charge per kl 2018-19	Usage charge per kl 2019-20	% change	Billable kilolitres consumed	Projected income 2019-20
Single Tier	\$3.89	\$4.00	2.7%	3,768,982	\$15,075,928

Properties which are exempt from rates under Section 555 or 556 of the *Local Government Act*, will be charged at a single variable rate set at \$4.00 per kilolitre for 2019-20 for all water used.

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Water Usage Charges – former Palerang Council

A charge will be raised in accordance with Section 502 of the *Local Government Act* on a quarterly basis on the usage recorded through the water meter or meters connected to the property. Water usage will be charged at a single variable rate of \$2.82 per kl for 2019-20 as follows:

Type Per quarter	Usage charge per kl 2018-19	Usage charge per kl 2019-20	% change	Billable kilolitres consumed	Projected income 2019-20
Single Tier	\$2.75	\$2.82	2.7%	333,692	\$941,011

Revenue Policy 2019-20

Water Access Charges – Recycled Water

Water access charges are levied under the provisions of Section 501 of the *Local Government Act* to collect revenue from the property owners who benefit from the availability or use of Council's water supply and comprise of:

- Residential and Non Residential properties that are connected to a Council water supply system and supplied with water from that system.
- Vacant land which is situated within 225 metres of a Council water main, and is able to be connected to Council's Recycled water supply, whether or not the property is actually connected to that water supply.

As part of the Googong development, Council will operate and maintain the Water Recycling Plant. The recycled water system is a separate system from the potable water system. Therefore, Council must maintain duplicate infrastructure for recycled water infrastructure and will occur different operational costs from the Potable system.

Meter Size	Access Charge 2018-19	Access Charge 2019-20	% Change	No of Assess - March 2019	Projected Income 2019-20
20mm Recycled	\$263	\$270	2.7%	1986	\$536,220
25mm Recycled	\$411	\$422	2.7%	0	\$0
32mm Recycled	\$673	\$691	2.7%	0	\$0
40mm Recycled	\$1,052	\$1,080	2.7%	0	\$0
50mm Recycled	\$1,644	\$1,688	2.7%	0	\$0
65mm Recycled	\$2,778	\$2,852	2.7%	0	\$0
80mm Recycled	\$4,208	\$4,320	2.7%	0	\$0
100mm Recycled	\$6,575	\$6,750	2.7%	0	\$0
				1986	\$536,220

Revenue Policy 2019-20

Water Usage Charges - Recycled Water

To promote water conservation, the pricing of recycled water has been calculated at the rate of 5% below the potable water price.

A charge will be raised for the use of the recycled water supply service on a quarterly basis based on the usage recorded through the water meter or meters servicing each property.

Properties which are exempt from rates under Section 555 or 556 of the *Local Government Act*, will be charged at a single variable rate set at \$3.79 per kilolitre for 2019-20 for all water used.

Type	Consumption charge 2018-19	Consumption charge 2019-20	% Change	Billable Kilolitres Consumed	Projected Income 2018-19
Single Tier	\$3.69	\$3.79	2.7%	43,560	\$165,092
				43,560	\$165,092

Total water revenue

2019-20 Total Income Water Charges Queanbeyan-Palerang Regional Council	
Queanbeyan City Water Access Charges	\$5,497,566
Palerang Water Access Charges	\$1,245,207
Queanbeyan City Water Usage Charges	\$15,075,928
Palerang Water Usage Charges	\$941,011
Recycled Water Access and Usage Charges	\$701,312
	\$23,461,024

Revenue Policy 2019-20

Sewerage Access Charges

Sewerage charges are levied under the provisions of Section 501 of the *Local Government Act* to collect revenue from property owners who actually benefit or propose to benefit from the availability or use of a Council sewerage system and comprise of:

- Residential and non-residential properties that are connected to a Council sewer mains.
- Vacant land situated within 75 metres of a Council sewer main and is able to be connected to Council's sewerage supply, whether or not the property is actually connected to that sewerage supply.

In accordance with NSW Office of Water's [Best-Practice Management of Water Supply and Sewerage Guidelines](#), Council's sewerage pricing structure consists of a uniform annual sewerage fixed charge for residential properties and a two-component pricing structure for non-residential properties comprising of a fixed annual charge proportional to the size of the water supply service connected to the property and a usage charge multiplied by a Sewer Discharge Factor (SDF) based on the type of business activity undertaken on the property.

Annual Sewerage Access Charges for former Queanbeyan City Council Residential properties

An annual sewerage access charge will apply to all single dwelling residential properties (including strata title units) and all units or dual occupancy properties (whether strata title or not) as provided under [Best-Practice Management of Water Supply and Sewerage Guidelines](#).

Where a parcel of land, categorised as Residential under single ownership, has more than one separate occupancy (e.g. a granny flat) the charge will be equal to the Residential Sewerage Access charge multiplied by the number of occupancies, multiplied by a 50% discount.

Land that is vacant with no existing premise connected to the council sewer system, will be charged equivalent to 65% of the sewer access charge for Residential properties.

	Access Charge 2018-19	Access Charge 2019-20	% Change	No of Assess - March 2019	Projected Income 2019-20
Residential	\$672.00	\$690.00	2.7%	16,131	\$11,130,390
Vacant Land	\$437	\$449.00	2.7%	915	\$410,835
Multi-occupancies (additional premises)	\$336.00	\$345.00	2.7%	1160	\$400,200
				18,206	\$11,941,425

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Annual Sewerage Access Charges for former Queanbeyan City Council Non-Residential properties

All rateable land categorised as non-residential or land exempt from rates under section 555 or 556 of the *Local Government Act* (including strata units) within the Queanbeyan sewerage supply scheme will be charged for each water supply service that is connected to the property in order to reflect the potential load placed on the sewerage system.

