



QUEANBEYAN-PALERANG REGIONAL COUNCIL

Revenue Policy

2020-21



Revenue Policy 2020-21

Queanbeyan-Palerang Regional Council local government area map



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Revenue Policy 2020-21

Table of Contents

Executive Summary	6
Objective.....	6
2020/21 Key Impacts	6
Future Rates and Annual Charges	6
Financial Strategy	7
Revenue Strategy	8
Capacity to Pay and Hardship Policy	9
Willingness to Pay	9
Sources of Revenue	10
Rates	10
Rate pegging	11
Special Rate Variation	11
Land Valuations	12
Rates Harmonisation	12
2020-21 General Rates	13
Structure of the Rate.....	15
Rates categories.....	15
Subcategory Maps.....	17
Summary of Typical Rates and Charges Bill for Queanbeyan-Palerang properties.....	22
Pensioner Rebates and Hardship	23
Payment by Instalments	23
Charges on overdue rates	24
Annual Charges.....	24

Revenue Policy 2020-21

Water Annual Charges - Potable	25
Individual metering - units	26
Annual Water Access Charges for former Queanbeyan City Council properties	26
Annual Water Access Charges for former Palerang Council – Residential Properties	27
Annual Water Access Charges for former Palerang Council – Non-Residential Properties	27
Water Meter Size Reassessment Policy	28
Water Usage Charges - Potable water	30
Water Usage Charges – former Queanbeyan City Council	30
Water Usage Charges – former Palerang Council	31
Water Access Charges – Recycled Water	32
Water Usage Charges - Recycled Water	33
Total Water Revenue	33
Sewerage Access Charges	34
Annual Sewerage Access Charges for former Queanbeyan City Council Residential properties	34
Annual Sewerage Access Charges for former Queanbeyan City Council Non-Residential properties	35
Annual Sewerage Access Charges for former Palerang Council Residential properties	35
Annual Sewerage Access Charges for former Palerang Council Non-Residential properties	36
Sewerage Usage Charges (Section 502 of the LGA)	37
Liquid Trade Waste Charges	38
Liquid Trade Waste Annual Charges and Usage Charges for Former Queanbeyan City Council	39
Liquid Trade Waste Annual Charges and Usage Charges for Former Palerang Council	40
Water and Sewerage Dividend	40
Domestic Waste Management	40
Domestic Waste Charges former Queanbeyan City Council 2019-20	41
Individual Servicing (DW1 and DW2)	42

Revenue Policy 2020-21

Additional Domestic Waste Services (DW3-DW6 and DW14)	43
Shared Servicing - Where Bins Are Shared By Two or More Units At Those Premises (DW7 – DW9)	43
Shared/Individual Servicing (DW12-DW13).....	43
Vacant Domestic Waste Charge (DW10)	44
Rural Waste Availability Charge (DW11).....	44
Rural Domestic Waste Collection Service (DW15 and DW17).....	44
Additional Services (DW21 and DW22).....	44
Domestic Waste Charges former Palerang Council 2020-21	44
Business Waste Management	48
Optional Business Waste Services former Queanbeyan City Council 2020-21	49
Optional Business Waste Services former Palerang Council 2020-21	50
General Waste Rules and Definitions	51
Council's Waste, Organics and Recycling Bins rules of use	51
Lost and Stolen Bins.....	52
Stormwater Management Services Charge – Former Queanbeyan City Council area	52
Properties categorised as Residential (Not being Strata Titled).....	52
Properties categorised as Residential (Strata Units)	52
Properties categorised as Business (Not being Strata Titled)	53
Scenario 1 – Business Strata Units Only	53
Scenario 2 – Business and Residential Strata Units (Mixed Development)	53
Urban Land Exempt from the Stormwater Management Service Charge	53
Pricing Policy	56

Revenue Policy 2020-21

Executive Summary

Objective

Council's Revenue Policy goal is to effectively and equitably manage revenue raising to support service level and asset management decisions and to ensure ongoing financial sustainability.

2020/21 Key Impacts

Rates notices in July 2020 will be affected by three factors:

1. Council's total rates income for the year will be increased by the rates peg of 2.6%. The rates peg is not the amount that each individual rates assessment can increase, but the increase in the total rates income that Council receives.
2. Under rates harmonisation, the creation of a uniform structure will mean that some rates increase, and some decrease in the first year.
3. The NSW Valuer General values land every three years. All properties were revalued this year, and the new values will be used for rating from 1 July 2020 to 30 June 2023.

Annual charges for water, sewer and waste, will also be increased by 2.6%, as will discretionary user charges and fees.

Future Rates and Annual Charges

At the time of the amalgamation, both former Councils were progressing significant strategies to increase revenue, with these strategies being interrupted by the formation of QPRC.

- Palerang Council had begun community consultation on a proposed 9.5% special rate variation to be applied every year for five years and to remain permanently in the rates base.
- Queanbeyan City Council had a proposal to implement appropriate residential water and sewer charges, incorporating price increases of 9% and 13.5% for the water and sewer operations. In 2016, QPRC engaged AITHER to review its Water and Sewer pricing in accordance with the NSW Best Practice Water and Sewer Pricing Guidelines, reducing forward indexation to 4% per annum.

Revenue Policy 2020-21

Going forward, in setting its new Revenue Strategy, Council will ensure that its projected operating revenues are set at a sufficient level to meet its project operating expenses, and achieve a balanced budget. Future revenue strategies will consider whether a Special Rate Variation is required.

Council will be informed by strategic business planning to set future annual charges for water, sewer, waste and stormwater, taking into account the cost of funding the community's long term infrastructure requirements. Council has adopted an Integrated Water Cycle Management Plan for the Palerang communities, and resolved to adopt Best Practice Pricing. Council has also adopted Floodplain Risk Management Plans and Stormwater Management Plans for Bungendore and Braidwood, and resolved to consider new Stormwater Levies to support the extension of stormwater infrastructure.

Financial Strategy

The QPRC Financial Strategy and Policy seeks to reach a 'Responsible or Optimal' scenario and achieve an acceptable compromise between Council's obligations to:

- achieve financial sustainability,
- manage the asset backlog to prevent an infrastructure crisis,
- preserve essential public services in line with population growth,
- keep rates, fees and charges affordable,
- borrow at acceptable levels in line with intergenerational equity and
- meet the financial benchmarks outlined in Council's long term financial strategy.

The 'Narrow the Gap' principle detailed in Council's financial strategy aims to progressively map and match asset and service expenses to related revenue sources such that:

- all property taxes, including rates, annual charges, development contributions and asset specific grants cover the cost of maintenance, renewal, upgrade and debt servicing costs of infrastructure.
- the base amount (comprising the fixed component of the general rate) matches the net cost of providing Council services and the ad valorem amount matches the net cost of owning infrastructure.
- water, sewer and waste services (including attributed corporate costs) are funded by user charges and fees.
- council services (including attributed corporate costs) are funded through fees, charges and specific purpose grants.

