



Extraordinary Meeting of Council

AGENDA

20 July 2016

Commencing at 5.30pm

**Council Chambers
10 Majara Street, Bungendore**

1 APOLOGIES

2 PRESENTATION / DEPUTATIONS / PETITIONS

3 DECLARATION OF CONFLICTS/PECUNIARY INTERESTS..... 1

4 GENERAL MANAGER’S REPORTS

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S.1 Adoption of Operational Plan 2016-17 to be available 18.7.16

LIST OF ATTACHMENTS –
(Copies available from General Manager’s Office on request)

Open Attachments

Nil

Closed Attachments

Nil

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

GENERAL MANAGER'S REPORTS

4.1 Making the Rate Financial Year 2016/2017 - former Local Government Area of Queanbeyan City Council (Ref: C16103334; Author: Taylor/Seville)

Summary

A report for Making of Rates and Annual Charges for 2016/17 Financial Year for Queanbeyan-Palerang Regional Council, applying the rating structure of the former Local Government area of Queanbeyan City Council as required by the merger Proclamation of 12 May 2016.

Recommendation

- 1. That Council make the following Rates and Annual Charges for the 2016/2017 financial year**
 - 2. That Council use the most recent land values supplied by the Valuer-General having a base date of 1 July 2015 for the former Local Government Area of Queanbeyan City Council.**
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Background

The Proclamation requires that the rating structures of the former Queanbeyan and Palerang Councils be retained for the period of the four-year general rate freeze, and be subject to indexation via the annual rate peg established by IPART.

The Independent Pricing and Regulatory Tribunal set the rate peg for NSW councils at 1.8% for the 2016-17 financial year. This means that councils that adopt the full rate peg can increase their overall rate base by 1.8%. Council will be applying the full increase, which is estimated to increase the general rate yield by \$428,000.

All properties in the former Queanbeyan Local Government Area were revalued in 2015 by the Valuer-General. Valuations increased overall by 2.22%, with increases of 1.71% in the residential categories, an increase of 18.91% in the farmland category and a decrease of 1.53% in the business categories.

The valuations used in the 2016-17 rating period have a base date of 1 July 2015. Council's total revenue received from ordinary rates does not increase as a result of the general revaluation. The total income from ordinary rates can only increase by the percentage of the rate peg, which is 1.8%. The ordinary rate on individual properties may change at a greater or lesser percentage than the allowed rate peg, depending on the percentage change of their valuation when compared to the average change of their relative rate category.

Council considered the general rating structure at a workshop on 20 April, including revision of the Googong base and ad-valorem differentials to better reflect the higher cost of maintaining those new assets and to harmonise the rates towards the average residential rates for Jerrabomberra.

It is noted IPART is reviewing the system of rating for local government and is expected to report to the NSW government by year end. This may alter the approach to rating during the freeze period.

4.1 Making the Rate Financial Year 2016/2017 - former Local Government Area of Queanbeyan City Council (Ref: C16103334; Author: Taylor/Seville) (Continued)

The former Queanbeyan Council also revised its water and sewer charging structures following an independent review by Aither. Rather than increase those charges by between 9 and 13% per annum as scheduled under the former financial plan, the charges will be indexed at around 4%. Further background is available in reports to Council in April 2016.

Residential Rates**RESIDENTIAL URBAN**

That an ordinary rate, consisting of an Ad-Valorem Rate of zero point three seven four eight cents in the dollar (0.3748) and a Base Amount of three hundred and six dollar and ten cents (\$306.10), exempt of the Goods and Services Tax (GST), per assessment in accordance with section 537 of the *Local Government Act 1993* on all rateable land indicated on Page 12 of the Revenue Policy within the former Council of Queanbeyan City categorised as "RESIDENTIAL URBAN", in accordance with Section 516 and Section 529 (2)(b) of the *Local Government Act 1993*, be now made for the period 1 July 2016 to 30 June 2017 and in accordance with section 543(1) of the *Local Government Act 1993*, this rate be named "RESIDENTIAL URBAN".

Further that the percentage of the base amount, pursuant to Section 500 of the *Local Government Act 1993* is twenty seven per cent (27%) of the total amount payable by the levying of the rate.

RESIDENTIAL GOOGONG

That an ordinary rate, consisting of an Ad-Valorem Rate of zero point four seven two three cents in the dollar (0.4723) and a Base Amount of three hundred and seventy seven dollars and fifty cents (\$377.50), exempt of the Goods and Services Tax (GST) per assessment in accordance with section 537 of the *Local Government Act 1993* on all rateable land indicated on Page 12 of the Revenue Policy within the former Council of Queanbeyan City categorised as "RESIDENTIAL GOOGONG", in accordance with Section 516 and Section 529 (2)(b) of the *Local Government Act 1993*, be now made for the period 1 July 2016 to 30 June 2017 and in accordance with section 543(1) of the *Local Government Act 1993*, this rate be named "RESIDENTIAL GOOGONG".

Further that the percentage of the base amount, pursuant to Section 500 of the *Local Government Act 1993* is twenty five per cent (25%) of the total amount payable by the levying of the rate.

RESIDENTIAL TRALEE

That an ordinary rate, consisting of an Ad-Valorem Rate of zero point four seven two three cents in the dollar (0.4723) and a Base Amount of three hundred and seventy seven dollars and fifty cents (\$377.50), exempt of the Goods and Services Tax (GST) per assessment in accordance with section 537 of the *Local Government Act 1993* on all rateable land indicated on Page 12 of the Revenue Policy within the former Council of Queanbeyan City categorised as "RESIDENTIAL TRALEE", in accordance with Section 516 and Section 529 (2)(b) of the *Local Government Act 1993*, be now made for the period 1 July 2016 to 30 June 2017 and in accordance with section 543(1) of the *Local Government Act 1993*, this rate be named "RESIDENTIAL TRALEE".