Properties which are not separately metered, and all Non-Residential Strata Title units will be charged a sewerage service annual charge equivalent to that of a Non-Residential property with a 20mm water connection. Land that is vacant with no existing premise connected to the Council water supply will be charged a vacant land charge of \$449.

Meter Size	Access Charge 2018-19	Access Charge 2019-20	% Change	No of Assess - March 2019	Projected Income 2019-20
20mm	\$672	\$690	2.7%	739	\$509,910
25mm	\$1,050	\$1,078	2.7%	136	\$146,608
32mm	\$1,720	\$1,766	2.7%	56	\$98,896
40mm	\$2,688	\$2,760	2.7%	233	\$643,080
50mm	\$4,200	\$4,313	2.7%	62	\$267,406
65mm	\$7,098	\$7,288	2.7%	0	\$0
80mm	\$10,752	\$11,040	2.7%	17	\$187,680
100mm	\$16,800	\$17,250	2.7%	4	\$69,000
				1,247	\$1,922,580

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Annual Sewerage Access Charges for former Palerang Council Residential properties

All rateable land categorised as residential (including strata units) within the areas of Bungendore, Braidwood and Captains Flat sewerage supply schemes will be charged for each water supply service that is connected to the property. Land that is vacant with no existing premises connected to the Council water supply will be charged the equivalent to the annual sewerage access charge.

	Access Charge 2018-19	Access Charge 2019-20	% Change	No of Assess - March 20,19	Projected Income 2019-20
Residential	\$1,045.50	\$1,074.00	2.7%	2004	\$2,152,296
Vacant Land	\$1,045.50	\$1,074.00	2.7%	177	\$190,098
				2,181	\$2,342,394

Annual Sewerage Access Charges for former Palerang Council Non-Residential properties

All rateable land categorised as non-residential or land exempt from rates under section 555 or 556 of the *Local Government Act* (including strata units) within the areas of Bungendore, Braidwood and Captains Flat sewerage supply schemes will be charged for each sewerage supply service that is connected to the property. The charge will be proportional to the size of the water supply service connection to the property. Land that is vacant with no existing premises connected to the Council water supply will be charged the equivalent to the 20mm sewerage access charge.

Meter Size	Access Charge 2018-19	Access Charge 2019-20	% Change	No of Assess - March 2019	Projected Income 2019-20
20mm	\$1,198	\$1,230	2.7%	189	\$232,535
25mm	\$1,872	\$1,923	2.7%	10	\$19,225
32mm	\$3,067	\$3,150	2.7%	4	\$12,599
40mm	\$4,792	\$4,921	2.7%	8	\$39,371
50mm	\$7,488	\$7,690	2.7%	13	\$99,972
65mm	\$12,654	\$12,996	2.7%	0	\$0
80mm	\$19,168	\$19,686	2.7%	0	\$0
100mm	\$29,950	\$30,759	2.7%	3	\$92,276
					\$495,979

Sewerage Usage Charges (Section 502 of the LGA)

A sewerage discharge factor (SDF) applies to

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all non-residential sewerage infrastructure users. The SDF is applied to the total water usage (measured by water meter) for properties and reflects the typical load properties place on the sewerage system.

The SDF is the ratio of all wastewater discharged from a premises to the sewerage system to the total water consumption, expressed as a percentage.

SDF for non-residential properties are determined by the type of activity undertaken on the property and are calculated as defined in the NSW Office of Water 'Liquid Trade Waste Regulation Guidelines April 2009'.

Sewerage usage charges for non-residential properties in the former Queanbeyan City Council area will be calculated by applying the business category SDF to the sewerage usage charge of **\$1.20** per kl for 2019-20 and are raised to cover the sewerage treatment costs.

Sewerage usage charges for non-residential properties in the former Palerang Council area will be calculated by applying the business category SDF to the sewerage usage charge of **\$2.88** per kl for the 2019-20.

The estimated income from non-residential sewerage usage charges for former Queanbeyan City Council for 2019-20 is **\$442,198**

The estimated income from non-residential sewerage usage charges for former Palerang Council for 2019-20 is **\$130,017**

2019-20 Total Income Sewerage Charges Queanbeyan-Palerang Regional Council	
Former Queanbeyan City Council Access Charges	\$13,864,005
Former Palerang Access Charges	\$2,838,373
Former Queanbeyan City Council Usage Charges	\$442,198
Former Palerang Usage Charges	\$130,017
	\$17,274,593

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Liquid Trade Waste Charges

“Liquid Trade Waste means all liquid waste other than sewage of a domestic nature.”

Under the [Best-Practice Management of Water Supply and Sewerage Guidelines](#), liquid trade waste pricing requires appropriate annual trade waste fees and user charges for all liquid trade waste dischargers. Local Water Utilities (LWU) must issue a trade waste approval to each liquid trade waste discharger connected to the sewerage system, and must annually inspect the premises of each discharger. Council is the LWU.

Liquid trade waste dischargers have a trade waste discharge factor (TWDF) added to their sewerage discharge factor (SDF) to determine their total sewerage usage charge. Similar to the SDF, the TWDF have been determined using category of business guidelines set by the NSW Office of Water.

The trade waste usage charge for non-residential properties in the former Queanbeyan City Council area will be calculated by applying the business category TWDF against the liquid trade waste usage charge of **\$2.46** per kilolitre.

The trade waste usage charge for non-residential properties in the former Palerang Council area will be calculated by applying the business category TWDF against the liquid trade waste usage charge of **\$3.15** per kilolitre.

Usage charges will apply to Category 2 and 3 liquid trade waste dischargers and charges will be calculated as defined in NSW Office of Water, Liquid Trade Waste Regulation Guidelines April 2009.

If a liquid trade waste discharger fails to comply with Council's approval conditions by creating liquid waste which is not pre-treated and is likely to cause damage to the environment or an extra load on Council's Sewage Treatment Plant, they will be subject to a non-compliance charge.