Revenue Policy 2020-21

- Council's governance and corporate overhead costs are attributed across the asset and service areas, and the general purpose component funded by the Financial Assistance Grant.

Through its strategy of matching income and expenses, Council will identify the gap between those costs and revenues and utilise policy measures to improvement alignment through a combination of:

- modifying rates, fees and charges over time
- accessing additional grant funding
- adjusting asset condition and intervention levels
- adjusting levels of service to meet what the community are prepared to pay for.

Revenue Strategy

Council's Revenue Policy takes into account a number of factors including:

- the benefit or user pays principle – some ratepayers have more access to, make more use of, and benefit more from the council services paid for by rates
- the capacity to pay principle – some ratepayers have more ability to pay rates
- the incentive or encouragement principle – some ratepayers may be doing more towards achieving community goals than others in areas such as environmental or heritage protection and town beautification
- the principle of intergenerational equity –future ratepayers should enjoy the same, or improved standard of infrastructure and services at an equivalent future cost

Council's objectives in the development of this Revenue Policy are to:

- progressively align the ad valorem amount with the provision of infrastructure so that all properties pay a share of the cost of maintenance, renewal, upgrade and debt servicing of infrastructure in proportion to their land values.

Revenue Policy 2020-21

- progressively align the base amount with the net cost of service provision, incorporating funding of Council's Community Service Obligations¹.
- explore opportunities to disincentivise specific unwanted investment behaviour such as holding vacant land in the central business district.

Council is also considering wider revenue strategies where there are opportunities to increase Own Source Revenue. This includes Council's strategy to introduce dividend payments to fund Council services from the surplus of its Queanbeyan Water and Sewer business activities.

Capacity to Pay and Hardship Policy

The 'benefit or user pays' principle often conflicts with the 'capacity to pay' principle; and, in setting the rates structure, Council has been mindful of both equity considerations.

An individual ratepayer's ability to pay rates at a particular time may be impacted by external economic factors that create a sustained financial burden, such as drought, bushfires and the global pandemic response. Council has a very strong ***Financial Hardship and Assistance Policy*** and will support all ratepayers who are experiencing financial hardship and are struggling to pay their rates. Council will work with individual ratepayers to consider their circumstances and provide them with options and assistance such as deferred and interest free payment arrangements.

Willingness to Pay

In developing the rating structure, Council's strategy has been to correlate rates revenue to services and infrastructure, providing a basis for future planning processes involving community conversations about the willingness to pay rates for changes in the level and quantity of services.

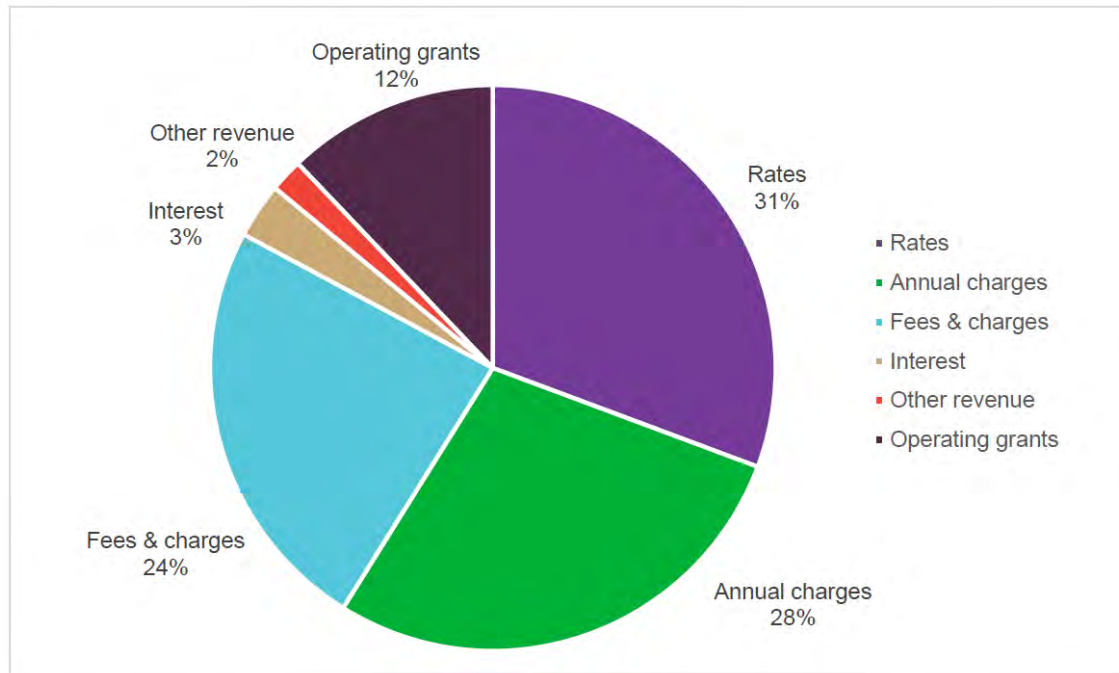
¹ Community Service Obligations (CSOs) are non-commercial activities of government for identified social purposes, and represent a significant component of local government activity.

Revenue Policy 2020-21

Sources of Revenue

Council's forecast sources of operating revenue for the 2020/21 financial year are shown in figure 1. General rates comprise 31% of the annual operating budget.

Figure 1: Sources of Operating Revenue 2020/21 Budget



Rates

The objective of this Revenue Policy is to ensure that rates are levied in a fair and equitable manner so as to provide sufficient funds to carry out the general services which benefit all the ratepayers of the area. Council aims to set rates and charges at a level that provides a

Revenue Policy 2020-21

sustainable income but does not impose undue hardship on property owners. Council is committed to a rates and charges process that is ethical, transparent, open, accountable and compliant with legal obligations (including the NSW Local Government Act 1993 and the Local Government (General) Regulation 2005 (NSW)). Council rates administration will be honest, diligent and applied consistently and fairly across all properties.

In accordance with the NSW Local Government Act 1993, Council will adopt four categories of ordinary rate, being residential, farmland, business and mining. An ordinary rate will be applied to each parcel of rateable land within the local government area. The ordinary rate applicable for each assessment will be determined on the property's categorisation which is dependent on dominant use.

Rate pegging

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

On 12 September 2019, IPART announced that the rate peg for 2020-21 for NSW councils would be 2.6%. Council proposes to increase rating income by 2.6% in accordance with the maximum allowable increase. This does not mean that each individual rate assessment will increase by that percentage, but does mean that Council's total income from ordinary rates cannot exceed this percentage increase, excluding new properties created through subdivision during the year.