Further that the percentage of the base amount, pursuant to Section 500 of the *Local Government Act 1993* is zero per cent (0%) of the total amount payable by the levying of the rate.

RESIDENTIAL ORDINARY GENERAL

That an ordinary rate, consisting of an Ad-Valorem Rate of zero point one four two zero three cents in the dollar (0.14203) and a Base Amount of four hundred and sixty eight dollars and seventy cents (\$468.70), exempt of the Goods and Services Tax (GST) per assessment in accordance with section 537 of the *Local Government Act 1993* on all rateable land indicated on

4.1 Making the Rate Financial Year 2016/2017 - former Local Government Area of Queanbeyan City Council (Ref: C16103334; Author: Taylor/Seville) (Continued)

Page 12 of the Revenue Policy within the former Council of Queanbeyan City categorised as "RESIDENTIAL GENERAL", in accordance with Section 516 and Section 529 (2)(b) of the *Local Government Act 1993*, be now made for the period 1 July 2016 to 30 June 2017 and in accordance with section 543(1) of the *Local Government Act 1993*, this rate be named "RESIDENTIAL ORDINARY".

Further that the percentage of the base amount, pursuant to Section 500 of the *Local Government Act 1993* is forty three per cent (43%) of the total amount payable by the levying of the rate.

RURAL RESIDENTIAL

That an ordinary rate, consisting of an Ad-Valorem Rate of zero point one four two zero three cents in the dollar (0.14203) and a Base Amount of four hundred and sixty eight dollars and seventy cents (\$468.70), exempt of the Goods and Services Tax (GST) per assessment in accordance with section 537 of the *Local Government Act 1993* on all rateable land within the former Council of Queanbeyan City categorised as "RURAL RESIDENTIAL", in accordance with Section 516 of the *Local Government Act 1993*, be now made for the period 1 July 2016 to 30 June 2017 and in accordance with section 543(1) of the *Local Government Act 1993*, this rate be named "RURAL RESIDENTIAL".

Further that the percentage of the base amount, pursuant to Section 500 of the *Local Government Act 1993* is six per cent (6%) of the total amount payable by the levying of the rate.

Business Rates**BUSINESS GENERAL**

That an ordinary rate, consisting of an Ad-Valorem Rate of one point three one four seven cents in the dollar (1.3147) and a Base Amount of four hundred and fourteen dollars and eighty cents (\$414.80), exempt of GST, per assessment in accordance with section 537 of the *Local Government Act 1993* on all rateable land within the former Council of Queanbeyan City categorised as "BUSINESS", in accordance with Section 518 of the *Local Government Act 1993*, be now made for the period 1 July 2016 to 30 June 2017 and in accordance with section 543(1) of the *Local Government Act 1993*, this rate be named "BUSINESS".

Further that the percentage of the base amount, pursuant to Section 500 of the *Local Government Act 1993* is six per cent (6%) of the total amount payable by the levying of the rate.

BUSINESS CBD

That an ordinary rate, consisting of an Ad-Valorem Rate of one point seven five four two cents in the dollar (1.7542) and a Base Amount of six hundred and fifteen dollars and seventy cents (\$615.70), exempt of GST, per assessment in accordance with section 537 of the *Local Government Act 1993* on all rateable land indicated on Page 11 of the Revenue Policy within the on all rateable land within the former Council of Queanbeyan City categorised as "BUSINESS CBD", in accordance with Section 518 and Section 529(2)(d) of the *Local Government Act 1993*, be now made for the period 1 July 2016 to 30 June 2017 and in accordance with section 543(1) of the *Local Government Act 1993*, this rate be named "BUSINESS CBD".

Further that the percentage of the base amount, pursuant to Section 500 of the *Local Government Act 1993* is six per cent (6%) of the total amount payable by the levying of the rate.

BUSINESS INDUSTRIAL

That an ordinary rate, consisting of an Ad-Valorem Rate of zero point seven five three six cents in the dollar (0.7536) and a Base Amount of four hundred and fifteen dollars and ninety cents

4.1 Making the Rate Financial Year 2016/2017 - former Local Government Area of Queanbeyan City Council (Ref: C16103334; Author: Taylor/Seville) (Continued)

(\$415.90), exempt of GST, per assessment in accordance with section 537 of the *Local Government Act 1993* on all rateable land indicated on Page 11 of the Revenue Policy within the on all rateable land within the former Council of Queanbeyan City categorised as "BUSINESS INDUSTRIAL", in accordance with Section 518 and Section 529(2)(d) of the *Local Government Act 1993*, be now made for the period 1 July 2016 to 30 June 2017 and in accordance with section 543(1) of the *Local Government Act 1993*, this rate be named "BUSINESS CBD".

Further that the percentage of the base amount, pursuant to Section 500 of the Local Government Act 1993 is twelve per cent (12%) of the total amount payable by the levying of the rate.

BUSINESS REGIONAL

That an ordinary rate, consisting of an Ad-Valorem Rate of two point one two two eight cents in the dollar (2.1228) and a Base Amount of five hundred and one dollars and twenty cents (\$501.20), exempt of GST, per assessment in accordance with section 537 of the *Local Government Act 1993* on all rateable land indicated on Page 11 of the Revenue Policy within the on all rateable land within the former Council of Queanbeyan City categorised as either "BUSINESS KARABAR", "BUSINESS JERRABOMBERRA" or "BUSINESS GOOGONG", in accordance with Section 518 and Section 529(2)(d) of the *Local Government Act 1993*, be now made for the period 1 July 2016 to 30 June 2017 and in accordance with section 543(1) of the *Local Government Act 1993*, this rate be named "BUSINESS REGIONAL".

