



Extraordinary Meeting of Council

AGENDA

28 June 2018

Commencing at 5.30pm

**Council Chambers
253 Crawford St, Queanbeyan**

1	APOLOGIES	
2	PRESENTATION / DEPUTATIONS / PETITIONS	
3	DECLARATION OF CONFLICTS/PECUNIARY INTERESTS	1
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LIST OF ATTACHMENTS –

(Copies available from CEO/General Manager's Office on request)

Open Attachments

- Item 4.1 Adoption of draft Integrated Plans
- Attachment 1 Summary of submissions on draft Integrated Plans (Under Separate Cover)*
 - Attachment 2 Attachment to submissions report_final for Council (Under Separate Cover)*
 - Attachment 4 QPRC Resourcing Strategy (Under Separate Cover)*
- Item 4.2 Activity Cost Attribution and Distribution of Governance Directive
- Attachment 1 Activity Cost Attribution and Distribution of Governance Policy (Under Separate Cover)*

Closed Attachments

- Item 4.1 Adoption of draft Integrated Plans
- Attachment 3 Confidential submission on Fees and Charges - FC5 (Under Separate Cover)*

ITEM 3 DECLARATION OF CONFLICTS/PECUNIARY INTERESTS

The provisions of Chapter 14 of the *Local Government Act, 1993* regulate the way in which Councillors and nominated staff of Council conduct themselves to ensure that there is no conflict between their private interests and their public trust.

The Act prescribes that where a member of Council (or a Committee of Council) has a direct or indirect financial (pecuniary) interest in a matter to be considered at a meeting of the Council (or Committee), that interest must be disclosed as soon as practicable after the start of the meeting and the reasons for declaring such interest.

As members are aware, the provisions of the Local Government Act restrict any member who has declared a pecuniary interest in any matter from participating in the discussions, voting on that matter, and require that member to vacate the Chamber.

Council's Code of Conduct provides that if members have a non-pecuniary conflict of interest, the nature of the conflict must be disclosed. The Code also provides for a number of ways in which a member may manage non pecuniary conflicts of interest

Recommendation

That Councillors and staff disclose any interests and reasons for declaring such interest in the matters under consideration by Council at this meeting.

4.1 Adoption of draft Integrated Plans (Ref: C1869207; Author: Tegart/Tozer)

Summary

Councils that were merged on 12 May 2016 and had elections in September 2017 are required to prepare and adopt a suite of Integrated Planning documents prior to 30 June 2018. The documents required to be adopted include:

- Community Strategic Plan (adopted in December 2017)
- Delivery Program 2018-21
- Operational Plan 2018-19
- Fees and Charges 2018-19
- Revenue Policy 2018-19 (see separate report to 28 June meeting regarding making the rate)
- Resourcing Strategy

Following a period of public exhibition and community forums, then workshops with councillors, a summary of submissions, including recommendations from staff is presented to Council to enable to final adoption of the Plans.

Recommendation

1. That following the consideration of public submissions made on the draft Integrated Planning documents and in accordance with Section 402(6), 404(4) and 404(5) of the *Local Government Act 1993*, Council adopt the Delivery Program 2018-21 and the Operational Plan 2018-19 with the amendments shown below:

Topic	Budget movement	Funding source
Include the Local Government Remuneration Tribunal's remuneration levels for 2018 (2.5% increase) as follows: <ul style="list-style-type: none"> • Councillors - \$19,970 • Mayor - \$43,170 in addition to the councillor fee 	-\$6,330 in 2018-19	Revenue
Storage facility at Brad Haddin Oval, Queanbeyan	-\$20,000 in 2019-20	Revenue
Storage facility at Rockley Oval, Googong	-\$40,000 in 2019-20	Revenue
Upgrade of Crawford/Erin/Campbell St intersection	-\$800,000 in 2018-19	Grant funding
Upgrade irrigation at Mick Sherd Oval, Bungendore	-\$165,000 in 2018-19	Revenue
Playground at Royalla	-\$80,000 in 2018-19	\$17,511 – Section 94 \$40,000 – community fundraising/contribution \$22,489 – revenue
Barracks Flat Park off-street carpark	-\$90,000 in 2019-20	Revenue
Fencing of Bungendore dog off lead area	-\$45,000 in 2018-19	Revenue

4.1 Adoption of draft Integrated Plans (Ref: C1869207; Author: Tegart/Tozer)
(Continued)

Sealing of Saleyards Lane, Braidwood	-\$250,000 in 2019-20	Revenue
Upgrade bike track at The Scar	-\$50,000 in 2018-19	Grant funding
Remove Crawford Pedestrian Corridor from Delivery Program	+\$1,030,000 in 2018-19	Reserves
Move Lowe Pedestrian Corridor from 2019-20 to 2020-21	+\$1,030,000 in 2019-20 -\$1,030,000 in 2020-21	Reserves
Morisset carpark	-\$7,000,000 in 2019-20 -\$7,000,000 in 2020-21	Loan
Remove Lowe Carpark from Delivery Program	+\$5,150,000	Loan
Lowe Public Domain	-\$3,500,000 in 2019-20	Loan
Adjust funding for Queanbeyan Head Office and Smart Hub and additional level of tenancy Draft Delivery Program showed: Head Office - \$13,249,000 in 2019-20 and \$15,450,000 in 2020-21 – all from loans	Head Office and Smart Hub: -\$32,000,000 in 2020-21 Additional level: - \$10,000,000 in 2020-21	Loan
Road safety projects	-\$41,000 in 2018-19	Grant funding
Training, Development and Performance of staff	-\$709,600 in 2018-19	Revenue
QPRC Visitor Guide	-\$20,000 in 2018-19	\$15,000 Revenue \$5,000 advertising income

2. That in accordance with Clause 211(2) of the Local Government (General) Regulation 2005, Council approve expenditure in the adopted Operational Plan 2018-19
3. That in accordance with Clause 211(2) of the Local Government (General) Regulation 2005, Council vote funds to meet the expenditure in the adopted Operational Plan 2018-19.
4. That Council adopt the Revenue Policy in accordance with Section 405 of the Local Government Act 1993.
5. That Council adopt the Fees and Charges in accordance with Section 608 of the *Local Government Act 1993* subject to adjustments as shown in submissions FC1, FC2, FC3, FC4, FC5, FC7, FC8, FC10, FC11, FC12, FC13, FC14 and FC16
6. That the following proposed fees and charges be publicly exhibited for 28 days. If no significant issues are raised during the exhibition period, the fees will be implemented without further report to Council. The proposed fees are
 - Braidwood Recreation Ground – use of lights - \$10 per hour