The notional general income for 2020-21 has been calculated as \$39,051,000 including the IPART approved 2.6% increase of \$992,000.

Special Rate Variation

Councils use the Special Rates Variation (SRV) process to apply for an increase in their total rate revenue, above the rate peg.

In 2010-11, the Independent Pricing and Regulatory Tribunal approved a special rates variation for the former Queanbeyan City Council of 5.8%. The additional revenue has been used to fund the maintenance and renewal of roads, footpaths, parks and sports fields within the Queanbeyan area.

Revenue Policy 2020-21

Land Valuations

The ad valorem component of the rate is calculated with reference to the unimproved land valuations issued by the NSW Valuer General every three years. The proportionate share of rates charged to each assessment is dependent on the land value of the property as compared with all other properties within the same rating category, and the rating structure determined by Council.

The valuation process occurs independently of Council, and is something Council cannot influence. All QPRC properties were revalued in 2019 and these new values must be used for rating from 1 July 2020 to 30 June 2023.

The NSW Land & Property Information and NSW Valuer General's Office websites contain information on the valuation process and how to request a review/lodge an objection.

Increases in land values do not necessarily lead to similar increases in rates, rather, changes to land valuations do cause a redistribution of the rate levied across all properties.

Rates Harmonisation

During the merger process, the State Government imposed a freeze which meant that amalgamated councils could not change the way rates were calculated. This meant that Council has been applying two different rate structures from the two amalgamated Councils (Palerang and Queanbeyan City).

In July 2020, the freeze will lift and Council is required to provide one, equitable rate structure for the calculation of rates for every rate payer in the local government area.

Essentially this means a redistribution of the total rates income so that all ratepayers have their rates calculated in the same way. The total rates income remains unchanged.

Council undertook a comprehensive process of review to consider the overall revenue strategy, taking into consideration the following critical factors:

- Long term revenue requirements to meet the financial sustainability criteria
- Mix of revenue from rates, annual charges and user fees and charges

Revenue Policy 2020-21

- Relative similarities and differences in the current rating structures and how changes will impact ratepayers

Council's objective throughout this process has been to develop an equitable rating structure that distributes the rates burden fairly across the local government area, balanced with the need to reduce the extent of a sudden, unexpected impact for the majority of ratepayers.

Several propositions were put through a rate modelling process to develop the most appropriate rating structure, and Council assessed each proposal against the principles of equity, simplicity and efficiency.

The equity principle was considered in two ways:

- Ratepayers who have more access to, make more use of and benefit more from services should pay a higher rate.
- Ratepayers who have less capacity to pay rates should pay a lower rate.

As part of the rates harmonisation process, QPRC formed a community reference panel, made up of farmland, business and residential ratepayers. Panel members attended a series of briefing sessions and considered the rates modelling and analysis that Council had undertaken. The panel recommended a rate structure which has become the basis of the preferred rate structure that has been endorsed by Council for comment from the community. The proposed rate structure has been put on public exhibition for community comment.

2020-21 General Rates

The proposed 2020-21 rate structure follows a principles based approach with:

- subcategorisation for local communities with unique characteristics and different public infrastructure and Council services
- the ad valorem amount is set to recover the cost of infrastructure
- the base amount is set to recover the cost of services and operations

The rates yield by category and sub-category is consistent with the 2019-20 rates yield.

In this way, all assessments pay a proportionate share toward the cost of infrastructure based on their land value and the base charge is used to set a pricing difference for the type, quality and scope of services provided in those localities.

Revenue Policy 2020-21

The notional income yield for 2020-21 totals \$39,166,157 and equates to an overall rate peg increase of 2.6% on the notional income for 2019-20. The maps provided on the following pages illustrate the location of each subcategory.

Rate category and sub-category	Number of Assessments	Ad Valorem Rate (cents)	Base Amount \$	% base	Land Value	2020-21 estimated income	% Revenue	Average Rate
Residential								
Queanbeyan Urban	15,085	0.328910	410	32.89%	3,836,458,910	18,803,191	48.01%	\$1,247
Googong	2,160	0.328910	480	33.34%	630,222,300	3,109,664	7.94%	\$1,440
Bungendore	1,410	0.210520	371	35.94%	442,899,903	1,455,392	3.72%	\$1,032
Braidwood	719	0.210520	371	49.80%	127,831,401	536,038	1.37%	\$745
General	5,561	0.172400	371	33.32%	2,394,820,460	6,191,801	15.81%	\$1,113
Business								
CBD	144	1.756300	660	6.02%	84,536,530	1,579,755	4.03%	\$10,971
Googong	24	1.756300	660	12.39%	6,374,810	127,801	0.33%	\$5,325
Poplars Business Park	7	1.756300	660	1.67%	15,472,750	276,368	0.71%	\$39,481
Queanbeyan Urban	124	1.244200	450	4.85%	88,337,493	1,155,066	2.95%	\$9,287
Industrial	792	0.785000	450	11.63%	344,956,937	3,064,312	7.82%	\$3,869
Bungendore	75	0.178335	425	38.27%	28,951,000	83,632	0.21%	\$1,111

Revenue Policy 2020-21

Rate category and sub-category	Number of Assessments	Ad Valorem Rate (cents)	Base Amount \$	% base	Land Value	2020-21 estimated income	% Revenue	Average Rate
Braidwood	70	0.178335	425	49.97%	16,590,377	59,132	0.15%	\$851
General	102	0.166730	410	43.55%	32,517,069	96,036	0.25%	\$942
Farmland	1,021	0.122980	1,120	43.90%	1,188,151,600	2,604,709	6.65%	\$2,551
Mining	1	0.554000	1,100	4.73%	4,000,000	23,260	0.06%	\$23,260
	27,296					39,166,157	100%	

Structure of the Rate

In accordance with Section 497 of the LGA 1993, the structure of the Ordinary Rate consists of a base amount and an ad valorem amount.

The base amount is a fixed charge that recognises that some of the benefits derived by ratepayers from the provision of Council works and services are shared equally by the community or a particular locality. For example the Residential Googong base amount is higher than the Residential General base amount, recognising the higher costs of operating the additional level of community facilities provided in Googong.

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

Rates categories

In accordance with the provisions of section 514 of the LGA, all parcels of rateable land in Council's area have been declared to be within one of four rates categories:

- Farmland
- Residential

Revenue Policy 2020-21

- Business
- Mining

Council has determined the category and sub category for each parcel of rateable land in accordance with the definitions set out in Sections 515, 516, 517, 518, 519 and 529 of the Local Government Act 1993.