Further that the percentage of the base amount, pursuant to Section 500 of the Local Government Act 1993 is three per cent (3%) of the total amount payable by the levying of the rate.

BUSINESS KARABAR

That an ordinary rate, consisting of an Ad-Valorem Rate of two point one two two eight cents in the dollar (2.1228) and a Base Amount of five hundred and one dollars and twenty cents (\$501.20), exempt of GST, per assessment in accordance with section 537 of the *Local Government Act 1993* on all rateable land indicated on Page 11 of the Revenue Policy within the on all rateable land within the former Council of Queanbeyan City categorised as "BUSINESS KARABAR", , in accordance with Section 518 and Section 529(2)(d) of the *Local Government Act 1993*, be now made for the period 1 July 2016 to 30 June 2017 and in accordance with section 543(1) of the *Local Government Act 1993*, this rate be named "BUSINESS KARABAR".

Further that the percentage of the base amount, pursuant to Section 500 of the Local Government Act 1993 is zero per cent (0%) of the total amount payable by the levying of the rate.

BUSINESS JERRABOMBERRA

That an ordinary rate, consisting of an Ad-Valorem Rate of two point one two two eight cents in the dollar (2.1228) and a Base Amount of five hundred and one dollars and twenty cents (\$501.20), exempt of GST, per assessment in accordance with section 537 of the *Local Government Act 1993* on all rateable land indicated on Page 11 of the Revenue Policy within the on all rateable land within the former Council of Queanbeyan City categorised as "BUSINESS JERRABOMBERRA", , in accordance with Section 518 and Section 529(2)(d) of the *Local Government Act 1993*, be now made for the period 1 July 2016 to 30 June 2017 and in accordance with section 543(1) of the *Local Government Act 1993*, this rate be named "BUSINESS JERRABOMBERRA".

Further that the percentage of the base amount, pursuant to Section 500 of the Local Government Act 1993 is zero per cent (0%) of the total amount payable by the levying of the rate.

BUSINESS GOOGONG

4.1 Making the Rate Financial Year 2016/2017 - former Local Government Area of Queanbeyan City Council (Ref: C16103334; Author: Taylor/Seville) (Continued)

That an ordinary rate, consisting of an Ad-Valorem Rate of two point one two two eight cents in the dollar (2.1228) and a Base Amount of five hundred and one dollars and twenty cents (\$501.20), exempt of GST, per assessment in accordance with section 537 of the *Local Government Act 1993* on all rateable land indicated on Page 11 of the Revenue Policy within the on all rateable land within the former Council of Queanbeyan City categorised as "BUSINESS GOOGONG", in accordance with Section 518 and Section 529(2)(d) of the *Local Government Act 1993*, be now made for the period 1 July 2016 to 30 June 2017 and in accordance with section 543(1) of the *Local Government Act 1993*, this rate be named "BUSINESS GOOGONG".

Further that the percentage of the base amount, pursuant to Section 500 of the *Local Government Act 1993* is zero per cent (0%) of the total amount payable by the levying of the rate.

Farmland Rates

That an ordinary rate, consisting of an Ad-Valorem Rate of zero point zero eight seven zero five cents in the dollar (0.08705) and a Base Amount of eight hundred and fifteen dollars and ninety cents (\$815.90), exempt of GST, per assessment in accordance with section 537 of the *Local Government Act 1993* on all rateable land within the former Council of Palerang categorised as "FARMLAND", in accordance with Section 515 of the *Local Government Act 1993*, be now made for the period 1 July 2016 to 30 June 2017 and in accordance with section 543(1) of the *Local Government Act 1993*, this rate be named "FARMLAND".

Further that the percentage of the base amount, pursuant to Section 500 of the *Local Government Act 1993* is twenty five per cent (25%) of the total amount payable by the levying of the rate.

Mining Rates

That an ordinary rate, consisting of an Ad-Valorem Rate of one point three one four seven cents in the dollar (1.3147) and a Base Amount of four hundred and fourteen dollars and eighty cents (\$414.80), exempt of GST, per assessment in accordance with section 537 of the *Local Government Act 1993* on all rateable land in the former Council of Palerang categorised as "MINING", in accordance with Section 517 of the *Local Government Act 1993*, be now made for the period 1 July 2015 to 30 June 2016 and in accordance with section 543(1) of the *Local Government Act 1993*, this rate be named "MINING".

Further that the percentage of the base amount, pursuant to Section 500 of the *Local Government Act 1993* is zero per cent (0%) of the total amount payable by the levying of the rate.

Domestic Waste Management

Waste Management Annual Charges

In the case of all land within the former Queanbeyan City Council area, for which a Domestic Waste Management (DWM) service is provided or proposed to be provided of the DWM Bin Services in the following Table an Annual Charge in accordance with s.496 of the *Local Government Act*:

Table 1.					
Defined Area*	Service	DWM Bin Service	Service Frequency	Charge Amount	GST

EXTRAORDINARY MEETING OF COUNCIL
20 JULY 2016
4.1 Making the Rate Financial Year 2016/2017 - former Local Government Area of Queanbeyan City Council (Ref: C16103334; Author: Taylor/Seville) (Continued)