**4.1 Adoption of draft Integrated Plans (Ref: C1869207; Author: Tegart/Tozer)
(Continued)**

- Where a solid fuel heater appliance is included with construction certificate application – increase calculated construction certificate fee by \$320
 - Fee for advertising proposed street name – at cost
 - Creation of traffic control plan - \$50 per hour
7. Consider any further amendments to the Integrated Plans, resulting from the Council meeting on 27 June 2018
8. Endorse the QPRC Resourcing Strategy which includes the revised Delivery Program estimates, noting the Strategy will be updated once Council endorses the Long Term Financial Plan and Workforce Management Plan in coming months.
9. Council note that the adopted Integrated Plans will be available to the public via Council's website following amendments shown in this report.
10. Those persons who made submissions to the draft Integrated Plans be thanked for their submission and be advised in writing of Council's decisions.
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Background

Queanbeyan-Palerang Regional Council undertook significant community engagement in late 2016 and early 2017 to inform the development of Council's first Community Strategic Plan. The intention of this engagement was to identify the community's high-level priorities and aspirations for the Queanbeyan-Palerang region. The six priorities identified by the community during this exercise were:

- Maintenance of road infrastructure to allow safe and easy travelling through the region, and advocacy for improved public transport
- Provision and maintenance of public areas, including pedestrian and bike paths
- Protection of the natural environment
- Adoption of sustainable and renewable energy and management of waste
- A fair, transparent and accountable Council that creates opportunities for engagement and responds to community priorities
- Land-use planning that responds to local needs

These community priorities led to the development of the Community Strategic Plan and specifically the five strategic pillars which Council operates within. The pillars are:

- Community – a vibrant and active Queanbeyan-Palerang
- Choice – a prosperous Queanbeyan-Palerang
- Character – a sustainable Queanbeyan-Palerang
- Connection – A connected Queanbeyan-Palerang
- Capability - A well-governed Queanbeyan-Palerang

The draft Community Strategic Plan (CSP) was publicly exhibited during 2017 and adopted in December 2017. Staff then prepared a draft Delivery Program, Operational Plan, Fees and Charges and Revenue Policy.

These draft documents were workshopped with councillors during April and presented to Council at the April Ordinary Meeting prior to public exhibition. Submissions were workshopped in June.

**4.1 Adoption of draft Integrated Plans (Ref: C1869207; Author: Tegart/Tozer)
(Continued)**

Resourcing Strategy

NSW Councils are required to develop a Resourcing Strategy to assist in implementing the strategies established by the Community Strategic Plan and Delivery Program and the activities (services, programs and projects) set out in the Operational Plan.

S403 of the *Local Government Act* requires that a Resourcing Strategy must include as a minimum:

- A Long Term Financial Plan which identifies the funding required to deliver projects, programs and services, including the provision of any infrastructure
- A Workforce Management Plan which identifies the staff resources required by the Council to undertake this work, and
- An Asset Management Strategy to identify the assets (infrastructure) required.

QPRC has identified two other critical components that it believes need to be included in its Resourcing Strategy consisting of:

- Systems Management (particularly information technology) and
- Risk Management.

Council considers the inclusion of the two additional components as important:

- a. As a newly merged council one of the biggest challenges QPRC is facing is the integration of technology systems, and
- b. The importance that technology improvements will play in the efficient and effective delivery of services to the Queanbeyan-Palerang community; and
- c. The role that Risk Management plays in the delivery of organisational efficiencies as the new council's systems and processes are integrated and bedded in.

Council placed its draft Resourcing Strategy on public exhibition in July 2017 and agreed that a report on the submissions be given to the newly elected council for their consideration and for the strategy's final adoption. This report was presented to the Council at its meeting on 27 September 2017 where it was resolved:

(263/17)

That the:

- 1. Consideration of the Resourcing Strategy be deferred to a Councillor workshop.*
- 2. Resourcing Strategy be considered as a source document for the review by Councillors.*

Since that time workshops have been held with Council discussing various aspects of the Resourcing Strategy which has resulted in revisions being made to the Delivery Program and budget estimates. The Long Term Financial Plan will be revised to take into consideration feedback from the workshops, the Delivery Program and information received from TCorp regarding eligibility for loans. This work is expected to be completed by September 2018. Accordingly Council is requested to endorse the Resourcing Strategy which includes revisions to budget estimates arising from the workshops but note that an updated version of the Long Term Financial Plan and Workforce Management Plan will be coming back to them for endorsement in September.

The Resourcing Strategy that was presented to Council in September 2017 has been condensed and presented for adoption, with the financial information updated based on the Delivery Program 2018-21.

**4.1 Adoption of draft Integrated Plans (Ref: C1869207; Author: Tegart/Tozer)
(Continued)**

Implications***Engagement***

Five stages of community engagement have been undertaken during the development of the draft Integrated Plans.

Stage 1 – September 2016 and Feb-April 2017:

Engagement to inform the development of the draft Community Strategic Plan. This phase included a community satisfaction survey conducted by JWS Research to understand the community's perceptions of Queanbeyan-Palerang and Council's service delivery. A dedicated program of engagement activities to identify community priorities was undertaken during Feb-April 2017 which included surveys, interviews, workshops and more.

Stage 2 – July 2017

Public exhibition of the draft Resourcing Strategy

Stage 3 – November-December 2017

Public exhibition of the draft Community Strategic Plan

Stage 4 – targeted workshops regarding draft Delivery Program February 2018

Four workshops were held across the LGA to identify the specific projects the community wanted Council to focus on during the three-year Delivery Program. Workshops were arranged around community representatives on Council committees, members of representative community groups and associations and members of the QPRC Sports Council. Priorities identified were presented to councillors at a workshop in March 2018 and reported to Council along with the draft Integrated Plans in April 2018

During this period, community members made 12 submissions on the Delivery Program, which staff and councillors considered in developing the draft document.

Stage 5 – April-June 2018

Exhibition of the draft Integrated Plans between Monday 30 April and Monday 4 June. During this period, community meetings were held in Bungendore, Braidwood and Queanbeyan where the draft documents were the main topic. During this period, a workshop was held with councillors.

The exhibition period was advertised in Council's section in the Queanbeyan Age, Bungendore Weekly and Braidwood Times, along with regular social media posts, mentions in Council's weekly e-newsletter, coverage in the Mayor's Column in local newspapers, media releases and more. Additionally, all participants in the stage 3 workshops were informed of the exhibition period.

During the period, Council received 68 submissions on the four draft documents, which includes a number of submissions that were made prior to the draft documents being released. A summary of all submissions, including staff comments and recommendations has been included as an attachment to this report. All submitters have been informed of the extraordinary meeting and provided information on the staff response and recommendation.

4.1 Adoption of draft Integrated Plans (Ref: C1869207; Author: Tegart/Tozer) (Continued)

Financial

The financial impacts, including source of funds, of recommended adjustments to the Delivery Program are shown in the recommendations section of this report.

Prior to placing the draft Integrated Plans on public exhibition, Council was presented with an overview of the organisation's financial position and also an indication of how it was performing against local government benchmarks.