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

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

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

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

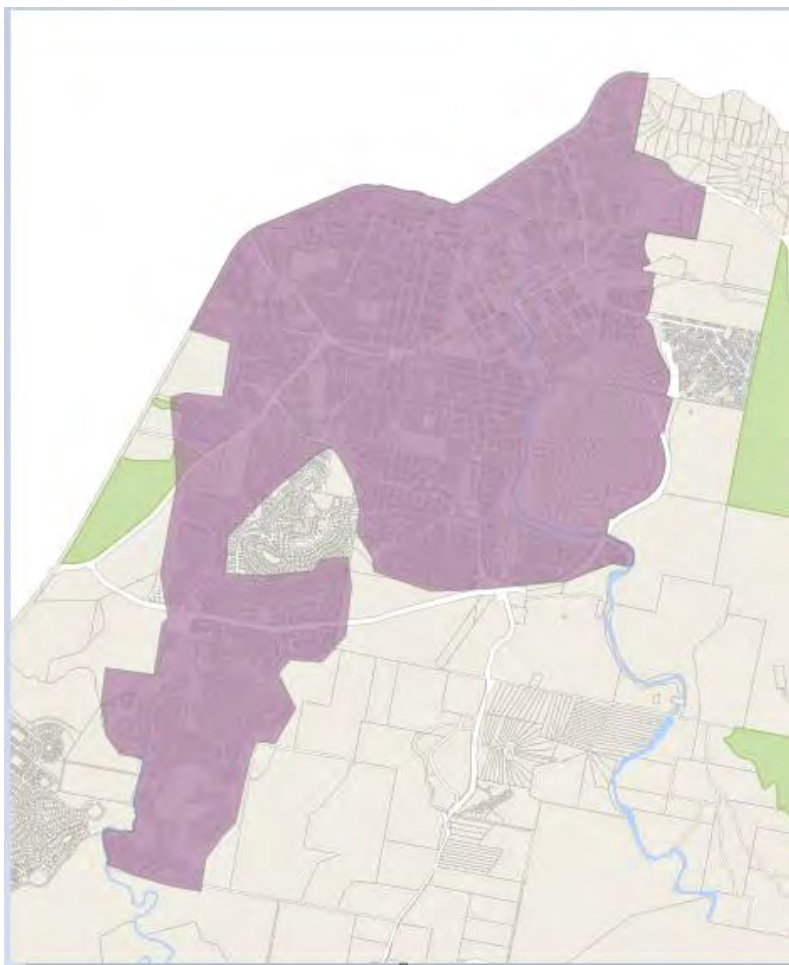
- has a significant and substantial commercial purpose or character,
- is engaged in for the purpose of profit on a continuous or repetitive basis (whether or not a profit is actually made).
- Land is not to be categorised as farmland if it is rural residential land.

Land is categorised as **mining** if it is a parcel of rateable land valued as one assessment and its dominant use is for a coal mine or metalliferous mine.

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

Revenue Policy 2020-21

Subcategory Maps



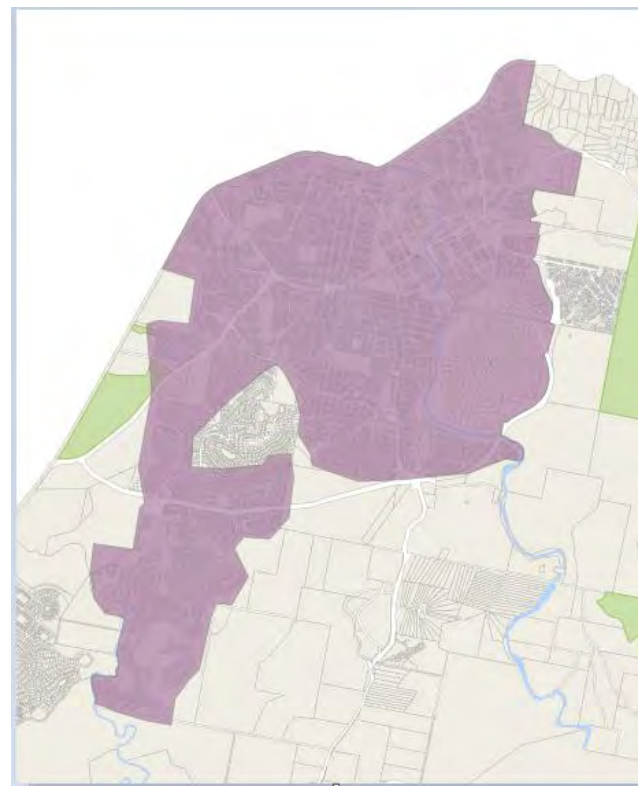
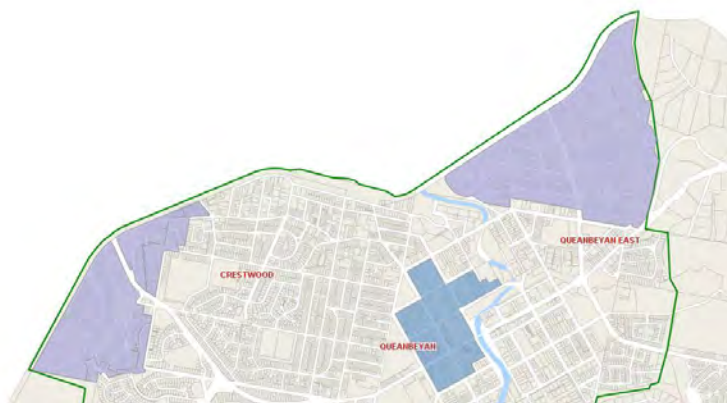
Queanbeyan – Urban Residential



Googong Residential

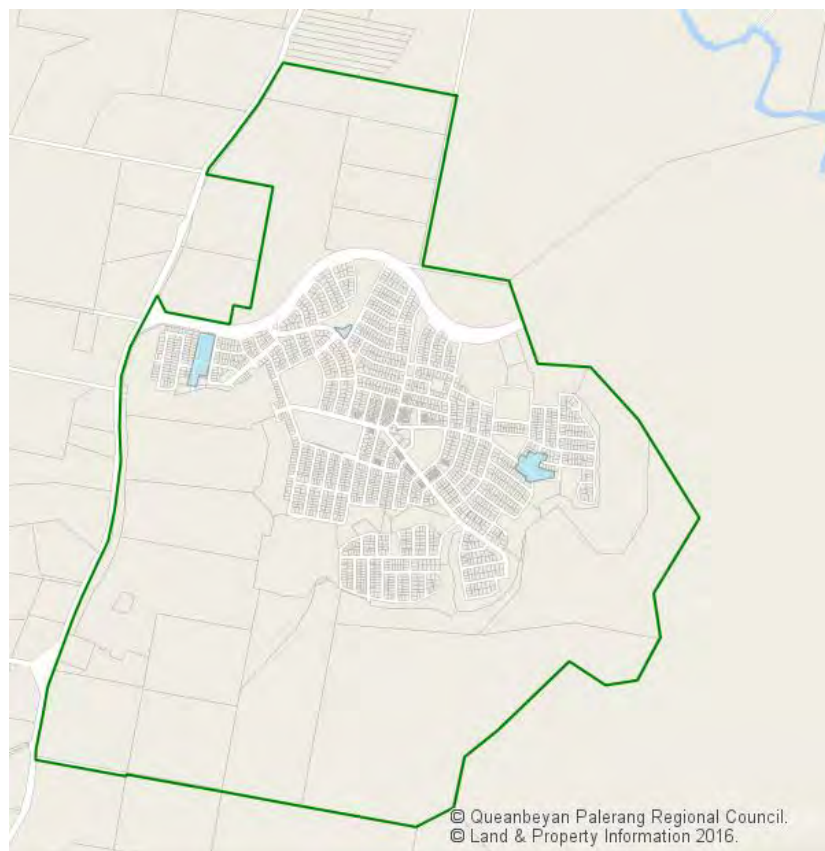
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Revenue Policy 2020-21