Former Queanbeyan City Council Local Government Urban Area	140L Waste 240L Recycling 240L Green Waste	Weekly Fortnightly Fortnightly	\$300.00	Nil
Former Queanbeyan City Council Local Government Urban Area	240L Waste 240L Recycling 240L Green Waste	Weekly Fortnightly Fortnightly	\$399.00	Nil
Former Queanbeyan City Council Local Government Urban Area	Additional Bins Service 140L Waste 240L Waste 240L Recycling 240L Green Waste	Weekly Weekly Fortnightly Fortnightly	\$139.00 \$169.00 \$76.00 \$76.00	Nil
Former Queanbeyan City Council Local Government Urban Area	Multi-Unit Shared Service 240L Waste 240L Recycle	Weekly Fortnightly	\$273.00	Nil
Former Queanbeyan City Council Local Government Urban Area	Multi-Unit Shared Service 240L Waste 240L Recycle 240L Green Waste	Weekly Fortnightly Fortnightly	\$300.00	Nil
Former Queanbeyan City Council Local Government Urban Area	Multi-Unit Shared Service 140L Waste Shared Recycle Booked Cleanup	Weekly Fortnightly Bi-annually	\$273	
Former Queanbeyan City Council Local Government Urban Area	Multi-Unit Shared Service 140L Waste 240L Recycle 240L Green Waste	Weekly Fortnightly Fortnightly	\$300	
Former Queanbeyan City Council Local Government Urban Area	Vacant Domestic Charge		\$36.00	Nil
Former Queanbeyan City Council Local Government Urban Area	Recycling Bin Upsize 360L Recycling	Fortnightly	\$22.00	

4.1 Making the Rate Financial Year 2016/2017 - former Local Government Area of Queanbeyan City Council (Ref: C16103334; Author: Taylor/Seville) (Continued)

Former Queanbeyan City Council Local Government Rural Area	Availability Charge		\$44.00	Nil
Former Queanbeyan City Council Local Government Rural Area	240L Waste 240L Recycling	Fortnightly Fortnightly	\$325.00	Nil
Former Queanbeyan City Council Local Government Rural Area	240L Recycling only	Fortnightly	\$165.00	Nil
Former Queanbeyan City Council Local Government Rural Area	Additional 240L waste	Fortnightly	\$154.00	Nil
Former Queanbeyan City Council Local Government Rural Area	Additional 240L recycling	Fortnightly	\$118.00	Nil

Commercial Waste Annual Charge

In the case of all land within the former Queanbeyan City Council area, for which a Commercial Waste Management (BWM) service is provided or proposed to be provided for Commercial Waste Bin Services in the following table an Annual Charge in accordance with s.501 of the *Local Government Act*:

Table 2.				
Defined Service Area*	Bin Service	Service Frequency	Annual Charge	GST
Former Queanbeyan City Council Local Government Area	Availability Charge		\$88.00	Nil
Former Queanbeyan City Council Local Government Area	240L Waste	Weekly	\$234.00	Nil
Former Queanbeyan City Council Local Government Area	240L Recycling	Fortnightly	\$84.00	Nil
Former Queanbeyan City Council Local Government Area	240L Green Waste	Fortnightly	\$84.00	Nil

4.1 Making the Rate Financial Year 2016/2017 - former Local Government Area of Queanbeyan City Council (Ref: C16103334; Author: Taylor/Seville) (Continued)

WATER ANNUAL CHARGES

Water Annual Access Charge

The Water Access Charge for the year ending 30 June 2017 be in accordance with the meter size for all rateable/non rateable properties for which Council service is available, with such charge to apply to occupied and unoccupied properties. A fixed water charge is levied on all units or dual occupancy properties (whether strata title or not) as provided under Best Practice Management of Water Supply and Sewerage Guidelines exempt of GST. Where a property has more than one separate occupancy (e.g. a granny flat) and additional 20mm access charge will be levied per occupancy.

TABLE 3	
Meter Size	Annual Charge
20 mm	\$251.00
25 mm	\$392.00
32 mm	\$642.00
40 mm	\$1,003.00
50 mm	\$1,568.00
65 mm	\$2,649.00
80mm	\$4,013.00
100 mm	\$6,271.00

WATER USAGE CHARGES

A charge will be raised in accordance with Section 502 of the LGA for the use of 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 \$3.72 per kl for the 2016-2017 year.

SEWER ANNUAL CHARGES

Sewerage charges are levied under the provisions of Section of the LGA to collect revenue from the property owners who actually 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 meters of a Council sewer main and is able to be connected to Council' sewerage supply whether or not the property is actually connected to that sewerage system.

TABLE 4	
Meter Size	Annual Charge
20 mm	\$643.00
Vacant Land	\$418.00
25 mm	\$1,005.00

4.1 Making the Rate Financial Year 2016/2017 - former Local Government Area of Queanbeyan City Council (Ref: C16103334; Author: Taylor/Seville) (Continued)

32 mm	\$1,646.00
40 mm	\$2,572.00
50 mm	\$4,019.00
65 mm	\$6,792.00
80 mm	\$10,288.00
100 mm	\$16,075.00

A Sewerage Discharge Factor (SDF) applies 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.

TABLE 5	
Land Use Description	SDF
Non Residential	90%
Concrete Batching/Nursery	10%
Golf Course/Bowling Green	5%
Laundromat/Hotel	100%

Sewerage Usage charges for non-residential properties are calculated by applying business category SDF to the Sewerage Usage Charge of \$1.11 per kl for 2016-17 and are raised to cover the sewerage treatment costs.

Liquid Trade Waste Annual Charges

In the case of all rateable land not categorised as residential within the benefit areas of the Queanbeyan Sewerage Scheme an Annual Access Charge exempt of GST in accordance with s.501 *Local Government Act 1993* for liquid trade waste as follows in Table 6:

TABLE 6			
Category of Discharge	Compliance	Annual Charge	Usage Rate per kilolitre
One	Complying	\$120.00	\$0.00
One	Non Complying	\$120.00	\$2.32
Two	Complying	\$120.00	\$2.32
Two	Non Complying	\$120	\$19.71

4.1 Making the Rate Financial Year 2016/2017 - former Local Government Area of Queanbeyan City Council (Ref: C16103334; Author: Taylor/Seville) (Continued)

Three		\$780	As stated in Liquid Trade Waste Excess Mass charges in the Schedule of Fees and Charges
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RECYCLED WATER ANNUAL CHARGES

The Recycled Water Access Charge for the year ending 30 June 2017 be in accordance with the meter size for all rateable/non rateable properties for which Council service is available, with such charge to apply to occupied and unoccupied properties. A fixed recycled water charge is levied on all units or dual occupancy properties (whether strata title or not) as provided under Best Practice Management of Water Supply and Sewerage Guidelines exempt of GST. Where a property has more than one separate occupancy (e.g. a granny flat) and additional 20mm access charge will be levied per occupancy.