The annual trade waste fees to apply for the 2019-20 financial year are shown below and have increased to reflect the actual cost of treating the liquid trade waste. The annual trade waste charge appears on the annual Rates Notice, while the usage charge is issued with the quarterly water accounts.

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Liquid Trade Waste Annual Charges and Usage Charges for Former Queanbeyan City Council

Trade Waste category	Annual Trade Waste Charge 2018-19	Annual Trade Waste Charge 2019-20	No of Assess	Projected Income 2019-20	Liquid Trade Waste Usage Rate 2018-19	Liquid Trade Waste Usage Rate 2019-20	% Change
Category 1 - complying	\$120	\$120	52	\$6,240	N/A	N/A	N/A
Category 1 - non-complying					\$2.40 per kl	\$2.46 per kl	2.7%
Category 2 - complying	\$120	\$120	119	\$14,280	\$2.40 per kl	\$2.46 per kl	2.7%
Category 2 - non complying					\$19.71 per kl	\$19.71 per kl	0%
Category 3	\$780	\$780	6	\$4,680	As stated in LTW Excess Mass charges	As stated in LTW Excess Mass charges	0%
Totals			177	\$25,200			

** Liquid Trade Waste Regulation Guidelines 2009 issued by the NSW Office of Water - <http://www.water.nsw.gov.au/Urban-water/Country-Towns-Program/Best-practice-management/Liquid-trade-waste/Liquid-trade-waste/default.aspx>

Liquid Trade Waste Annual Charges and Usage Charges for Former Palerang Council

Trade Waste category	Annual Trade Waste Charge 2018-19	Annual Trade Waste Charge 2019-20	No of Assess	Projected Income 2019-20	Liquid Trade Waste Usage Rate 2018-19	Liquid Trade Waste Usage Rate 2019-20	% Change
Category 1 - complying	\$98	\$98	48	\$4,704	N/A	N/A	N/A
Category 1 - non-complying					\$3.07 per kl	\$3.15 per kl	2.7%
Category 2 - complying	\$196	\$196	53	\$10,388	\$3.07 per kl	\$3.15 per kl	2.7%
Category 2 - non complying					\$19.00 per kl	\$19.00 per kl	0%
Category 3	\$655	\$655	0	0	As stated in LTW Excess Mass charges	As stated in LTW Excess Mass charges	0%
Totals			101	\$15,092			

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Water and Sewerage Dividend

Section 409 (6) of the *Local Government Act* enables Council to declare a dividend from the Queanbeyan water and sewerage operations. No dividend is proposed for 2019-20 from either utility. When the Integrated Water Cycle Management Plan (Queanbeyan) is adopted, dividends may then be introduced. The Long Term Financial Plan 2018 forecasts dividends as a source of revenue.

Domestic Waste Management

In accordance with Section 496 of the *Local Government Act*, Council must make and levy an annual charge for the provision of domestic waste management services for each parcel of rateable land for which the service is available.

Where an urban domestic waste collection service is available but not used by a customer, that customer will still be charged a single standard domestic waste collection service applicable for that type of property. Vacant properties (i.e. properties without a dwelling) within the urban domestic waste collection service area will be charged a vacant domestic waste charge.

Council's annual charge for domestic waste management services applies to each occupied residential unit which includes dwellings and each separate occupancy in any flat, townhouse, duplex, dual occupancy, or similar type multi-unit residential development, including non-rateable residential premises. It does not include service for a secondary dwelling (as defined in the *Environmental Planning and Assessment Act 1979*) which are charged as an optional additional service.

Queanbeyan residents have access to drop-off facilities at the Waste Minimisation Centre (WAMI) for green waste and recyclables generated at domestic premises as well as the opportunity to deposit hazardous waste (up to 20 litres per type) once a year in a central location. Businesses may also use this collection (by prior arrangement with Council), but will be charged at the commercial rate for their type of waste.

Domestic Waste Charges former Queanbeyan City Council 2019-20

Type	Domestic Waste Charge 2018-19	Domestic Waste Charge 2019-20	% Change	Number of services	Projected Income 2019-20
DW1 Domestic Waste 140L waste bin, 240L recycling and 240L green waste	\$319	\$328	2.7%	11,817	\$3,871,402.82
DW2 Domestic Waste 240L waste bin, 240L recycling and 240L green waste	\$425	\$436	2.7%	1,658	\$723,675.55
DW3 Additional Domestic 140L waste bin	\$148	\$152	2.7%	67	\$10,183.73
DW4 Additional Domestic 240L waste bin	\$180	\$185	2.7%	27	\$4,991.22

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Type	Domestic Waste Charge 2018-19	Domestic Waste Charge 2019-20	% Change	Number of services	Projected Income 2019-20
DW5 Additional Domestic 240L green waste	\$81	\$83	2.7%	39	\$3,244.29
DW6 Additional Domestic 240L recycling	\$81	\$83	2.7%	55	\$4,575.29
DW7 Multi Unit Shared service 240L waste bin, 240L recycling	\$291	\$299	2.7%	2,876	\$859,512.73
DW8 Multi unit Shared service including shared greenwaste (requested by body corporate)	\$319	\$328	2.7%	36	\$11,794.07
DW9 Multi unit Shared Service additional greenwaste (requested by body corporate)	\$81	\$83	2.7%	32	\$2,661.98
DW10 Vacant Domestic Waste Charge	\$25	\$26	2.7%	926	\$23,775.05
DW11 Rural Waste Availability Charge for occupied premises outside of the urban Domestic Waste Collection areas	\$47	\$48	2.7%	318	\$15,349.54
DW12 Units with shared recycling, individual 140L Waste bin, booked cleanup	\$291	\$299	2.7%	102	\$30,483.41
DW13 Units with individual 140L waste bin , recycling and greenwaste services and scheduled cleanup services	\$319	\$328	2.7%	33	\$10,811.23
DW14 360L recycling bin upsize charge	\$24	\$25	2.7%	250	\$6,162.00
DW 15 Rural Waste Collection - Optional fortnightly 240L waste bin and 240L recycling per annum	\$346	\$355	2.7%	255	\$90,612.21
DW17 Rural Waste Collection - Optional fortnightly 240L recycling only per annum	\$176	\$181	2.7%	38	\$6,868.58
DW21 Rural waste Collection - Additional 240L waste bin collected fortnightly	\$164	\$168	2.7%	12	\$2,021.14
DW22 Rural Waste Collection - Additional 240L recycling bin collected fortnightly	\$126	\$129	2.7%	2	\$258.80
				18,543	\$5,678,384