The draft Delivery Program 2018-21 showed:

Draft Delivery Program financial overview	2018-19 \$,000	2019-20 \$,000	2020-21 \$,000
Operating (surplus)/deficit before capital	-4,742	-3,230	-566
Net (inc)/dec in unrestricted funds	-1,158	-9,045	-2,465

	Benchmark	2018-19	2019-20	2020-21
Operating Performance Ratio	>0.00%	4.07%	2.66%	0.46%
Own Source Operating Revenue Ratio	>60.00%	53.71%	56.20%	54.00%
Debt Service Cover Ratio	>2x	6.6x	4.3x	3.6x
Infrastructure Renewals Ratio	100%	251%	59%	68%
Asset Maintenance Ratio	1.00	1.87	1.28	1.21

The amended Delivery Program 2018-21 shows

Staff have updated financial information based on the recommendations provided in this report. Based on the recommendations, Council's financial position for the term of the Delivery Program is expected to be:

Amended Delivery Program financial overview	2018-19	2019-20	2020-21
Operating (surplus)/deficit before capital	-3,918	-2,906	-541
Net (inc)/dec in unrestricted funds	-267	-4,028	-2,796

	Benchmark	2018-19	2019-20	2020-21
Operating Performance Ratio	>0.00%	3.35%	2.40%	0.44%
Own Source Operating Revenue Ratio	>60.00%	52.28%	56.05%	54.26%
Debt Service Cover Ratio	>2x	4.71	3.18	2.62
Infrastructure Renewals Ratio	100%	298%	92%	79%
Asset Maintenance Ratio	1.00	2.09	1.49	1.41

Staff are yet to harmonise the former council's asset management plans (AMP), focusing first on implementing new asset condition, management and scheduling software. The internal Capex Plan distinguishes proportions of the capital expenditure allocated to renewal, upgrade and new assets. While accounting treatments are to be revised, Council is significantly investing in renewal and upgrade of assets, and at the same time, spending above benchmark on asset maintenance. This will be addressed in the Financial Plan.

The Rating Structure (and subsequently the Revenue and Pricing Policies) will be reviewed, workshopped and reported during 2018/19.

4.1 Adoption of draft Integrated Plans (Ref: C1869207; Author: Tegart/Tozer) (Continued)

Integrated Plan

Council's Integrated Plans set the strategic direction of the organisation. All projects and activities undertaken in the Integrated Plans will link to one of the five Strategic Pillars and one of the associated key goals.

Conclusion

Council's draft Integrated Plans have been subject to community engagement and councillor workshops. A number of additions to the Integrated Plans have been recommended by staff for councillor consideration.

There may be further amendments following the Council meeting 27 June.

Attachments

- Attachment 1 Summary of submissions on draft Integrated Plans (*Under Separate Cover*)
- Attachment 2 Attachment to submissions report_final for Council (*Under Separate Cover*)
- Attachment 3 Confidential submission on Fees and Charges - FC5 (*Under Separate Cover*) - **CONFIDENTIAL**
- Attachment 4 QPRC Resourcing Strategy (*Under Separate Cover*)

4.2 Activity Cost Attribution and Distribution of Governance Directive (Ref: C1879702; Author: Tegart/Taylor)

Summary

An Activity Cost Attribution and Distribution of Governance Directive was prepared to guide the development of the 2017-18 budgeting process. An Attribution policy was presented to Council on 26 April 2018 and exhibited for community comment.

Recommendation

That Council adopt the Activity Cost Attribution and Distribution of Governance Policy.

Background

Full cost attribution seeks to determine the “true” cost of providing a good or service by tracking and accumulating the total costs of the process to create and distribute the good or service. Typically, includes costs that are incurred in:

- research and development (strategic planning for the provision of goods and services)
- design of the good or service (specifying the requirements, testing the good or service)
- production (creating/building/manufacturing the good or service)
- marketing (informing the community of the availability of goods and services)
- distribution (delivering the good or service to customers)
- customer service (“after-sales” service, feedback, customising the good or service).

The level of corporate overheads varies in NSW Government agencies depending on size, with acceptable benchmarks for the proportion of staff engaged in corporate services activities being:

- large agencies (1,000 FTE) 8-10%
- medium agencies (350 to 1,000 FTE) 10-12%
- small agencies (less than 350 FTE) 12-14%.

At the Council meeting held on 26 April 2018, Council resolved (123/18) to place the Draft Activity Attribution and Distribution of Governance Costs Policy on exhibition for 28 days. The only submission received was an internal submission indicating Project management Costs and definition of Capital project were not displayed within the policy.

Implications

Policy

Activity Cost Attribution and Distribution of Governance Directive has been in place since January 2017 and an updated version is now being presented to Council as an official Policy.

4.2 Activity Cost Attribution and Distribution of Governance Directive (Ref: C1879702; Author: Tegart/Taylor) (Continued)

Council deploys an 'activity based costing' (ABC) approach to budgeting, pricing and reporting.

Direct costs will be recorded through invoices and the like, and charged directly to a nominated cost centre (activity), and recorded as an employment, material, contract and the like expense (resource).

Internal Labour Costs will be charge to projects at a labour rate including costs of salary and the associated on-costs.

Plant costs will be charged at a hire rate calculated on the life-cycle cost of ownership and operation of the item of plant.

Corporate support costs (direct and indirect overhead) will be attributed to an activity on a full cost recovery basis as a percentage charge on the FTE wage expense allocated to an activity.

Property Management costs (rates, electricity and maintenance) will be attributed to an activity on a full cost recovery basis as a percentage charge on the FTE wage expense allocated to an activity.

Project management costs will be attributed at 4% of the total capital expenditure, and capitalised against the created asset.

Governance costs will be distributed between Funds (General, Water, Sewer, Waste) on the apportioned share of total rateable assessments or services of those Funds.

There will be two reasonableness tests:

- total distribution should not exceed total corporate support expense
- attributed support to each Fund should not exceed 12% of respective Fund's operational expenditure (OPEX)

Commercial and competitive pricing will be set at a level to recover attributed costs.

Conclusion

The Policy has been used to frame the draft 2018-21 Delivery Program, exhibited to the public and is presented to Council for endorsement.

Attachments

Attachment 1 Activity Cost Attribution and Distribution of Governance Policy (*Under Separate Cover*)

4.3 Making the Rate for 2018/2019 Queanbeyan-Palerang Regional Council (Ref: C1879701; Author: Taylor/Steiger)

Summary

This report is for Making the Rate including Annual Charges for the financial year 2018/2019 for Queanbeyan-Palerang Regional Council.

Recommendation

That Council make the following Rates and Annual Charges for the 2018/19 financial year and that such Rates and Annual Charges be the amount specified hereunder for the Queanbeyan-Palerang Regional Council.