TABLE 7	
Meter Size	Annual Charge
20 mm	\$251.00
25 mm	\$392.00
32 mm	\$642.00
40 mm	\$1,003.00
50 mm	\$1,568.00
65 mm	\$2,649.00
80mm	\$4,013.00
100 mm	\$6,271.00

RECYCLED WATER USAGE CHARGES

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 LGA 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 \$3.53 per kl for the 2016-2017 year.

Interest on Overdue Rates & Charges

In accordance with s.566 *Local Government Act 1993*, interest accrue on outstanding rates and charges, and not received by the due date, for the year 1 July 2016 to 30 June 2017 at eight point five per cent (8.5%), exempt of GST, per annum simple interest calculated daily.

Attachments

Nil

GENERAL MANAGER'S REPORTS

4.2 Making the Rate Financial Year 2016/2017 - former Local Government Area of Palerang Council (Ref: C16104133; Author: Tegart/Taylor)

Summary

A report for Making of Rates and Annual Charges for 2016/17 Financial Year for Queanbeyan-Palerang Regional Council, applying the rating structure of the former Local Government area of Palerang Council as required by the merger Proclamation of 12 May 2016.

Recommendation

- 1. That Council make the following Rates and Annual Charges for the 2016/17 financial year.**
 - 2. That Council use the most recent land values supplied by the Valuer General having a base date of 1 July 2015 for the former Local Government Area of Palerang Council.**
-

Background

The Proclamation requires that the rating structures of the former Queanbeyan and Palerang Councils be retained for the period of the four-year general rate freeze, and be subject to indexation via the annual rate peg established by IPART.

All properties in the former Palerang Local Government Area were revalued in 2015 by the Valuer-General. Valuations increased overall by 2.79%, with increases of 3.44% in the residential categories, an increase of 0.35% in the farmland category, an increase of 10.23% in the business categories and a decrease of -.09% in the mining categories.

The valuations used in the 2016-17 rating period have a base date of 1 July 2015. Council's total revenue received from ordinary rates does not increase as a result of the general revaluation. The total income from ordinary rates can only increase by the percentage of the rate peg, which is 1.8%. The ordinary rate on individual properties may change at a greater or lesser percentage than the allowed rate peg, depending on the percentage change of their valuation when compared to the average change of their relative rate category.

Ordinary Rates**Residential Rates**

That an ordinary rate, consisting of an Ad-Valorem Rate of zero point one eight one six one cents in the dollar (0.18161) and a Base Amount of four hundred and sixty eight dollars (\$468.00), exempt of the Goods and Services Tax (GST), per assessment in accordance with section 537 of the *Local Government Act 1993* on all rateable land within the former Council of Palerang categorised as "RESIDENTIAL", in accordance with Section 516 of the *Local Government Act 1993*, be now made for the period 1 July 2016 to 30 June 2017 and in accordance with section 543(1) of the *Local Government Act 1993*, this rate be named "RESIDENTIAL".

Further that the percentage of the base amount, pursuant to Section 500 of the *Local Government Act 1993* is forty eight per cent (48%) of the total amount payable by the levying of the rate.

4.2 Making the Rate Financial Year 2016/2017 - former Local Government Area of Palerang Council (Ref: C16104133; Author: Tegart/Taylor) (Continued)

Business Rates

That an ordinary rate, consisting of an Ad-Valorem Rate of zero point one nine one eight cents in the dollar (0.19180) and a Base Amount of three hundred and ninety seven dollars (\$397.00), exempt of GST, per assessment in accordance with section 537 of the *Local Government Act 1993* on all rateable land within the former Council of Palerang categorised as "BUSINESS", in accordance with Section 518 of the *Local Government Act 1993*, be now made for the period 1 July 2016 to 30 June 2017 and in accordance with section 543(1) of the *Local Government Act 1993*, this rate be named "BUSINESS".

Further that the percentage of the base amount, pursuant to Section 500 of the *Local Government Act 1993* is forty nine per cent (47%) of the total amount payable by the levying of the rate.

Farmland Rates

That an ordinary rate, consisting of an Ad-Valorem Rate of zero point one eight three two four cents in the dollar (0.18324) and a Base Amount of one thousand, one hundred dollars (\$1,100.00), exempt of GST, per assessment in accordance with section 537 of the *Local Government Act 1993* on all rateable land within the former Council of Palerang categorised as "FARMLAND", in accordance with Section 515 of the *Local Government Act 1993*, be now made for the period 1 July 2016 to 30 June 2017 and in accordance with section 543(1) of the *Local Government Act 1993*, this rate be named "FARMLAND".

Further that the percentage of the base amount, pursuant to Section 500 of the *Local Government Act 1993* is forty nine per cent (49%) of the total amount payable by the levying of the rate.

Mining Rates

That an ordinary rate, consisting of an Ad-Valorem Rate of zero point one four nine one six nine cents in the dollar (0.49169) and a Base Amount of one thousand and nineteen dollars (\$1019), exempt of GST, per assessment in accordance with section 537 of the *Local Government Act 1993* on all rateable land in the former Council of Palerang categorised as "MINING", in accordance with Section 517 of the *Local Government Act 1993*, be now made for the period 1 July 2015 to 30 June 2016 and in accordance with section 543(1) of the *Local Government Act 1993*, this rate be named "MINING".