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Individual Servicing (DW1 and DW2)

The charge is based on the cost of providing the service. The charge reflects the reasonable operating and planning costs in providing the following services:

- weekly collection, removal and disposal of waste in either a 140L (DW1) or 240L (DW2) mobile garbage bin (MGB)
- fortnightly collection and removal of 240L bin of household recyclables
- fortnightly collection and removal of 240L bin of green waste
- collection and removal of clean up rubbish (up to one trailer load per collection) from the property on two occasions in each financial year.

Additional Domestic Waste Services (DW3-DW6 and DW14)

These charges are for additional bins requested by the owner of the premises for garbage, recycling and greenwaste. Charges are based on each additional bin provided. An owner may order any number of additional bins.

Shared Servicing - Where Bins Are Shared By Two or More Units At Those Premises (DW7 – DW9)

The charge is based on the cost of providing the service. The charge per unit reflects the reasonable operating and planning costs of servicing the premises. The charge is levied on a per unit basis with a service being shared between two or more units in any multi-unit premises. The charge includes the provision of the following services:

- Weekly collection, removal and disposal of household waste generated at the multiunit premises.
- Fortnightly collection and removal of household recyclables generated at the multiunit premises.
- Fortnightly collection and removal of household green waste generated at the multiunit premises where requested by body corporate (DW8 and DW9 only).
- Fortnightly collection and removal of household green waste generated at the multiunit premises where requested by body corporate (shared bins - DW9 only).
- Collection and removal of clean up rubbish up to one trailer load per collection) from the property on two occasions in each financial year.

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Shared/Individual Servicing (DW12-DW13)

The charge is based on the cost of providing the service. The charge per unit reflects the reasonable operating and planning costs in providing the following services:

- Weekly collection, removal and disposal of waste in a 140L MGB (bins provided to individual units)
- Fortnightly collection and removal of household recyclables generated at the multiunit premises (shared 240L MGB)
- Collection and removal of clean up rubbish (up to one trailer load per collection) from the property on two occasions in each financial year.
- DW13 - collection and removal of clean up rubbish (up to one trailer load per collection) from the property on two scheduled days in each financial year

Vacant Domestic Waste Charge (DW10)

Vacant properties (i.e. properties without a dwelling) within the urban domestic waste collection service area will be charged a vacant domestic waste charge.

Rural Waste Availability Charge (DW11)

Where a rural domestic waste collection service is available but not used by the customer, that customer will be charged a single 'rural waste availability charge'.

The charge is based on the cost of providing the service to each rateable property in rural areas which do not otherwise receive Council's kerbside/roadside collection service. The charge reflects the reasonable operating and planning costs in providing the following services:

- Collection and removal of clean up rubbish from centralised collection sites in rural areas on two scheduled occasions each year.

Vacant rural land is exempt from this charge.

Rural Domestic Waste Collection Service (DW15 and DW17)

The charge is based on the cost of providing the service. The charge reflects the reasonable operating and planning costs in providing the following services which are available to rural residential properties at the request of the owner:

- Fortnightly collection and removal of 240L garbage and/or 240L recycling bin
- Collection and removal of clean up rubbish from centralised collection sites in rural areas on two scheduled occasions each year

Additional Services (DW21 and DW22)

These charges are for additional waste services requested by the rural property owners for waste and recycling. Charges are based on each additional service provided. An owner may order any number of additional services.

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Domestic Waste Charges former Palerang Council 2019-20

Annual domestic waste charges are applied for the following services:

- Domestic urban waste services are provided to residents in the townships of Braidwood, Bungendore and Captains Flat.
- Domestic waste rural services are available to residents in the designated areas of Royalla, Burra, Williamsdale, Majors Creek and Araluen.
- Residents in the areas of Majors Creek and Araluen where the service is unavailable due to inaccessibility, are able to store their waste bins in a compound where they are collected on a fortnightly basis.
- Recycling services only will be available to residents in the townships of Sutton East, Carwoola, Urila and Primrose Valley collected fortnightly.
- Vacant properties (i.e. properties without a dwelling) within the defined service areas for domestic waste collection will be charged a vacant domestic waste charge.

Type	Domestic Waste Charge 2018-19	Domestic Waste Charge 2019-20	% Change	Number of services	Projected Income 2019-20
DWP1-Domestic Waste Urban - 140L waste bin collected weekly, 240L recycling and 240L Green Waste collected fortnightly	\$375	\$385	2.7%	2,080	\$800,800
DWP2-Domestic Waste Urban 240L waste bin collected weekly, 240L recycling and 240L Green Waste collected fortnightly	\$407	\$418	2.7%	20	\$8,360
DWP3-Domestic Waste Urban 360L waste bin collected weekly, 240L recycling and 240L Green Waste collected fortnightly (Current services only)	\$454	\$466	2.7%	16	\$7,456
DWP4-Domestic Waste Rural 240L waste bin collected fortnightly and 240L recycling bin collected fortnightly	\$303	\$311	2.7%	732	\$227,652
DWP5-Domestic Waste Rural 360L waste bin collected fortnightly and 240L recycling bin collected fortnightly (Current services only)	\$386	\$396	2.7%	0	\$0
DWP6-Domestic Waste Rural – Bin compound 240L waste bin and 240L recycling bin collected fortnightly	\$228.00	\$234	2.7%	49	\$11,466
DWP7-Domestic Waste Rural – Bin compound 360L waste bin and 240L recycling bin collected fortnightly	\$290	\$298	2.7%	0	\$0