- ☐ Business Rates Zones
- ☒ Industrial
- ☒ CBD
- ☒ Queanbeyan –Urban Business

Revenue Policy 2020-21

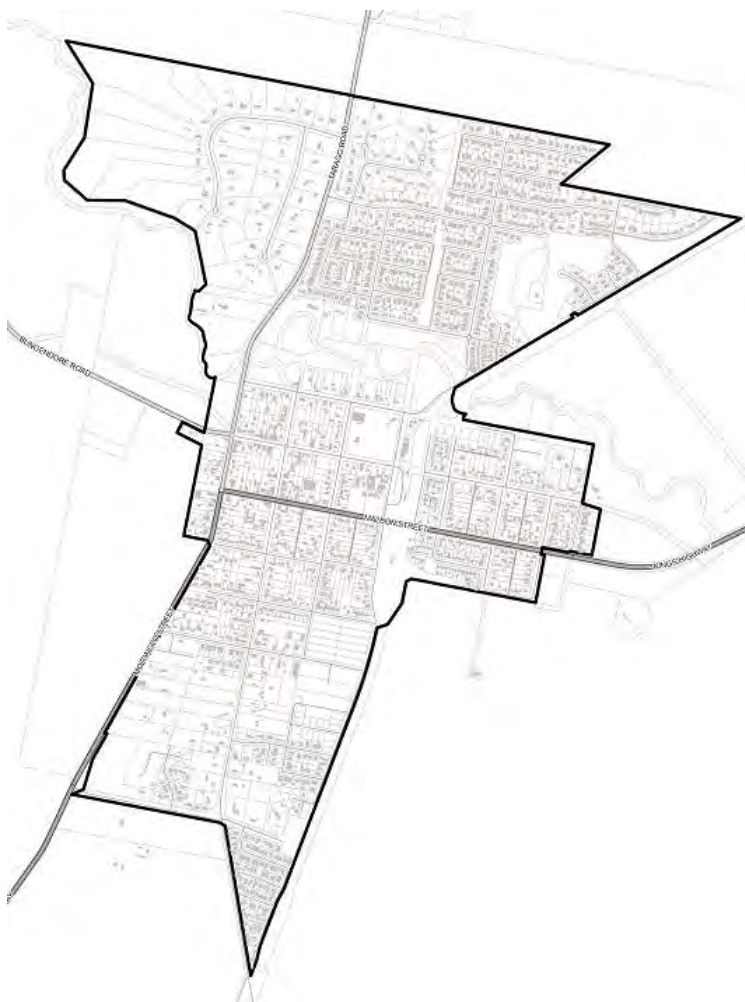


Googong Business

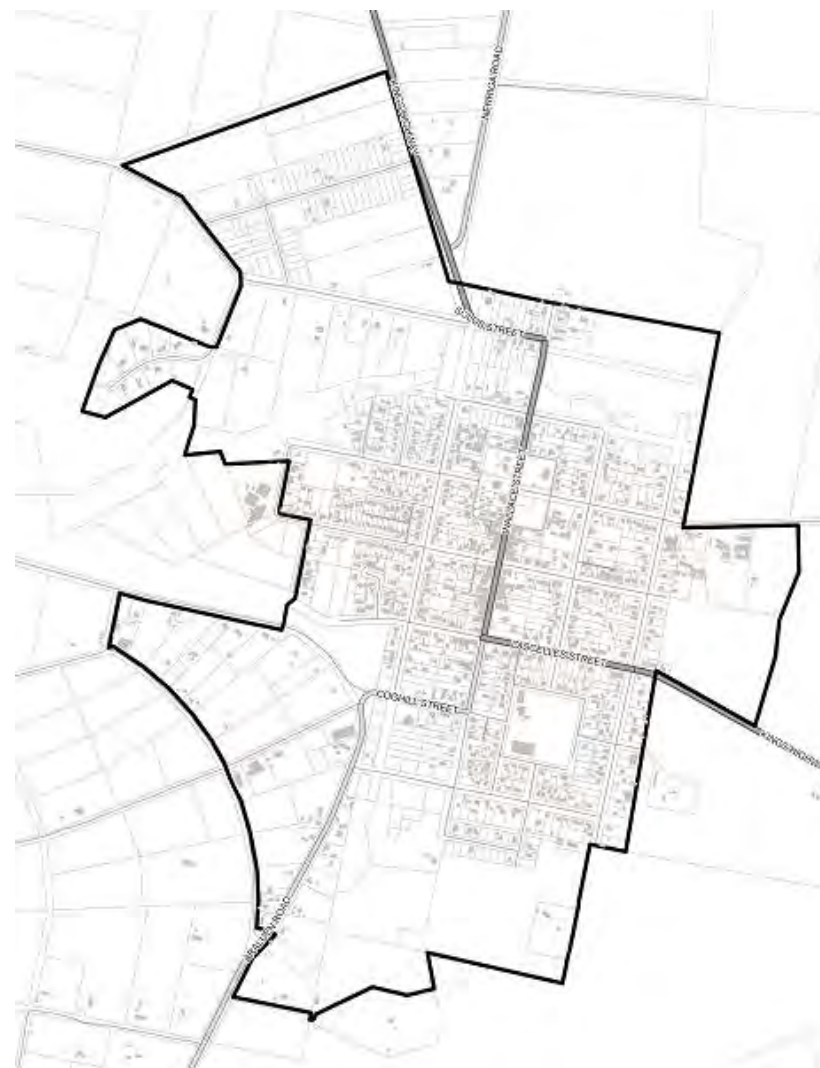


Poplars Business Park

Revenue Policy 2020-21



Bungendore Business



Braidwood Business

Revenue Policy 2020-21

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

Example property	Valuation	Valuation	2019-20			2020-21			\$ Change	% Change
			General Rates	Water, Sewer, Waste & Other Charges	Typical Rates Bill	General Rates	Water, Sewer, Waste & Other Charges	Typical Rates Bill		
	2016	2019								
Residential Queanbeyan	227,000	266,000	1,224	1,308	2,532	1,285	1,342	2,627	\$95	3.75%
Residential Jerrabomberra	335,000	389,000	1,651	1,308	2,959	1,689	1,342	3,031	\$72	2.45%
Residential Googong	239,000	298,000	1,588	1,578	3,166	1,460	1,619	3,079	-\$87	-2.74%
Residential Queanbeyan Rural	462,000	552,000	1,193	598	1,791	1,323	614	1,937	\$146	8.13%
Residential Bungendore	246,000	290,000	948	2,349	3,297	982	2,416	3,398	\$101	3.05%
Residential Braidwood	140,000	165,000	750	2,349	3,099	718	2,416	3,134	\$35	1.14%
Residential Captains Flat	94,400	99,300	665	2,349	3,014	542	2,416	2,958	-\$56	-1.85%
Residential Palerang Rural	237,000	317,000	931	514	1,445	918	533	1,451	\$6	0.38%
Business Queanbeyan CBD	287,000	309,000	6,006	1,398	7,404	6,087	1,429	7,516	\$112	1.51%
Business Queanbeyan General	420,000	455,000	6,249	1,114	7,363	6,111	1,141	7,252	-\$111	-1.51%
Business Queanbeyan Industrial	303,000	333,000	2,954	1,553	4,507	3,064	1,591	4,655	\$148	3.28%
Business Googong	254,000	318,000	6,012	1,783	7,795	6,245	1,828	8,073	\$278	3.57%
Business Jerrabomberra	681,000	1,190,000	15,768	4,521	20,289	15,256	4,632	19,888	-\$401	-1.98%
Business Bungendore	330,000	393,000	1,059	2,410	3,469	1,126	2,607	3,733	\$264	7.61%
Business Braidwood	173,000	219,000	769	2,370	3,139	816	2,509	3,325	\$185	5.91%
Farmland Palerang	456,000	699,000	2,033	514	2,547	1,980	533	2,513	-\$34	-1.35%
Farmland QCC	1,300,000	1,490,000	2,240	-	2,240	2,952	-	2,952	\$712	31.80%

Revenue Policy 2020-21

Pensioner Rebates and Hardship

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

In 2010-11, the former Queanbeyan City Council effected an order under Section 577 of the LGA to extend the rebate to all eligible pensioner by a further \$40 which is funded entirely by Council to cover those eligible pensioners affected by the special rate variation for the CityCARE levy. For the 2020/21 financial year, it is proposed to continue this rebate for pensioner assessments from the former Queanbeyan City Council area only. The estimated cost of the extended rebate is \$65,500.

The amount granted for pension rebates in 2020-21 is estimated to be \$850,000 for the combined Queanbeyan-Palerang Council. The cost to council is estimated at \$382,500. This equates to approx. 0.98% of Council's Rate Income.

Payment by Instalments

Ratepayers may pay their rates and charges in four quarterly instalments as follows for the 2020-2021 rating year:

Instalment	Issued by Date	Due Date
First	15 August 2020	30 September 2020
Second	30 October 2020	30 November 2020
Third	28 January 2021	28 February 2021
Fourth	30 April 2021	31 May 2021

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

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

Revenue Policy 2020-21

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

Charges on overdue rates

Interest accrues on a daily basis on rates and charges that remain unpaid after they are due and payable. Council will apply the maximum interest allowable under Section 566(3) of the *Local Government Act* as determined by the Minister in each year.

In accordance with section 566(3) of the Act, the interest rate for the period 1 July 2020 to 31 December 2020 will be 0.0% per annum and 7% per annum for the period 1 January 2021 to 30 June 2021.

Annual Charges

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