Further that the percentage of the base amount, pursuant to Section 500 of the *Local Government Act 1993* is nine per cent (9%) of the total amount payable by the levying of the rate.

Annual Charges**Domestic Waste Management****Waste Management Annual Charges**

In the case of all land within the former Palerang Council area, for which a Domestic Waste Management (DWM) service is provided or proposed to be provided of the DWM Bin Services in the following Table an Annual Charge in accordance with s.496 of the *Local Government Act*:

4.2 Making the Rate Financial Year 2016/2017 - former Local Government Area of Palerang Council (Ref: C16104133; Author: Tegart/Taylor) (Continued)

Defined Service Area*	DWM Bin Service	Service Frequency	Charge Amount	GST
Braidwood, Bungendore & Captains Flat	140L Waste 240L Recycling 240L Green Waste	Weekly Fortnightly Fortnightly	\$352.50	Nil
Braidwood, Bungendore & Captains Flat	240L Waste 240L Recycling 240L Green Waste	Weekly Fortnightly Fortnightly	\$382.00	Nil
Braidwood, Bungendore & Captains Flat	360L Waste 240L Recycling 240L Green Waste	Weekly Fortnightly Fortnightly	\$427.00	Nil
Braidwood, Bungendore & Captains Flat	Additional Bins Service 140L Waste 240L Waste 360L Waste 240L Recycling 360L Recycling	Weekly Weekly Weekly Fortnightly Fortnightly	\$143.00 \$219.00 \$304.00 \$80.00 \$121.00	Nil
Royalla, Burra, Williamsdale, Majors Creek & Araluen	240L Waste 240L Recycling	Fortnightly Fortnightly	\$285.00	Nil
Royalla, Burra, Williamsdale, Majors Creek & Araluen	360L Waste 240L Recycling	Fortnightly Fortnightly	\$362.50	Nil
Royalla, Burra, Williamsdale, Majors Creek & Araluen	Additional Bins Service 140L Waste 240L Waste 360L Waste 240L Recycling 360L Recycling	Fortnightly Fortnightly Fortnightly Fortnightly Fortnightly	\$103.00 \$156.00 \$219.00 \$80.00 \$121.00	Nil
Majors Creek & Araluen (Compound)	240L Waste 240L Recycling 360L Waste 240L Recycling	Fortnightly Fortnightly	\$214.00 \$272.00	Nil
Majors Creek & Araluen (Compound)	Additional Bins Service 240L Waste 360L Waste	Fortnightly Fortnightly	\$117.00 \$164.00	Nil
Sutton East, Carwoola, Urila & Primrose Valley	240L Recycling or 360L Recycling	Fortnightly Fortnightly	\$99.00 \$142.00	Nil

4.2 Making the Rate Financial Year 2016/2017 - former Local Government Area of Palerang Council (Ref: C16104133; Author: Tegar/Taylor) (Continued)

Sutton East, Carwoola, Urila & Primrose Valley	Additional Bins Service 240L Recycling 360L Recycling	Fortnightly Fortnightly	\$80.00 \$121.00	Nil
Braidwood, Bungendore, Captains Flat, Royalla, Burra, Williamsdale, Majors Creek, Araluen, Sutton East, Carwoola, Urila & Primrose Valley	Vacant Land within defined service area maps	Annual Charge	\$24.00	Nil

*Maps of Defined Service Areas available at Council's Offices

Commercial Waste Annual Charge

In the case of all land within the former Palerang Council area, for which a Commercial Waste Management (CWM) service is provided or proposed to be provided for Commercial Waste Bin Services in the following table an Annual Charge in accordance with s.501 of the *Local Government Act*:

<u>Defined Service Area*</u>	<u>Bin Service</u>	<u>Service Frequency</u>	<u>Annual Charge</u>	<u>GST</u>
<u>Braidwood, Bungendore Captains Flat</u>	140L Waste <u>240L Recycling</u>	Weekly <u>Fortnightly</u>	<u>\$284.50</u>	<u>Nil</u>
<u>Braidwood, Bungendore Captains Flat</u>	240L Waste <u>240L Recycling</u>	Weekly <u>Fortnightly</u>	<u>\$314.00</u>	<u>Nil</u>
<u>Braidwood, Bungendore Captains Flat</u>	360L Waste <u>240L Recycling</u>	Weekly <u>Fortnightly</u>	<u>\$362.50</u>	<u>Nil</u>
<u>Braidwood, Bungendore Captains Flat</u>	Additional 140L Waste	<u>Weekly</u>	<u>\$143.00</u>	<u>Nil</u>
<u>Braidwood, Bungendore Captains Flat</u>	Additional 240L Waste	<u>Weekly</u>	<u>\$219.00</u>	<u>Nil</u>
<u>Braidwood, Bungendore Captains Flat</u>	Additional 360L Waste	<u>Weekly</u>	<u>\$304.00</u>	<u>Nil</u>
<u>Braidwood Bungendore Captains Flat</u>	Additional 140L Waste	<u>Fortnightly</u>	<u>\$103.00</u>	<u>Nil</u>
<u>Braidwood Bungendore Captains Flat</u>	Additional 240L Waste	<u>Fortnightly</u>	<u>\$156.00</u>	<u>Nil</u>
<u>Braidwood, Bungendore Captains Flat</u>	Additional 360L Waste	<u>Fortnightly</u>	<u>\$219.00</u>	<u>Nil</u>