Background

Two minor changes have been made to the Draft Revenue Policy in order to correct errors prior to its adoption.

A change is required to the Business Waste – Availability Charge which was not increased by 2.3% from the current 2017/2018 charge of \$92.00 to \$94.00 for 2018/2019.

The other change is the inclusion of a Water Access Charge and a Sewerage Access Charge for a 150mm water meter connection. This is necessary due to the recent connection of a 150mm water meter connection in Queanbeyan.

Each year following consideration of the Operational Plan and Revenue Policy, Council must 'make the rate' and set annual charges to enable rate notices to be issued before the end of July. The general rate pricing path (eg categories and differential rates) cannot alter from that which existed for the former councils at the time of merger. Up to half the general rate income per category can be levied as a base amount or 'base rate' to recover fixed costs of governance and certain community service obligations.

A review of the rating structure and categories will take place in FY19.

The following pages represents the terms of setting the rate, and forms the resolution of Council:

Resolution

In accordance with section 533, 534, 535 and 566 of the *Local Government Act 1993* (the Act), Council makes the following Rates and Annual Charges for the period 1 July 2018 to 30 June 2019, being the financial year 2018/2019.

Annual Rates

Residential Rates

Residential Ordinary

An ordinary rate will be levied on all rateable land categorised as "**Residential**" under section 516 of the Act which falls within the designated area of the former Queanbeyan City Council as indicated on Page 14 of the Draft Revenue Policy 2018/19, consisting of an ad-valorem rate of zero point one four six cents in the dollar (0.146) calculated on the land value issued

4.3 Making the Rate for 2018/2019 Queanbeyan-Palerang Regional Council (Ref: C1879701; Author: Taylor/Steiger) (Continued)

by the NSW Valuer-General's Office with base date 1 July 2016, and a base amount of four hundred and eighty six dollars and sixty cents (\$486.60) which is equivalent to 43.26% of the total rates levied for this category in 2018/2019. In accordance with section 543(1) of the Act this rate be named "**Residential Ordinary**".

Residential Queanbeyan/Jerrabomberra Urban

An ordinary rate will be levied on all rateable land sub-categorised as "**Residential Urban**" under section 516 and section 529(2) (b) of the Act which falls within the designated area indicated on Page 14 of the Draft Revenue Policy 2018/19, consisting of an ad-valorem rate of zero point three eight four nine cents in the dollar (0.3849) calculated on the land value issued by the NSW-Valuer General's Office with base date 1 July 2016, and a base amount of three hundred and seventeen dollars and eighty cents (\$317.80) which is equivalent to 27.32% of the total rates levied for this sub-category in 2018/2019. In accordance with section 543(1) of the Act this rate be named "**Residential Urban**".

Residential Googong

An ordinary rate will be levied on all rateable land sub-categorised as "**Residential Googong**" under section 516 and section 529(2) (b) of the Act which falls within the designated area indicated on Page 14 of the Draft Revenue Policy 2018/19, consisting of an ad-valorem rate of zero point four eight three one cents in the dollar (0.4831) calculated on the land value issued by the NSW Valuer-General's Office with base date 1 July 2016, and a base amount of three hundred and ninety two dollars (\$392.00) which is equivalent to 23.58% of the total rates levied for this sub-category in 2018/2019. In accordance with section 543(1) of the Act this rate be named "**Residential Googong**".

Residential Tralee

An ordinary rate will be levied on all rateable land sub-categorised as "**Residential Tralee**" under section 516 and section 529(2) (b) of the Act which falls within the designated area indicated on Page 14 of the Draft Revenue Policy 2018/19, consisting of an ad-valorem rate of zero point four eight three one cents in the dollar (0.4831) calculated on the land value issued by the NSW Valuer-General's Office with base date 1 July 2016, and a base amount of three hundred and ninety two dollars (\$392.00). In accordance with section 543(1) of the Act this rate be named "**Residential Tralee**".

Rural Residential

An ordinary rate will be levied on all rateable land sub-categorised as "**Rural Residential**" under section 516(1)(c) and section 529(2) (b) of the Act which falls within the designated area of the former Queanbeyan City Council, consisting of an ad-valorem rate of zero point one four six cents in the dollar (0.146) calculated on the land value issued by the NSW Valuer-General's Office with base date 1 July 2016, and a base amount of four hundred and eighty six dollars and sixty cents (\$486.60) which is equivalent to 40.93% of the total rates levied for this sub-category in 2018/2019. In accordance with section 543(1) of the Act this rate be named "**Rural Residential**".

Residential - Palerang

An ordinary rate will be levied on all rateable land categorised as "**Residential**" under section 516 and section 529(2) (b) of the Act which falls within the designated area of the former Palerang Council, consisting of an ad-valorem rate of zero one eight two two cents in the dollar (0.1822) calculated on the land value issued by the NSW Valuer-General's Office with base date 1 July 2016, and a base amount of four hundred and eighty five dollars and ninety cents (\$485.90) which is equivalent to 48.36% of the total rates levied for this sub-category in

4.3 Making the Rate for 2018/2019 Queanbeyan-Palerang Regional Council (Ref: C1879701; Author: Taylor/Steiger) (Continued)

2018/2019. In accordance with section 543(1) of the Act this rate be named “**Residential Palerang**”.

Farmland Ordinary

An ordinary rate will be levied on all rateable land categorised as “**Farmland**” under section 515 of the Act which falls within the designated area of the former Queanbeyan City Council, consisting of an ad-valorem rate of zero point zero nine three eight cents in the dollar (0.0938) calculated on the land value issued by the NSW Valuer-General’s Office with base date 1 July 2016, and a base amount of eight hundred and forty seven dollars and ten cents (\$847.10) which is equivalent to 25.98% of the total rates levied for this sub-category in 2018/2019. In accordance with section 543(1) of the Act this rate be named “**Farmland Ordinary**”.

Farmland Palerang

An ordinary rate will be levied on all rateable land categorised as “**Farmland**” under section 515 and section 529(2) (a) of the Act which falls within the designated area of the former Palerang Council, consisting of an ad-valorem rate of zero point one eight five seven cents in the dollar (0.1857) calculated on the land value issued by the NSW Valuer-General’s Office with base date 1 July 2016, and a base amount of one thousand one hundred and forty two dollars and twenty cents (\$1,142.20) which is equivalent to 48.59% of the total rates levied for this sub-category in 2018/2019. In accordance with section 543(1) of the Act this rate be named “**Farmland Palerang**”.

Business Ordinary

An ordinary rate will be levied on all rateable land categorised as “**Business**” under section 518 of the Act which falls within the designated area of the former Queanbeyan City Council, consisting of an ad-valorem rate of one point three four six cents in the dollar (1.346) calculated on the land value issued by the NSW Valuer-General’s Office with base date 1 July 2016, and a base amount of four hundred and thirty dollars and seventy cents (\$430.70) which is equivalent to 5.70% of the total rates levied for this sub-category in 2018/2019. In accordance with section 543(1) of the Act this rate be named “**Business Ordinary**”.