- water
- sewerage
- domestic waste management
- non domestic waste management
- stormwater management

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

- water
- sewerage
- liquid trade waste.

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

Revenue Policy 2020-21

Water Annual Charges - Potable

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

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

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

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

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

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

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

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

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

Revenue Policy 2020-21

Individual metering - units

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

Annual Water Access Charges for former Queanbeyan City Council properties

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

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

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

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

Meter Size	Annual Charge 2019-20	Annual Charge 2020-21	% Change	No of services - March 2020	Projected Income 2020-21
20mm	\$270	\$277	2.60%	18,105	\$5,015,085
Additional meter 20mm	\$270	\$277	2.60%	275	\$76,175
25mm	\$422	\$433	2.60%	152	\$65,816

Revenue Policy 2020-21

32mm	\$691	\$709	2.60%	64	\$45,376
40mm	\$1,080	\$1,108	2.60%	239	\$264,812
50mm	\$1,688	\$1,731	2.60%	60	\$103,860
65mm	\$2,852	\$2,925	2.60%	2	\$5,850
80mm	\$4,320	\$4,432	2.60%	19	\$84,208
100mm	\$6,750	\$6,925	2.60%	4	\$27,700
150mm	\$15,187	\$15,581	2.60%	0	
				18,920	\$5,688,882

Annual Water Access Charges for former Palerang Council – Residential Properties

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

Meter Size	Annual Charge 2019-20	Annual Charge 2020-21	% Change	No of Assess - Feb 2020	Projected Income 2020-21
20mm	\$461	\$473	2.60%	2389	\$1,129,997

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

All rateable land categorised as non-residential or land exempt from rates under section 555 or 556 of the *Local Government Act* (including strata units) within the areas of Bungendore, Braidwood and Captains Flat water supply schemes will be charged for each water supply service

Revenue Policy 2020-21

that is connected to the property. The charge will be proportional to the size of the water supply service connection to the property. Land that is vacant with no existing premises connected to the Council water supply will be charged the equivalent to the 20mm water access charge.

Meter Size	Annual Charge 2019-20	Annual Charge 2020-21	% Change	No of Assess - Feb 2020	Projected Income 2020-21
20mm	\$461	\$473	2.60%	333	\$157,509
25mm	\$720	\$739	2.60%	10	\$7,390
32mm	\$1,180	\$1,211	2.60%	4	\$4,844
40mm	\$1,844	\$1,892	2.60%	8	\$15,136
50mm	\$2,881	\$2,956	2.60%	13	\$38,428
65mm	\$4,869	\$4,996	2.60%	0	\$0
80mm	\$7,376	\$7,568	2.60%	0	\$0
100mm	\$11,525	\$11,825	2.60%	5	\$59,125
150mm	\$25,931	\$26,606	2.60%	0	
				373	\$282,432

Water Meter Size Reassessment Policy

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

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

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

Revenue Policy 2020-21

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

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

A change in meter size can only occur:

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

Revenue Policy 2020-21

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

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

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

The estimated rebate (cost to Council) for the Water Meter Size Reassessment program for 2020-21 is \$8437 for Water Fund and \$21,611 for Sewerage Fund.