EXTRAORDINARY MEETING OF COUNCIL
20 JULY 2016
4.2 Making the Rate Financial Year 2016/2017 - former Local Government Area of Palerang Council (Ref: C16104133; Author: Tegart/Taylor) (Continued)

Braidwood, Bungendore Captains Flat	Additional 240L Recycling	<u>Fortnightly</u>	<u>\$80.00</u>	<u>Nil</u>
Braidwood, Bungendore Captains Flat	Additional 360L Recycling	<u>Fortnightly</u>	<u>\$121.00</u>	<u>Nil</u>
<u>Defined Service Area*</u>	Bin Service	Service Frequency	Annual Charge	<u>GST</u>
<u>Majors Creek, Araluen, Burra, Urila, Royalla</u>	240L Waste 240L Recycling	<u>Fortnightly</u> <u>Fortnightly</u>	<u>\$283.50</u>	<u>Nil</u>
<u>Majors Creek, Araluen, Burra, Urila, Royalla</u>	360L Waste 240L Recycling	<u>Fortnightly</u> <u>Fortnightly</u>	<u>\$361.00</u>	<u>Nil</u>
<u>Majors Creek & Araluen (Compound)</u>	240L Waste 240L Recycling	<u>Fortnightly</u> <u>Fortnightly</u>	<u>\$212.62</u>	<u>Nil</u>
<u>Majors Creek & Araluen (Compound)</u>	360L Waste 240L Recycling	<u>Fortnightly</u> <u>Fortnightly</u>	<u>\$270.75</u>	<u>Nil</u>
<u>Majors Creek & Araluen (Compound)</u>	<u>Additional 240L Waste</u> <u>Additional 360L waste</u>	<u>Fortnightly</u> <u>Fortnightly</u>	<u>\$117.00</u> <u>\$164.25</u>	<u>Nil</u>
<u>Majors Creek & Araluen</u>	<u>Additional 240L Recycling</u>	<u>Fortnightly</u>	<u>Nil</u>	<u>Nil</u>
<u>Majors Creek & Araluen</u>	<u>Additional 360L Recycling</u>	<u>Fortnightly</u>	<u>Nil</u>	<u>Nil</u>
<u>Braidwood & Bungendore only</u>	<u>Additional 240L Recycling Weekly</u>	<u>Weekly</u>	<u>\$137.00</u>	<u>Nil</u>
<u>Braidwood & Bungendore only</u>	<u>Additional 360L Recycling Weekly</u>	<u>Weekly</u>	<u>\$198.00</u>	<u>Nil</u>
<u>Braidwood Bungendore Captains Flat, Majors Creek, Araluen, Burra, Urila, Royalla</u>	<u>Vacant Land categorised as business within defined service area maps</u>	<u>Annual Charge</u>	<u>\$24.00</u>	<u>Nil</u>

*Maps of Defined Service Areas available at Council's Offices

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*:

4.2 Making the Rate Financial Year 2016/2017 - former Local Government Area of Palerang Council (Ref: C16104133; Author: Tegar/Taylor) (Continued)

Property Service Locality	Qualifier	Frequency	Charge Amount	GST
Palerang Council area East of Queanbeyan River	Roadside recycling service is available	Annual charge per assessment	\$339.50	Nil
Palerang Council area East of Queanbeyan River	Roadside recycling service is not available	Annual charge per assessment	\$376.50	Nil
Palerang Council area west of Queanbeyan River	No tip pass issued	Annual charge per assessment	\$24.00	Nil
Palerang Council area west of Queanbeyan River	Following Tip Pass issued on application	Annual charge per assessment	\$339.50	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*:

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	\$49.00 (GST inch)	\$4.45

WATER ANNUAL CHARGES

Residential Water Annual Access Charge

In the case of all rateable land categorised as residential within the benefit areas of the Bungendore, Braidwood and Captains Flat Water Supply Schemes an annual access charge of four hundred and twenty nine dollars & 97 cents (\$429.97), exempt of GST, in accordance with s.501 *Local Government Act 1993*.

Non-Residential Water Annual Access Charge

In the case of all rateable land not categorised as residential within the benefit areas of the Bungendore, Braidwood and Captains Flat Water Supply Scheme an Annual Access Charge in accordance with s.501 *Local Government Act 1993* that is proportional to the square of the size of the water supply services to the property and WHEREAS the Annual Access Charge is a product of the multiplier (from Table 5 below) and four hundred and twenty nine dollars & 97 cents (\$429.97), exempt of GST, relative to the water supply connections to the property.

TABLE 5	
Meter Size	Multiplier
20 mm	1
25 mm	1.5625
32 mm	2.56
40 mm	4.00
50 mm	6.25

4.2 Making the Rate Financial Year 2016/2017 - former Local Government Area of Palerang Council (Ref: C16104133; Author: Tegar/Taylor) (Continued)

80 mm	16.00
100 mm	25.00

Non Rateable Properties Water Charges

Non-Residential Water Access Charge

In the case of all non-rateable land not categorised as residential within the benefit areas of the Bungendore, Braidwood and Captains Flat Water Supply Schemes an Access Charge in accordance with s.503(2) *Local Government Act 1993* that is proportional to the square of the size of the water supply services to the property and WHEREAS the Annual Access Charge is a product of the multiplier (from Table 6 below) and four hundred and twenty nine dollars & 97 cents (\$429.97), exempt of GST, relative to the water supply connections to the property.