Business CBD

An ordinary rate will be levied on all rateable land sub-categorised as “**Business CBD**” under section 518 and section 529(2) (d) of the Act which falls within the designated area indicated on Page 15 of the Draft Revenue Policy 2018/19, consisting of an ad-valorem rate of one point eight one six cents in the dollar (1.816) calculated on the land value issued by the NSW Valuer-General’s Office with base date 1 July 2016, and a base amount of six hundred and thirty six dollars and twenty cents (\$636.20) which is equivalent to 5.97% of the total rates levied for this sub-category in 2018/2019. In accordance with section 543(1) of the Act this rate be named “**Business CBD**”.

Business Industrial

An ordinary rate will be levied on all rateable land sub-categorised as “**Business Industrial**” under section 518 and section 529(2) (d) of the Act which falls within the designated area indicated on Page 15 of the Draft Revenue Policy 2018/19, consisting of an ad-valorem rate of zero point eight zero seven one cents in the dollar (0.8071) calculated on the land value issued by the NSW Valuer-General’s Office with base date 1 July 2016, and a base amount of four hundred and thirty one dollars and eighty cents (\$431.80) which is equivalent to 11.75% of the total rates levied for this sub-category in 2018/2019. In accordance with section 543(1) of the Act this rate be named “**Business Industrial**”.

4.3 Making the Rate for 2018/2019 Queanbeyan-Palerang Regional Council (Ref: C1879701; Author: Taylor/Steiger) (Continued)

Business Karabar

An ordinary rate will be levied on all rateable land sub-categorised as “**Business Karabar**” under section 518 and section 529(2) (d) of the Act which falls within the designated area indicated on Page 15 of the Draft Revenue Policy 2018/19, consisting of an ad-valorem rate of two point one seven eight cents in the dollar (2.178) calculated on the land value issued by the NSW Valuer-General’s Office with base date 1 July 2016, and a base amount of five hundred and twenty dollars and forty cents (\$520.40) which is equivalent to 3% of the total rates levied for this sub-category in 2018/2019. In accordance with section 543(1) of the Act this rate be named “**Business Karabar**”

Business Jerrabomberra

An ordinary rate will be levied on all rateable land sub-categorised as “**Business Jerrabomberra**” under section 518 and section 529(2) (d) of the Act which falls within the designated area indicated on Page 15 of the Draft Revenue Policy 2018/19, consisting of an ad-valorem rate of two point one seven eight cents in the dollar (2.178) calculated on the land value issued by the NSW Valuer-General’s Office with base date 1 July 2016, and a base amount of five hundred and twenty dollars and forty cents (\$520.40) which is equivalent to 2.14% of the total rates levied for this sub-category in 2018/2019. In accordance with section 543(1) of the Act this rate be named “**Business Jerrabomberra**”.

Business Googong

An ordinary rate will be levied on all rateable land sub-categorised as “**Business Googong**” under section 518 and section 529(2) (d) of the Act which falls within the designated area indicated on Page 15 of the Draft Revenue Policy 2018/19, consisting of an ad-valorem rate of two point one seven eight cents in the dollar (2.178) calculated on the land value issued by the NSW Valuer-General’s Office with base date 1 July 2016, and a base amount of five hundred and twenty dollars and forty cents (\$520.40) which is equivalent to 7.10% of the total rates levied for this sub-category in 2018/2019. In accordance with section 543(1) of the Act this rate be named “**Business Googong**”.

Business Palerang

An ordinary rate will be levied on all rateable land categorised as “**Business**” under section 518 and section 529(2) (d) of the Act which falls within the designated area of the former Palerang Council, consisting of an ad-valorem rate of zero point one nine two nine cents in the dollar (0.1929) calculated on the land value issued by the NSW Valuer-General’s Office with base date 1 July 2016, and a base amount of four hundred and twelve dollars and thirty cents (\$412.30) which is equivalent to 46.62% of the total rates levied for this sub-category in 2018/2019. In accordance with section 543(1) of the Act this rate be named “**Business Palerang**”.

Mining

An ordinary rate will be levied on all rateable land categorised as “**Mining**” under section 517 of the Act, consisting of an ad-valorem rate of zero point five one two five cents in the dollar (0.5125) calculated on the land value issued by the NSW Valuer-General’s Office with base date 1 July 2016, and a base amount of one thousand and fifty eight dollars and thirty cents (\$1,058.30) which is equivalent to 8.54% of the total rates levied for this sub-category in 2018/2019. In accordance with section 543(1) of the Act this rate be named “**Mining**”.

4.3 Making the Rate for 2018/2019 Queanbeyan-Palerang Regional Council (Ref: C1879701; Author: Taylor/Steiger) (Continued)

Annual Charges

Domestic Waste Management

Domestic Waste Management Annual Charges

Under section 496(1) of the Act Council must make and levy an annual Domestic Waste Management (DWM) service charge to each parcel of rateable land for which the service is available and under section 496(2) Council may levy a DWM charge for land that is exempt from rating if the owner requests the service.

In the case of all land within the former Queanbeyan City Council defined service area, for which a DWM service is available the following Table of Annual Charges are levied in accordance with Section 496 of the Act:

Table 1.

Type	DWM Bin Service	Service Frequency	Charge Amount	GST
DW1	140L Waste 240L Recycling 240L Green Waste	Weekly Fortnightly Fortnightly	\$319.00	Nil
DW2	240L Waste 240L Recycling 240L Green Waste	Weekly Fortnightly Fortnightly	\$425.00	Nil
DW3 DW4 DW5 DW6	Additional Bins Service 140L Waste 240L Waste 240L Recycling 240L Green Waste	Weekly Weekly Fortnightly Fortnightly	\$148.00 \$180.00 \$81.00 \$81.00	Nil
DW7	Multi-Unit Shared Service 240L Waste 240L Recycle	Weekly Fortnightly	\$291.00	Nil
DW8	Multi-Unit Shared Service 240L Waste 240L Recycle 240L Green Waste (shared)	Weekly Fortnightly Fortnightly	\$319.00	Nil
DW9	Multi Unit Shared Service Additional Greenwaste	Fortnightly	\$81.00	Nil
DW12	Multi-Unit Shared Service 140L Waste Shared Recycle Booked Cleanup	Weekly Fortnightly Bi-annually	\$291	Nil
DW13	Multi-Unit Shared Service 140L Waste 240L Recycle 240L Green Waste	Weekly Fortnightly Fortnightly	\$319	Nil
DW10	Vacant Domestic Charge		\$25.00	Nil
DW14	Recycling Bin Upsize 360L Recycling	Fortnightly	\$24.00	Nil

4.3 Making the Rate for 2018/2019 Queanbeyan-Palerang Regional Council (Ref: C1879701; Author: Taylor/Steiger) (Continued)

DW11	Rural Waste Availability Charge		\$47.00	Nil
DW15	Rural Waste 240L Waste 240L Recycling	Fortnightly Fortnightly	\$346.00	Nil
DW17	Rural Waste 240L Recycling only	Fortnightly	\$176.00	Nil
DW21	Rural Waste Additional 240L waste	Fortnightly	\$164.00	Nil
DW22	Rural Waste Additional 240L recycling	Fortnightly	\$126.00	Nil

In the case of all land within the former Palerang Council defined service area, for which a DWM service is available the following Table of Annual Charges are levied in accordance with section 496 of the Act:

Table 2.