Water Usage Charges - Potable water

Water Usage Charges – former Queanbeyan City Council

A charge will be raised in accordance with Section 502 of the *Local Government Act* on a quarterly basis on the usage recorded through the water meter or meters connected to the property. The charge is set to recover costs including bulk potable water supplied by Icon Water (ACT). Water usage will be charged at a single variable rate of \$4.10 per kl for 2020-21 as follows:

Type Per quarter	Usage charge per kl 2019-20	Usage charge per kl 2020-21	% change	Billable kilolitres consumed	Projected income 2020-21
Single Tier	\$4.00	\$4.10	2.60%	3,957,431	\$16,225,467

Revenue Policy 2020-21

Properties which are exempt from rates under Section 555 or 556 of the *Local Government Act*, will be charged at a single variable rate set at \$4.10 per kilolitre for 2020-21 for all water used.

Water Usage Charges – former Palerang Council

A charge will be raised in accordance with Section 502 of the *Local Government Act* on a quarterly basis on the usage recorded through the water meter or meters connected to the property. Water usage will be charged at a single variable rate of \$2.89 per kl for 2020-21 as follows:

Type Per quarter	Usage charge per kl 2019-20	Usage charge per kl 2020-21	% change	Billable kilolitres consumed	Projected income 2020-21
Single Tier	\$2.82	\$2.89	2.6%	350,376	\$1,012,586

Revenue Policy 2020-21

Water Access Charges – Recycled Water

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

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

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

Meter Size	Access Charge 2019-20	Access Charge 2020-21	% Change	No of Assess - March 2020	Projected Income 2020-21
20mm Recycled	\$270	\$277	2.60%	2152	\$596,104
25mm Recycled	\$422	\$433	2.60%	0	\$0
32mm Recycled	\$691	\$709	2.60%	0	\$0
40mm Recycled	\$1,080	\$1,108	2.60%	0	\$0
50mm Recycled	\$1,688	\$1,731	2.60%	0	\$0
65mm Recycled	\$2,852	\$2,926	2.60%	0	\$0
80mm Recycled	\$4,320	\$4,432	2.60%	0	\$0
100mm Recycled	\$6,750	\$6,925	2.60%	0	\$0
150mm Recycled	\$15,187	\$15,581	2.60%	0	
				2152	\$596,104

Revenue Policy 2020-21

Water Usage Charges - Recycled Water

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

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

Properties which are exempt from rates under Section 555 or 556 of the *Local Government Act*, will be charged at a single variable rate set at \$3.89 per kilolitre.

Type	Consumption charge 2019-20	Consumption charge 2020-21	% Change	Billable Kilolitres Consumed	Projected Income 2020-21
Single Tier	\$3.79	\$3.89	2.60%	45,738	\$177,921
				45,738	\$177,921

Total Water Revenue

2020-21 Projected Income from Water Charges	
Queanbeyan City Water Access Charges	\$5,688,882
Palerang Water Access Charges	\$1,412,429
Queanbeyan City Water Usage Charges	\$16,225,467
Palerang Water Usage Charges	\$1,012,586
Recycled Water Access and Usage Charges	\$774,025
	\$25,113,389

Revenue Policy 2020-21

Sewerage Access Charges

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

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

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

Annual Sewerage Access Charges for former Queanbeyan City Council Residential properties

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

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

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

	Access Charge 2019-20	Access Charge 2020-21	% Change	No of Assess - March 2020	Projected Income 2020-21
Residential	\$690	\$708	2.60%	16,415	\$11,621,820
Vacant Land	\$449	\$461	2.60%	548	\$252,628
Multi-occupancies (additional premises)	\$345	\$354	2.60%	1,174	\$415,596
				18,137	\$12,290,044

Revenue Policy 2020-21

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

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

Properties which are not separately metered, and all Non-Residential Strata Title units will be charged a sewerage service annual charge equivalent to that of a Non-Residential property with a 20mm water connection. Land that is vacant with no existing premise connected to the Council water supply will be charged a vacant land charge of \$461.

Meter Size	Access Charge 2019-20	Access Charge 2020-21	% Change	No of Assess - March 2020	Projected Income 2020-21
20mm	\$690	\$708	2.60%	790	\$559,320
25mm	\$1,078	\$1,106	2.60%	140	\$154,840
32mm	\$1,766	\$1,813	2.60%	57	\$103,341
40mm	\$2,760	\$2,832	2.60%	240	\$679,680
50mm	\$4,313	\$4,425	2.60%	60	\$265,500
65mm	\$7,288	\$7,478	2.60%	2	\$14,956
80mm	\$11,040	\$11,328	2.60%	19	\$215,232
100mm	\$17,250	\$17,700	2.60%	4	\$70,800
150mm	\$38,820	\$39,825	2.60%	0	-
				1312	\$2,063,669

Annual Sewerage Access Charges for former Palerang Council Residential properties

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

Revenue Policy 2020-21

	Access Charge 2019-20	Access Charge 2020-21	% Change	No of Assess - March 20120	Projected Income 2020-21
Residential	\$1,074.00	\$1,102.00	2.60%	2,087	\$2,299,874
Vacant Land	\$1,074.00	\$1,102.00	2.60%	201	\$221,502
				2288	\$2,521,376

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

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

Meter Size	Access Charge 2019-20	Access Charge 2020-21	% Change	No of Assess - March 2020	Projected Income 2020-212020-21
20mm	\$1,230	\$1,262	2.60%	203	\$256,186
25mm	\$1,923	\$1,972	2.60%	10	\$19,720
32mm	\$3,150	\$3,231	2.60%	4	\$12, 924
40mm	\$4,921	\$5,048	2.60%	8	\$40,384
50mm	\$7,690	\$7,888	2.60%	13	\$102,544
65mm	\$12,996	\$13,330	2.60%	0	\$0
80mm	\$19,686	\$20,192	2.60%	0	\$0
100mm	\$30,759	\$31,550	2.60%	3	\$94,650
150mm	\$69,207	\$70,988	2.60%	0	\$0
					\$526,408

Revenue Policy 2020-21

Sewerage Usage Charges (Section 502 of the LGA)

A sewerage discharge factor (SDF) applies to all non-residential sewerage infrastructure users. The SDF is applied to the total water usage (measured by water meter) for properties and reflects the typical load properties place on the sewerage system. The SDF is the ratio of all wastewater discharged from a premises to the sewerage system to the total water consumption, expressed as a percentage.

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

Sewerage usage charges will be recalculated based on comparable prior period consumption history, where there was a significant undetected leak, where the owner provides evidence that the leak was rectified as soon as reasonably possible, and where there is evidence that the leaked water was not discharged into the sewerage system.