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Type	Domestic Waste Charge 2018-19	Domestic Waste Charge 2019-20	% Change	Number of services	Projected Income 2019-20
(Current services only)					
DWP8-Sutton East, Carwoola, Urila and Primrose Valley – 240L Recycling Bin collected fortnightly	\$105	\$108	2.7%	510	\$55,080
DWP9-Sutton East, Carwoola, Urila and Primrose Valley – 360L Recycling Bin collected fortnightly (Current services only)	\$151	\$155	2.7%	0	\$0
DWP10-Sutton East, Carwoola, Urila and Primrose Valley – Additional 240L Recycling Bin collected fortnightly	\$85	\$87	2.7%	16	\$1,392
DWP11-Sutton East, Carwoola, Urila and Primrose Valley – Additional 360L Recycling Bin collected fortnightly (Current services only)	\$129	\$132	2.7%	2	\$264
DWP12-Annual Domestic Waste Charge – Vacant Land (urban)	\$25	\$26	2.7%	345	\$8,970
DWP14-Domestic Waste Urban- Extra 140L Waste Bin (weekly)	\$152	\$156	2.7%	6	\$936
DWP15-Domestic Waste Urban- Extra 240L Waste Bin (weekly)	\$233	\$239	2.7%	2	\$478
DWP16-Domestic Waste Urban- Extra 360L Waste Bin (weekly)	\$323	\$332	2.7%	0	\$0
DWP17-Domestic Waste Urban- Extra 240L Recycling Bin (fortnightly)	\$94.00	\$97	2.7%	16	\$1,552
DWP18-Domestic Waste Urban- Extra 360L Recycling Bin (fortnightly) (Current services only)	\$129	\$132	2.7%	2	\$264
DWP19-Domestic Waste Rural - Extra 140L Waste Bin	\$109	\$112	2.7%	1	\$112
DWP20-Domestic Waste Rural - Extra 240L Waste Bin	\$166	\$170	2.7%	6	\$1,020
DWP21-Domestic Waste Rural - Extra 360L Waste Bin (Current services only)	\$233	\$239	2.7%	2	\$478
DWP22-Domestic Waste Rural - Extra 240L Recycling Bin	\$85	\$87	2.7%	0	\$0
DWP23-Domestic Waste Rural - Extra 360L Recycling Bin (Current services only)	\$129	\$132	2.7%	0	\$0
				3805	\$1,126,280

Revenue Policy 2019-20

Waste programs and waste services annual charge will be levied on all rateable land within the former Palerang Council in accordance with s.501 of the *Local Government Act* and in the case of all non-rateable land within the former Palerang Council area a general waste annual charge in accordance with s.502 of the *Local Government Act*.

Property Service Location	Qualifier	Annual Charge 2018-19	Annual Charge 2019-20	% Change	No of Assess - March 2019	Projected Income 2018-19
Palerang Council area east of Queanbeyan River	Roadside recycling service is available	\$361	\$375	4%	3,233	\$1,212,375
Palerang Council area east of Queanbeyan River	Roadside recycling service is not available	\$400	\$416	4%	4,082	\$1,698,112
Palerang Council area west of Queanbeyan River	No tip pass issued	\$26	\$27	4%	623	\$16,821
Palerang Council area west of Queanbeyan River	Tip pass issued on application	\$361	\$375	4%	0	0
					7,938	\$2,794,318

In the case of all rateable land within the former Palerang Council area, a waste services annual charge in accordance with s.501 and in the case of all non-rateable land within the former Palerang Council area a general waste annual charge in accordance with s.502 of the *LGA*:

Property Service Location	Annual Charge 2018-19	Annual Charge 2019-20	% Change	No of Assess - March 2017	Projected Income 2018-19
Palerang Council area east of Queanbeyan River where a Landfill pass is issued for disposal of general waste into an authorised landfill	\$52(GST inc)	\$54(GST inc)	4%	7282	\$393,228
				7,282	\$393,228

2019-20 Total Income Domestic Waste Charges Queanbeyan-Palerang Regional Council	
Queanbeyan City Council DWM Charges	\$5,678,384
Palerang Regional DWM Charges	\$1,126,280
Palerang General Waste Annual Charges	\$3,187,546
	\$9,992,210

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Business Waste Management

In accordance with Section 501 of the *Local Government Act*, Council will charge an annual waste management charge for all non-domestic customers provided with a collection service.

Council recognises that many businesses operate private waste removal services because of the nature of their manufacturing or business processes. In these premises Council's waste service is not required. However, Council incurs costs in the administration and provision of the waste and recycling bins in business premises. As a result, Council imposes a mandatory charge for the availability of the service and an optional charge if the owner chooses to actually have a waste or recycling bin collected from the premises.

Waste Availability Charge BW1

Council's non-residential waste availability charge is applied to each parcel of land which is occupied for predominantly for non- residential purposes. The charge will apply to rateable properties and those properties which are exempt from rates under Section 555 and 556 of the *Local Government Act* which are occupied for non-residential purposes, regardless of whether they utilise Council's waste management services. It covers Council's administrative costs of operating the business waste management program, access to the WAMI and advice and educational services such as ACTSmart and the school waste education program.