Type	DWM Bin Service	Service Frequency	Charge Amount	GST
DWP1	Domestic Waste Urban 140L Waste 240L Recycling 240L Green Waste	Weekly Fortnightly Fortnightly	\$375.00	Nil
DWP2	Domestic Waste Urban 240L Waste 240L Recycling 240L Green Waste	Weekly Fortnightly Fortnightly	\$407.00	Nil
DWP3	Domestic Waste Urban 360L Waste 240L Recycling 240L Green Waste	Weekly Fortnightly Fortnightly	\$454.00	Nil
DWP4	Domestic Waste Rural 240L Waste 240L Recycling	Fortnightly Fortnightly	\$303.00	Nil
DWP5	Domestic Waste Rural 360L Waste 240L Recycling	Fortnightly Fortnightly	\$386.00	Nil
DWP6	Domestic Waste Rural Compound Bin 240L Waste 240L Recycling	Fortnightly Fortnightly	\$228.00	Nil

4.3 Making the Rate for 2018/2019 Queanbeyan-Palerang Regional Council (Ref: C1879701; Author: Taylor/Steiger) (Continued)

DWP7	Domestic Waste Rural Compound Bin 360L Waste 240L Recycling	Fortnightly Fortnightly	\$290.00	Nil
DWP8	Domestic Waste Rural Sutton East, Carwoola, Urila and Primrose Valley 240L Recycling	Fortnightly	\$105.00	Nil
DWP9	Domestic Waste Rural Sutton East, Carwoola, Urila and Primrose Valley 360L Recycling	Fortnightly	\$151.00	Nil
DWP10 DWP11	Domestic Waste Rural Sutton East, Carwoola, Urila Additional Bins Service 240L Recycling 360L Recycling	Fortnightly Fortnightly	\$85.00 \$129.00	Nil
DWP12	Vacant Domestic Charge		\$25.00	Nil
DWP13	Replacement Bin Upsize 240-360L Recycling	Fortnightly	\$151.00	Nil
DWP14 DWP15 DWP16 DWP17 DWP18	Domestic Waste Urban Additional Bins Service 140L Waste Bin 240L Waste Bin 360L Waste Bin 240L Recycling Bin 360L Recycling Bin	Weekly Weekly Weekly Fortnightly Fortnightly	\$152.00 \$233.00 \$323.00 \$94.00 \$129.00	Nil
DWP19 DWP20 DWP21 DWP22 DWP23	Domestic Rural Waste Additional Bins Service 140L Waste Bin 240L Waste Bin 360L Waste Bin 240L Recycling Bin 360L Recycling Bin	Fortnightly Fortnightly Fortnightly Fortnightly Fortnightly	\$109.00 \$166.00 \$233.00 \$85.00 \$129.00	Nil

Commercial Waste Annual Charge

Under section 501 of the Act Council may levy an annual Commercial Waste Management (BWM) service charge to each parcel of rateable land for which the service is provided.

In the case of all land within the former Queanbeyan City Council defined service area, for which a BWM service is provided or proposed to be provided the following Table of Annual Charges are levied in accordance with section 501 of the Act:

Table 3.

Type	Bin Service	Service Frequency	Annual Charge	GST
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4.3 Making the Rate for 2018/2019 Queanbeyan-Palerang Regional Council (Ref: C1879701; Author: Taylor/Steiger) (Continued)

BW1	Availability Charge		\$94.00	Nil
BW2	240L Waste Bin	Weekly	\$248.00	Nil
BW3	240L Recycling Bin	Fortnightly	\$90.00	Nil
BW4	240L Green Waste Bin	Fortnightly	\$90.00	Nil

In the case of all land within the former Queanbeyan City Council defined service area, for which a BWM service is provided or proposed to be provided the following Table of Annual Charges are levied in accordance with section 501 of the Act:

Table 4.
Defined Service Area Braidwood, Bungendore and Captains Flat

Type	Bin Service	Service Frequency	Annual Charge	GST
BWP1	140L Waste 240L Recycling	Weekly Fortnightly	\$303.00	nil
BWP2	240L Waste 240L Recycling	Weekly Fortnightly	\$335.00	nil
BWP3	360L Waste 240L Recycling	Weekly Fortnightly	\$386.00	nil
BWP11	Additional 140L Waste Bin	Weekly	\$152.00	nil
BWP12	240L Waste Bin	Weekly	\$233.00	
BWP13	360L Waste Bin	Weekly	\$323.00	
BWP14	140L Waste Bin	Fortnightly	\$109.00	
BWP15	240L Waste Bin	Fortnightly	\$166.00	
BWP16	360L Waste Bin	Fortnightly	\$233.00	
BWP17	240L Recycling Bin	Weekly	\$145.00	
BWP18	360L Recycling Bin	Weekly	\$211.00	
BWP19	240L Recycling Bin	Fortnightly	\$85.00	
BWP20	360L Recycling Bin	Fortnightly	\$129.00	
BWP10	Vacant Charge		\$26.00	nil

4.3 Making the Rate for 2018/2019 Queanbeyan-Palerang Regional Council (Ref: C1879701; Author: Taylor/Steiger) (Continued)

Table 5.
Defined Service Area Majors Creek, Araluen, Burra, Urila and Royalla

Type	Bin Service	Service Frequency	Annual Charge	GST
BWP4	240L Waste 240L Recycling	Fortnightly Fortnightly	\$301.00	nil
BWP5	360L Waste 240L Recycling	Fortnightly Fortnightly	\$384.00	nil
BWP6	Compound Bins 240L Waste 240L Recycling	Fortnightly	\$226.00	nil
BWP7	Compound Bins 360L Waste 240L Recycling	Fortnightly	\$288.00	nil
BWP21 BWP22	Additional Compound Bins 240L Waste Bin 360L Waste Bin	Fortnightly Fortnightly	\$125.00 \$175.00	nil
BWP10	Vacant Charge		\$25.00	nil

Table 6.
Defined Service Area Sutton East, Carwoola/Primrose Valley

Type	Bin Service	Service Frequency	Annual Charge	GST
BWP8	240L Recycling	Fortnightly	\$105.00	nil
BWP9	360L Recycling	Fortnightly	\$151.00	nil

Waste Programs & Waste Services Annual Charge In the case of all rateable land within the former Palerang Council area a Waste Programs Annual Charge 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*.