TABLE 6	
Meter Size	Multiplier
20 mm	1
25 mm	1.5625
32 mm	2.56
40 mm	4.00
50 mm	6.25
80 mm	16.00
100 mm	25.00

WATER USAGE CHARGES

Residential Water Usage Charges

In the case of all rateable land categorised as residential within the benefit areas of the Braidwood, Bungendore and Captains Flat Water Supply Schemes usage charges in accordance with s.502 *Local Government Act 1993* and the following Table 7:

TABLE 7	
Items	Bungendore, Braidwood, Captains Flat
Usage Charge ≤200 kl per annum	\$2.26 /kl, exempt of GST
Usage Charge >200 kl per annum	\$3.55 /kl, exempt of GST

SEWER ANNUAL CHARGES

Residential Sewer Access Annual Charge

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 Water Supply Scheme an access charge of one thousand dollars (\$1000.00), exempt of GST, in accordance with s.501 *Local Government Act 1993*.

4.2 Making the Rate Financial Year 2016/2017 - former Local Government Area of Palerang Council (Ref: C16104133; Author: Tegart/Taylor) (Continued)

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 Access Charge in accordance with s.501 *Local Government Act 1993* that is proportional to the square of the size of the water meter supply services to the property. WHEREAS the Annual Access Charge is a product of the Multiplier and the Sewerage Discharge Factor (SDF) and one thousand, one hundred and forty six dollars (\$1146.00), exempt of GST, relative to the water meter supply connections to the property. WHEREAS the Multiplier for each size of water supply service connection is relative to the below Table 8:

TABLE 8	
Meter Size	Multiplier
20 mm	1
25 mm	1.5625
32 mm	2.56
40 mm	4.00
50 mm	6.25
80 mm	16.00
100 mm	25.00

WHEREAS the Sewerage Discharge Factor (SDF) is generally described relative to the land uses in the below Table 9 subject to the assessed return to the sewer for individual properties:

TABLE 9	
Land Use Description	SDF
General Main Street Businesses Shop Newsagency Cafes & Restaurants Motels Council Offices Laundromat	0.95
Schools	0.90
Factories Hospitals Service Clubs Hotels	0.85
Churches	0.70
Concrete Works	0.05

Non-Rateable Properties Sewer Access Charge

Sewer Access Non-Residential Bungendore, Braidwood & Captains Flat

In the case of all non-rateable land not categorised as residential within the benefit area of the Bungendore, Braidwood & Captains Flat Sewerage Schemes an Access Charge in accordance

4.2 Making the Rate Financial Year 2016/2017 - former Local Government Area of Palerang Council (Ref: C16104133; Author: Tegart/Taylor) (Continued)

with s.503(2) *Local Government Act 1993* that is proportional to the square of the size of the water meter supply services to the property. WHEREAS the Annual Access Charge is a product of the Multiplier and the Sewerage Discharge Factor (SDF) and one thousand, one hundred and forty six dollars (\$1146), exempt of GST, relative to the water meter supply connections to the property. WHEREAS the Multiplier for each size of water supply service connection is relative to the below Table 10:

TABLE 10	
Meter Size	Multiplier
20 mm	1
25 mm	1.5625
32 mm	2.56
40 mm	4.00
50 mm	6.25
80 mm	16.00
100 mm	25.00

WHEREAS the Sewerage Discharge Factor (SDF) is generally described relative to the land uses in the below Table 11 subject to the assessed return to the sewer for individual properties:

TABLE 11	
Land Use Description	SDF
General Main Street Businesses Shop Newsagency Cafes & Restaurants Motels Council Offices Laundromat	0.95
Schools	0.90
Factories Hospitals Service Clubs Hotels	0.85
Churches	0.70
Concrete Works	0.05

SEWER USAGE CHARGES

Non-residential Sewer Usage Charges Braidwood, Bungendore & 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 a usage charge of two dollars and seventy four cents (\$2.74), exempt of GST, per kilolitre in accordance with s.501 *Local Government Act 1993*.

On-Site System Of Sewage Management (OSSM) Annual Charge

In the case of all rateable land within the Palerang Council area with a license to operate an On-site System of Sewage Management (OSSM) in accordance with s.68 *Local Government Act 1993* an Annual Charge in accordance with s.501 *Local Government Act* as follows in Table 12:

4.2 Making the Rate Financial Year 2016/2017 - former Local Government Area of Palerang Council (Ref: C16104133; Author: Tegart/Taylor) (Continued)

TABLE 12			
No. OSSMs	Inspection & Approval fee	Charge(2 year approval)	Charge(5 year approval)
1	\$203.00 exempt of GST	\$101.50 exempt of GST	\$40.60 exempt of GST
2	\$324.00 exempt of GST	\$162.00 exempt of GST	\$64.80 exempt of GST
3	\$445.00 exempt of GST	\$222.50 exempt of GST	\$89.00 exempt of GST

Liquid Trade Waste Annual Charges

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 Access Charge in accordance with s.501 *Local Government Act 1993* for liquid trade waste as follows in Table 13:

TABLE 13	
Category of Discharge	Annual Charge
One	\$98.00 exempt of GST
Two	\$196.00 exempt of GST
Three	\$655.00 exempt of GST

In the case of all non-rateable land not categorised as residential within the benefit areas of the Bungendore, Braidwood and Captains Flat Sewerage Scheme an Annual Access Charge in accordance with s.503(2) *Local Government Act 1993* for liquid trade waste as follows in Table 14:

TABLE 14	
Category of Discharge	Annual Charge
One Discharger	\$98.00 exempt of GST
Two Discharger	\$196.00 exempt of GST
Three Discharger	\$655.00 exempt of GST

**4.2 Making the Rate Financial Year 2016/2017 - former Local Government Area of
Palerang Council (Ref: C16104133; Author: Tegart/Taylor) (Continued)**

Interest on Overdue Rates & Charges

In accordance with s.566 *Local Government Act 1993*, interest accrue on outstanding rates and charges, and not received by the due date, for the year 1 July 2016 to 30 June 2017 at eight point five per cent (8.5%), exempt of GST, per annum simple interest calculated daily.

Attachments

Nil