Where a property (other than a non-rateable property), includes both a commercial and residential component, the following charges shall be made:

- A BW1 waste availability charge; and
- A business waste charge if the service is utilised; and
- A separate mandatory domestic waste and recycling charge for each residential dwelling at the same site. (the type of DW charge at the discretion of the Waste Minimisation Coordinator, depending on the nature of the site)

Examples of such premises include a shop with a dwelling at the rear or upstairs, a premises incorporating shop top housing, a caretakers unit in an industrial area.

Where a non-rateable premises includes both a business (as described in the dot points above) and A residential component, the premises will be charged a BW1 charge, a business waste charge if service utilized, and a separate mandatory domestic waste charge for each residential dwelling at the same site (includes retirement villages).

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Optional Business Waste Services former Queanbeyan City Council 2019-20

In accordance with Section 501 of the *Local Government Act*, Council will charge an annual waste management charge for all non-domestic customers provided with a collection service. All optional business waste services are based on the cost of providing the service. The charges reflect the reasonable administrative, operating and planning costs of providing the following services:

- Weekly collection, removal and disposal of up to 240L of light commercial/office waste (BW2)
- Fortnightly collection and removal of up to 240L of light commercial/office recyclables (BW4)
- Fortnightly collection and removal of up to 240L of green waste only where the contractor agrees to service those premises. (BW8)
- Access to the ACT Smart business and office recycling program
- Access to School Waste Education Program (schools only)

Type	Business Waste Charge 2018-19	Business Waste Charge 2019-20	% Change	Number of services	Projected Income 2019-20
BW1 waste availability charge	\$92	\$94	2.7%	1,167	\$109,698
BW2 for each 240L Waste bin	\$248	\$255	2.7%	652	\$166,260
BW4 for each 240L Recycling bin	\$90	\$92	2.7%	474	\$43,608
BW8 for each 240L Greenwaste bin	\$90	\$92	2.7%	50	\$4,600
				2343	\$324,166

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Optional Business Waste Services former Palerang Council 2019-20

Type	Domestic Waste Charge 2018-19	Domestic Waste Charge 2019-20	% Change	Number of services	Projected Income 2019-20
BWP1-Annual Waste Charge Urban - 140L waste bin collected weekly, 240L recycling collected fortnightly	\$303	\$315	4%	88	\$27,720
BWP2-Annual Waste Charge Urban - 240L waste bin collected weekly, 240L recycling collected fortnightly	\$335	\$348	4%	4	\$1,392
BWP3-Annual Waste Charge Urban - 360L waste bin collected weekly, 240L recycling collected fortnightly (Current services only)	\$386	\$401	4%	1	\$401
BWP4-Annual Waste Charge Rural - 140L waste bin and 240L recycling collected fortnightly	\$301	\$313	4%		\$0
BWP5-Annual Waste Charge Rural - 360L waste bin and 240L recycling collected fortnightly (Current services only)	\$384	\$399	4%		\$0
BWP6-Annual Waste Rural – Bin compound 240L waste bin and 240L recycling bin collected fortnightly	\$226	\$235	4%		\$0
BWP7-Annual Waste Rural – Bin compound 360L waste bin and 240L recycling bin collected fortnightly (Current services only)	\$288	\$300	4%		\$0
BWP8-Sutton East, Carwoola/Primrose Valley – 240L Recycling Bin collected fortnightly	\$105	\$109	4%		\$0
BWP9-Sutton East, Carwoola/Primrose Valley – 360L Recycling Bin collected fortnightly (Current services only)	\$151	\$157	4%		\$0
BWP10-Annual Waste Charge – Vacant Land (urban)	\$26	\$27	4%	10	\$270
BWP11-Urban Waste - Additional 140L Waste Bin (weekly)	\$152	\$158	4%	2	\$316
BWP12-Urban Waste - Additional 240L Waste Bin (weekly)	\$233	\$242	4%	1	\$242
BWP13-Urban Waste - Additional 360L Waste Bin (weekly) (Current services only)	\$323	\$336	4%		\$0
BWP14-Urban Waste - Additional 140L Waste Bin	\$109	\$113	4%		\$0

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Type	Domestic Waste Charge 2018-19	Domestic Waste Charge 2019-20	% Change	Number of services	Projected Income 2019-20
(fortnightly)					
BWP15-Urban Waste - Additional 240L Waste Bin (fortnightly)	\$166	\$173	4%		\$0
BWP15-Urban Waste - Additional 360L Waste Bin (fortnightly) (Current services only)	\$233	\$242	4%		\$0
BWP16-Urban Waste - Additional 240L Recycling Bin (weekly)	\$145	\$151	4%	0	\$0
BWP17-Urban Waste - Additional 360L Recycling Bin (weekly) (Current services only)	\$211	\$219	4%		\$0
BWP18-Urban Waste - Additional 240L Recycling Bin (fortnightly)	\$85	\$88	4%	14	\$1,232
BWP19-Urban Waste - Additional 360L Recycling Bin (fortnightly) (Current services only)	\$129	\$134	4%	23	\$3,082
BWP20-Rural Waste - Additional Compound 240L Waste Bin (fortnightly)	\$125	\$130	4%	0	\$0
BWP21-Rural Waste - Additional Compound 360L Waste Bin (fortnightly) (Current services only)	\$171	\$178	4%	0	\$0
BWP22-Rural Waste - Additional Compound 240L Recycle Bin (fortnightly)	\$0	\$0	N/A	0	\$0
BWP23-Rural Waste - Additional Compound 360L Recycling Bin (fortnightly) (Current services only)	\$0	\$0	N/A	0	\$0
				146	\$34,655

2019-20 Total Income Waste Charges Queanbeyan-Palerang Regional Council	
Former Queanbeyan City Council Waste Charges	\$324,166
Former Palerang Regional Waste Charges	\$34,655
	\$503,839

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General Waste Rules and Definitions

Council's Waste, Organics and Recycling Bins rules of use

Council-issued waste, recycling and organics bins remain the property of Council and must remain at the premises to which they have been issued.