Table 7.

Property Service Locality	Qualifier	Frequency	Charge Amount	GST
Palerang Council area East of Queanbeyan River	Roadside recycling service is available	Annual charge per assessment	\$361.00	nil
Palerang Council area East of Queanbeyan River	Roadside recycling service is not available	Annual charge per assessment	\$400.00	nil
Palerang Council area west of Queanbeyan River	No tip pass issued	Annual charge per assessment	\$26.00	nil
Palerang Council area west of Queanbeyan River	Following Tip Pass issued on application	Annual charge per assessment	\$361.00	nil

In the case of all rateable land within the former Palerang Council area a Waste Services Annual Charge 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:

4.3 Making the Rate for 2018/2019 Queanbeyan-Palerang Regional Council (Ref: C1879701; Author: Taylor/Steiger) (Continued)

Table 8.

Property Service Locality	Qualifier	Charge Amount	GST
Palerang Council area East of Queanbeyan River where a Landfill pass is issued for disposal of general waste into an authorised landfill	Annual charge per assessment	\$52.00 (GST incl)	\$4.72

Water Annual Access Charges

All rateable land categorised as Residential within the defined area of the former Queanbeyan City Council will be charged an Annual Water Access Charge equivalent to a 20mm Water Access Charge in accordance with section 501 of the Act.

All strata and non-strata units or dual occupancy properties will be charged an Annual Water Access Charge equivalent to a 20mm Water Access Charge for each single occupancy (e.g. unit, flat or granny flat).

In the case of non-residential properties and properties exempt from rates an annual Water Access Charge will be applied according to the size of the water meter service connection/connections to the property as per table 9.

An Annual Water Access Charge equivalent to a 20mm Water Access Charge will apply to each parcel of rateable land which does not have a water service connected but to which a water service is available in accordance with the provision of section 552(1) (b) of the Act.

Table 9.

Meter Size	Annual Charge
20 mm	\$263.00
25 mm	\$411.00
32 mm	\$673.00
40 mm	\$1,052.00
50 mm	\$1,644.00
65 mm	\$2,778.00
80mm	\$4,208.00
100 mm	\$6,575.00
150mm	\$14,793.00

Residential Water Annual Access Charge

All rateable land categorised as residential (including strata units) within the benefit areas of the Bungendore, Braidwood and Captains Flat Water Supply Schemes will be charged an annual access charge of four hundred and forty nine dollars \$449.00 in accordance with Section 501 of the Act.

An Annual Water Access Charge equivalent to a 20mm Water Access Charge will apply to each parcel of rateable land which does not have a water service connected but to which a water service is available in accordance with the provision of section 552(1) (b) of the Act.

4.3 Making the Rate for 2018/2019 Queanbeyan-Palerang Regional Council (Ref: C1879701; Author: Taylor/Steiger) (Continued)

Non-Residential Water Annual Access Charge

All rateable land not categorised as residential within the benefit areas of the Bungendore, Braidwood and Captains Flat Water Supply Scheme will be charged an Annual Access Charge in accordance with Section 501 of the Act that is proportional to the size of the water supply service connections to the property as per table 10.

An Annual Water Access Charge equivalent to a 20mm Water Access Charge will apply to each parcel of rateable land which does not have a water service connected but to which a water service is available in accordance with the provision of section 552(1) (b) of the Act.

Table 10.

Meter Size	Annual Charge
20 mm	\$449.00
25 mm	\$702.00
32 mm	\$1,150.00
40 mm	\$1,796.00
50 mm	\$2,807.00
65 mm	\$4,743.00
80mm	\$7,185.00
100 mm	\$11,227.00
150mm	\$25,256.00

Water Usage Charges

A charge will be raised in accordance with Section 502 of the Act for the use of Water Supply Services on a quarterly basis on properties within the defined area of the former Queanbeyan City Council. Water usage will be charge at a single variable rate of **\$3.89** per kl on the all usage recorded through the water meter or meters connected to the property.

A charge will be raised in accordance with Section 502 of the Act for the use of Water Supply Services on a quarterly basis on properties within the benefit areas of the Braidwood, Bungendore and Captains Flat Water Supply Schemes. Water usage will be charge at a single variable rate of **\$2.75** per kl on the all usage recorded through the water meter or meters connected to the property.

Recycled Water Annual Access Charge

All rateable land within the defined area of Googong Township will be charged an Annual Recycled Water Access Charge equivalent to a 20mm Water Access Charge in accordance with section 501 of the Act.

All strata and non-strata units or dual occupancy properties will be charged an Annual Recycled Water Access Charge equivalent to a 20mm Recycled Water Access Charge for each single occupancy (e.g. unit, flat or granny flat).

In the case of non-residential properties and properties exempt from rates an annual Recycled Water Access Charge will be applied according to the size of the water meter service connection/connections to the property as per table 11 below.

An Annual Water Access Charge equivalent to a 20mm Recycled Water Access Charge will apply to each parcel of rateable land which does not have a water service connected but to which a water service is available in accordance with the provision of section 552(1) (b) of the Act.

4.3 Making the Rate for 2018/2019 Queanbeyan-Palerang Regional Council (Ref: C1879701; Author: Taylor/Steiger) (Continued)

Table 11.

Meter Size	Annual Charge
20 mm	\$263.00
25 mm	\$411.00
32 mm	\$673.00
40 mm	\$1,052.00
50 mm	\$1,644.00
65 mm	\$2,778.00
80mm	\$4,208.00
100 mm	\$6,575.00
150mm	\$14,793.00

Recycled Water Usage Charge

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

A charge will be raised in accordance with Section 502 of the Act for the use of Recycled Water Supply Services on a quarterly basis on the usage recorded through the water meter or meters connected to the property. Water usage will be charge at a single variable rate of **\$3.69** per kl.

Sewerage Service Access Charges

An Annual Sewerage Service Charge of \$657.00 will be raised under section 501 of the Act to apply to all residential properties within the defined area of the former Queanbeyan City Council.

All strata and non-strata units or dual occupancy properties within the defined area of the former Queanbeyan City Council will be charged an Annual Sewerage Service Charge for each single occupancy (e.g. unit, flat or granny flat).

In the case of non-residential properties and properties exempt from rates within the defined area of the former Queanbeyan City Council Annual Sewerage Service Charge will be applied according to the size of the water meter service connection/connections to the property as per table 11.

An Annual Sewerage Service Charge – Vacant Land will apply to each parcel of rateable land within the defined area of the former Queanbeyan City Council which does not have a sewerage service connected but to which a sewerage service is available in accordance with the provision of section 552(3) (a) of the Act.

Table 12.

Meter Size	Annual Charge
20 mm	\$672.00
Vacant Land	\$437.00
25 mm	\$1,050.00
32 mm	\$1,720.00
40 mm	\$2,688.00
50 mm	\$4,200.00
65 mm	\$7,098.00
80 mm	\$10,752.00
100 mm	\$16,800.00
150 mm	\$37,800.00

4.3 Making the Rate for 2018/2019 Queanbeyan-Palerang Regional Council (Ref: C1879701; Author: Taylor/Steiger) (Continued)

Sewer Access Residential Bungendore, Braidwood & Captains Flat

In the case of all rateable land categorised as residential within the benefit areas of the Bungendore, Braidwood and Captains Flat Sewerage Scheme an Annual Sewerage Access Charge of one thousand and forty five dollars and fifty cents (\$1,045.50), exempt of GST, in accordance with Section 501 of the Act.

An Annual Sewerage Service Charge will apply to each parcel of rateable land within the benefit areas of the Bungendore, Braidwood and Captains Flat Sewerage Scheme which does not have a sewerage service connected but to which a sewerage service is available in accordance with the provision of section 552(3) (a) of the Act.

Non-Residential Sewer Access Annual Charge

Sewer Access Non-Residential Bungendore, Braidwood & Captains Flat

In the case of all rateable land not categorised as residential within the benefit areas of the Bungendore, Braidwood and Captains Flat Sewerage Scheme an Annual Sewerage Access Charge in accordance with Section 501 of the Act that is proportional to size of the water meter supply services to the property as per Table 13 below:

An Annual Sewerage Service Charge will apply to each parcel of rateable land within the benefit areas of the Bungendore, Braidwood and Captains Flat Sewerage Scheme which does not have a sewerage service connected but to which a sewerage service is available in accordance with the provision of section 552(3) (a) of the Act.

Table 13.

Meter Size	Annual Charge
20 mm	\$1,198.00
25 mm	\$1,872.00
32 mm	\$3,067.00
40 mm	\$4,792.00
50 mm	\$7,488.00
65 mm	\$12,654.00
80 mm	\$19,168.00
100 mm	\$29,950.00
150mm	\$67,388.00

Sewerage Usage Charges

A Sewerage Discharge Factor (SDF) is applied to all non-residential sewerage infrastructure users. The SDF is applied to the total water usage for properties and reflects the typical load properties place on the sewerage system and is defined in the NSW Office of Water, Liquid Trade Waste Regulation Guidelines April 2009.

Sewerage Usage charges for non-residential properties within the defined area of the former Queanbeyan City Council are calculated by applying business category SDF as defined in the NSW Office of Water, Liquid Trade Waste Regulations Guidelines April 2009 to the Sewerage Usage Charge of **\$1.17** per kl and are raised to cover the sewerage treatment costs.

Sewerage Usage charges for non-residential properties within the benefit areas of the Bungendore, Braidwood and Captains Flat Sewerage Scheme are calculated by applying business category SDF in table 15 to the Sewerage Usage Charge of **\$2.80** per kl and are raised to cover the sewerage treatment costs.

4.3 Making the Rate for 2018/2019 Queanbeyan-Palerang Regional Council (Ref: C1879701; Author: Taylor/Steiger) (Continued)

Table 15.

Land Use Description	SDF
General Main Street Businesses Shop Newsagency Cafes & Restaurants Motels Council Offices Laundromat	95%
Schools	90%
Factories Hospitals Service Clubs Hotels	85%
Churches	70%
Concrete Works	5%

Liquid Trade Waste Annual Charges

In the case of all rateable land not categorised as non-residential within the benefit areas of the Queanbeyan Sewerage Scheme an Annual Access Charge exempt of GST in accordance with Section 501 of the Act for liquid trade waste as follows in Table 16 below:

Table 16.

Category of Discharge	Compliance	Annual Charge	Usage per kl
One	Complying	\$120.00	\$0.00
One	Non Complying	\$120.00	\$2.40
Two	Complying	\$120.00	\$2.40
Two	Non Complying	\$120.00	\$19.71
Three		\$780.00	As stated in Liquid Trade Waste Excess Mass charges in the Schedule of Fees and Charges

In the case of all rateable land not categorised as non-residential within the benefit areas of the Bungendore, Braidwood and Captains Flat Sewerage Scheme an Annual Access Charge exempt of GST in accordance with Section 501 of the Act for liquid trade waste as follows in Table 17 below:

4.3 Making the Rate for 2018/2019 Queanbeyan-Palerang Regional Council (Ref: C1879701; Author: Taylor/Steiger) (Continued)

Table 17.

Category of Discharge	Compliance	Annual Charge	Usage per kl
One	Complying	\$98.00	\$0.00
One	Non Complying	\$98.00	\$3.00
Two	Complying	\$196.00	\$3.00
Two	Non Complying	\$196.00	\$19.00
Three		\$655.00	As stated in Liquid Trade Waste Excess Mass charges in the Schedule of Fees and Charges

Stormwater Management Charge

In accordance with Section 496A of the Act, Council will charge a 'Stormwater Management Charge' against rateable properties for which the service is available. Council has identified the residential and business properties that are within the defined area of the former Queanbeyan City Council's urban stormwater catchment areas.

Properties categorised as Residential (Not being Strata Titled)

A flat charge of \$20.00 for a Stormwater Management Service Charge is to be charged against each eligible assessment categorised as Residential within the urban stormwater catchment.

Properties categorised as Residential (Strata Units)

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.

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 \$20.00 for every 350 square metres or part of 350 square metres will apply, with a minimum charge of \$20.00 to apply for those properties with an area of less than 350 square metres.

Properties categorised as Business (Strata Units)

A Stormwater Management Service Charge against each eligible business strata unit within the urban stormwater catchment area based on one of the following two scenarios:

4.3 Making the Rate for 2018/2019 Queanbeyan-Palerang Regional Council (Ref: C1879701; Author: Taylor/Steiger) (Continued)

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 \$20.00 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.

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

If the strata complex contains mixed development (i.e. properties rated as both business and residential) the dominant category of the strata scheme must be determined and charges will apply for Business strata unit or 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

Interest on Overdue Rates & Charges

In accordance with Section 566 of the Act, interest will accrue on outstanding rates and charges at the rate of seven point five per cent (7.5%) per annum simple interest calculated daily.

Attachments

Nil

5 NOTICE OF INTENTION TO DEAL WITH MATTERS IN CLOSED SESSION

It is necessary for the Council to adopt a resolution to formalise its intention to deal with certain matters in Confidential Session. The reports are incorporated in the “confidential” business paper which has been circulated to Councillors.

The *Local Government Act, 1993* requires the General Manager to identify those matters listed on the business paper which may be categorised as confidential in terms of Section 10A of the Local Government Act, 1993.