Only Council-issued waste/ recycling/ organics bins will be serviced by Council's waste services. Non-Council bins will not be serviced by Council.

Individual houses, rural premises and units that have their own sets of bins issued by Council, are required to present bins the evening before scheduled collection to the kerbside/ roadside. Ensure handle faces away from the road, lids are closed, bins are unobstructed, and contain the correct materials for each type of bin. Bins are to be stored securely as soon as possible after collection.

Multi-unit premises that share Council-issued bins are to leave bins in waste enclosures for servicing. Bin lids are to be closed with correct items to be disposed in each type of waste bin.

Any damage that Council considers is not usual wear and tear or damage that is a result of third party damage due to the resident or business not retrieving their bin after collection, will require the ratepayer to pay the replacement cost as specified in Council's fees and charges.

Lost and Stolen Bins

In the event that the bin has been stolen or considered lost, Council will investigate the matter. If Council determines the loss of the bin is due to one of the following, the occupier/ratepayer/managing agent will be charged for the cost of replacement bins as specified in fees and charges:

- The resident or business not retrieving their bin after collection
- Not storing the bins securely
- Bins that go missing between a change of tenancy or ownership.

The decision to replace the bin is at the discretion of the Council.

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Stormwater Management Services Charge – Former Queanbeyan City Council area

In accordance with Section 496A of the *Local Government Act 1993* Council will charge a 'stormwater management service charge' against rateable properties for which the service is available. Council has identified the residential and business properties that are within Council's urban stormwater catchment areas that will be levied this charge for the 2019-20 financial year.

Properties categorised as Residential (Not being Strata Titled)

A flat charge of \$20 for a stormwater management service charge is to be charged against each eligible assessment categorised as residential within the urban stormwater catchment. This charge is uniform across all urban catchment areas to minimise administration costs. An amount of \$25 is the current upper charge limit for urban residential land stipulated in clause 125AA of the *Local Government (General) Regulation 2005*. For 2019-20 Council has decided to charge less than the limit specified in the Regulation.

Properties categorised as Residential (Strata Units)

The cost of managing stormwater runoff from impervious surfaces is usually substantially less per residential strata lot than per standard residential property. It is for this reason that a flat charge of \$12.50 for a stormwater management service charge is to be levied against each eligible residential strata unit within the urban stormwater catchment. This charge is uniform across all urban catchment areas to minimise administration costs.

Properties categorised as Business (Not being Strata Titled)

A stormwater management service charge is to be charged against each eligible assessment (not being strata titled) categorised as business within the urban stormwater catchment area based on the total area of the assessment. A charge of \$20, plus an additional \$20 for each 350m² or part thereof by which the area of the parcel of land exceeds 350m². The criteria for charging business properties by using property areas has been recommended using the guidelines provided by the Office of Local Government.

Scenario 1 – Business Strata Units Only

If the strata complex contains only business properties (i.e. not mixed development) the charge per strata unit will be calculated by using a charge of \$20 per 350m² of the land area occupied by the strata scheme (or part thereof), proportioned by the unit entitlement of each lot in the strata scheme. In the event that this approach results in charge of less than \$12.50 per unit, a minimum charge of \$12.50 will be levied on each strata unit.

This method of charging is consistent with the methodology used to charge non-strata titled business properties.

Scenario 2 – Business and Residential Strata Units (Mixed Development)

If the strata complex contains mixed development (i.e. properties rated as both business and residential) the dominant rating category of the total parcel of land, using data provided by the Valuer General, must be determined and charges will apply for Business strata units or

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Residential strata units as previously adopted. In the event that a mixed development is 50% residential and 50% business, Council has the discretion to determine whether to charge the property as a residential or business property.

Urban Land Exempt from the Stormwater Management Service Charge

The same exemptions that apply to non-rateable properties for other rates and charges also apply in respect of the stormwater management service charge pursuant to the *Local Government Act*. In addition, the following properties are also exempted from this charge under the provisions:-

- Rateable land owned by the Crown.
- Rateable land under a lease for private purposes granted under the Housing Act 2001 or the Aboriginal Housing Act 1998.
- Vacant Land.

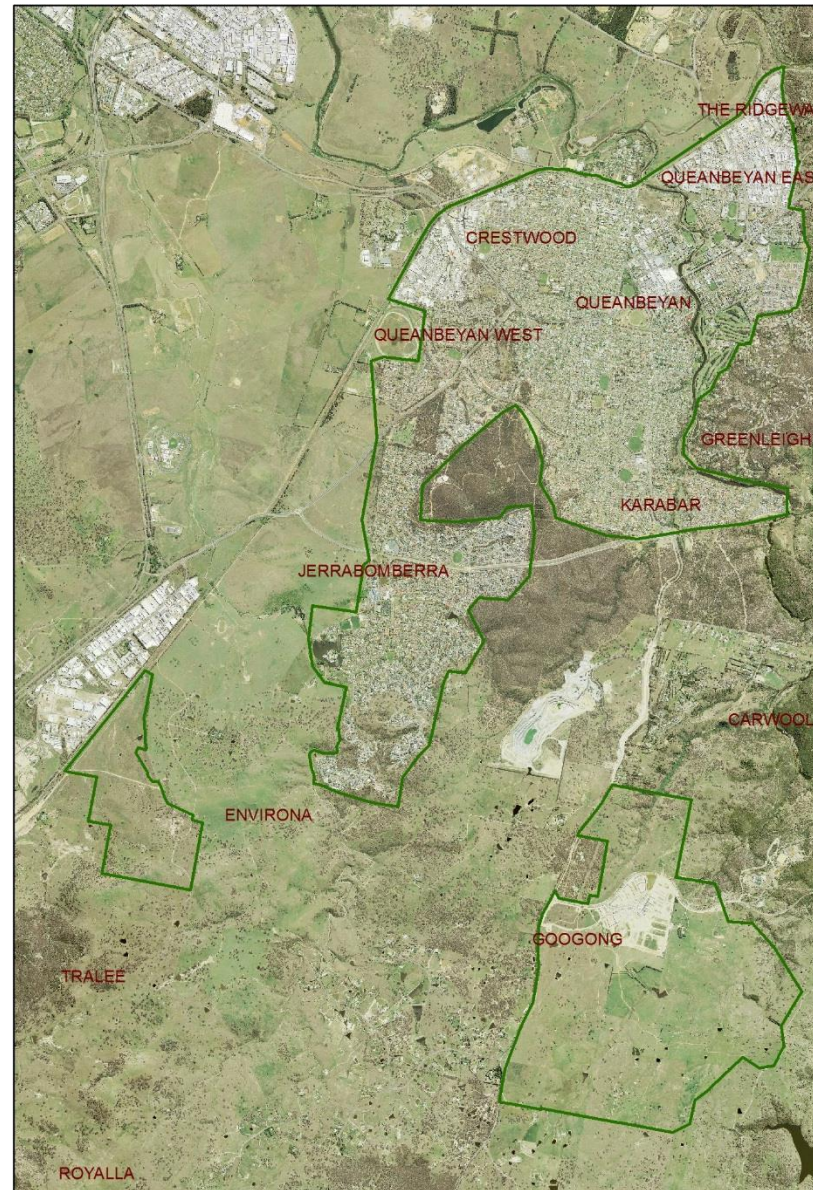
Councils are also not to levy the charge on properties where they do not provide a stormwater management service.

Stormwater Management Service Charges will not apply to properties within the former Palerang Council area, but may be considered following assessment of the proposed Bungendore Stormwater Strategy.

Type	Stormwater Levy 2018-19	Stormwater Levy 2019-20	\$ Change	No. Assessments/ Units	Projected Income 2019-20
Residential	\$20	\$20	\$0	10,275	\$205,500
Residential - strata/flats	\$12.50	\$12.50	\$0	5,334	\$66,675
Business Premise (per 350m2)	\$20	\$20	\$0	4,322	\$86,440
Business strata units (per 350m2)	\$12.50	\$12.50	\$0	239	\$2,988
				20,170	\$361,603

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Urban Stormwater Catchment Area



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Pricing Policy

Council's pricing policy generally supports the cost recovery philosophy. It recognises people's ability to pay and balances an expectation that some services will be cross subsidised from rates for the common good of the community.

Pricing will:

- Explore cost recovery opportunities.
- Pursue value for money by providing effective and efficient service.
- Balance rates and grants against other funding sources.
- Manage financial risk in a volatile climate.
- Ensure that debt financing is limited to works of a capital nature and that the total debt is limited to ensure long-term financial stability.
- Develop pricing structures that can be administered simply and cheaply and be understood by the public.
- Develop pricing structures that reflect real life-cycle and environmental costs
- Recognise pricing encourages or discourages consumer use and behaviours

Fees and charges in general (not including statutory fees, fees set by management committees, fees assessed by the community services such as respite care) will be increased generally by C.P.I.

For amounts between \$0.00 and \$10.00 will be rounded to the nearest 50c. Amounts between \$10.00 and \$50.00 are to be rounded to the nearest dollar. Amounts over \$50.00 are rounded to the nearest \$5.00 (there may be variations in these rounding calculations).

Where GST applies to the fee amounts will be rounded up to the next 10c.

Fees and charges are listed in a document available on the website and for inspection at council offices.

Developer Contributions for roads/water/sewer have been increased by the relevant index or other means nominated in the relevant contribution plan, or as forecast in a strategy.

Rentals or leases are to be increased to the maximum allowed under the terms of each individual lease.

The 'Local Government Council Fixed Penalty Handbook' lists a number of penalties relating to various NSW Acts and Regulations. Council reserves the right to apply these as appropriate to the offence. Penalties are not all individually listed. Many penalties are set by those NSW statutes.

Council's pricing policy takes into account the public good to the community as well as market pressures. The pricing philosophy is designed to meet the needs of the community in that, whilst it is generally one of market pricing, it is flexible enough to provide for 'community service obligations'. The market pricing philosophy can sometimes be incorrectly perceived as just passing on excessive costs to ratepayers. The real effect of the philosophy is a strong discipline on Council to bring its costs and prices into line with market rates. The effect is to promote cost

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efficiencies throughout all of Council's operations for the benefit of the community. In this respect, Council has developed five pricing types to meet operational requirement as follows:

1. Subsidised or Community Services Obligation

To provide facilities, services or goods for members of the community who may not be able to afford full cost recovery, or the market rate for them. These may be covered by cross subsidisation (use of general revenue) or by specific purpose funding. This pricing policy is applied when either (a) it is known that the customers are unable to pay but should nonetheless have access to the services on social justice ground, or (b) it is impractical to start collecting more given the historical development of the facility, service or good.

2. Cost Recovery

To provide facilities, services or goods for customers at the actual cost of providing them where the cost is less than market rates. This pricing policy is applied when it is known that customers are willing and able to meet cost recovery, but it is viewed as inappropriate for a public authority to seek to profit from it.

3. Market

To provide facilities, services or goods for customers at a price that enables Council to make a profit or to reduce losses of the services to keep them financially viable.

4. Deterrent

To provide for fines to deter customers from misusing a facility or service, or to encourage them to comply with a law, regulation or policy. This pricing policy is applied when the object is not primarily financial but rather educative or punitive.

5. Determined by Legislation

The price is set by legislation (usually State Government legislation) and Council does not have the opportunity to vary the cost. Not all costs have been advised for 2019-20. The fees and charges currently default to the 2018-19 charge and will be updated when Council is advised of any changes for 2019-20.