Sewerage usage charges for non-residential properties in the former Queanbeyan City Council area will be calculated by applying the business category SDF to the sewerage usage charge of **\$1.23** per kl for 2020-21 and are raised to cover the sewerage treatment costs.

Sewerage usage charges for non-residential properties in the former Palerang Council area will be calculated by applying the business category SDF to the sewerage usage charge of **\$2.95** per kl for the 2020-21.

The estimated income from non-residential sewerage usage charges for former Queanbeyan City Council for 2020-21 is **\$453,695**

The estimated income from non-residential sewerage usage charges for former Palerang Council for 2020-21 is **\$133,397**

2020-21 Total Income Sewerage Charges Queanbeyan-Palerang Regional Council	
Former Queanbeyan City Council Access Charges	\$14,353,713
Former Palerang Access Charges	\$3,034,860
Former Queanbeyan City Council Usage Charges	\$453,695
Former Palerang Usage Charges	\$133,397
	\$17,975,665

Revenue Policy 2020-21

Liquid Trade Waste Charges

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

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

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

The trade waste usage charge for non-residential properties in the former Queanbeyan City Council area will be calculated by applying the business category TWDF against the liquid trade waste usage charge of **\$2.52** per kilolitre.

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

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

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

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

Revenue Policy 2020-21

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

Trade Waste category	Annual Trade Waste Charge 2019-20	Annual Trade Waste Charge 2020-21	No of Assess	Projected Income 2020-21	Liquid Trade Waste Usage Rate 2019-20	Liquid Trade Waste Usage Rate 2020-21	% Change
Category 1 - complying	\$120	\$120	52	\$6,240	N/A	N/A	N/A
Category 1 - non-complying					\$2.46 per kl	\$2.52 per kl	2.60%
Category 2 - complying	\$120	\$120	119	\$14,280	\$2.46 per kl	\$2.52 per kl	2.60%
Category 2 - non complying					\$19.71 per kl	\$19.71 per kl	0%
Category 3	\$780	\$780	6	\$4,680	As stated in LTW Excess Mass charges	As stated in LTW Excess Mass charges	0%
Totals			177	\$25,200			

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

Revenue Policy 2020-21

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

Trade Waste category	Annual Trade Waste Charge 2019-20	Annual Trade Waste Charge 2020-21	No of Assess	Projected Income 2020-21	Liquid Trade Waste Usage Rate 2019-20	Liquid Trade Waste Usage Rate 2020-21	% Change
Category 1 - complying	\$98	\$98	48	\$4,704	N/A	N/A	N/A
Category 1 - non-complying					\$3.07 per kl	\$3.15 per kl	2.60%
Category 2 - complying	\$196	\$196	53	\$10,388	\$3.07 per kl	\$3.15 per kl	2.60%
Category 2 - non complying					\$19.00 per kl	\$19.00 per kl	0%
Category 3	\$655	\$655	0	0	As stated in LTW Excess Mass charges	As stated in LTW Excess Mass charges	0%
Totals			101	\$15,092			

Water and Sewerage Dividend

Section 409 (6) of the *Local Government Act* enables Council to declare a dividend from the Queanbeyan water and sewerage operations. No dividend is proposed for 2020-21 from either utility. When the Integrated Water Cycle Management Plan (Queanbeyan) is adopted, dividends may then be introduced. The Long Term Financial Plan forecasts dividends as a source of revenue from 2021-22.

Domestic Waste Management

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

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

Revenue Policy 2020-21

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

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

Domestic Waste Charges former Queanbeyan City Council

Type	2019-20	2020-21	% Change	Number of services	Projected Income 2020-21
DW1 Domestic Waste 140L waste bin, 240L recycling and 240L green waste	\$328	\$337	2.60%	12,605	\$4,241,935
DW2 Domestic Waste 240L waste bin, 240L recycling and 240L green waste	\$436	\$447	2.60%	1,709	\$764,497
DW3 Additional Domestic 140L waste bin	\$152	\$156	2.60%	69	\$10,761
DW4 Additional Domestic 240L waste bin	\$185	\$190	2.60%	28	\$5,315
DW5 Additional Domestic 240L green waste	\$83	\$85	2.60%	44	\$3,747
DW6 Additional Domestic 240L recycling	\$83	\$85	2.60%	60	\$5,109
DW7 Multi Unit Shared service 240L waste bin, 240L recycling	\$299	\$307	2.60%	3,303	\$1,013,275
DW8 Multi unit Shared service including shared greenwaste (requested by body corporate)	\$328	\$337	2.60%	58	\$19,519
DW9 Multi unit Shared Service additional greenwaste (requested by body corporate)	\$83	\$85	2.60%	79	\$6,727
DW10 Vacant Domestic Waste Charge	\$26	\$27	2.60%	552	\$14,725

Revenue Policy 2020-21

Type	2019-20	2020-21	% Change	Number of services	Projected Income 2020-21
DW11 Rural Waste Availability Charge for occupied premises outside of the urban Domestic Waste Collection areas	\$48	\$49	2.60%	328	\$16,153
DW12 Units with shared recycling, individual 140L Waste bin, booked cleanup	\$299	\$307	2.60%	102	\$31,291
DW13 Units with individual 140L waste bin , recycling and greenwaste services and scheduled cleanup services	\$328	\$337	2.60%	33	\$11,105
DW14 360L recycling bin upsize charge	\$25	\$26	2.60%	278	\$7,131
DW 15 Rural Waste Collection - Optional fortnightly 240L waste bin and 240L recycling per annum	\$355	\$364	2.60%	273	\$99,435
DW17 Rural Waste Collection - Optional fortnightly 240L recycling only per annum	\$181	\$186	2.60%	37	\$6,871
DW21 Rural waste Collection - Additional 240L waste bin collected fortnightly	\$168	\$172	2.60%	10	\$1,724
DW22 Rural Waste Collection - Additional 240L recycling bin collected fortnightly	\$129	\$132	2.60%	2	\$265
				19,570	\$6,259,585

Individual Servicing (DW1 and DW2)

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

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

Revenue Policy 2020-21

Additional Domestic Waste Services (DW3-DW6 and DW14)

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

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

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

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

Shared/Individual Servicing (DW12-DW13)

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

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

Revenue Policy 2020-21

Vacant Domestic Waste Charge (DW10)

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

Rural Waste Availability Charge (DW11)

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

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

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

Vacant rural land is exempt from this charge.

Rural Domestic Waste Collection Service (DW15 and DW17)

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

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

Additional Services (DW21 and DW22)

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

Domestic Waste Charges former Palerang Council

Annual domestic waste charges are applied for the following services:

Revenue Policy 2020-21

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

Type	Domestic Waste Charge 19-20	Domestic Waste Charge 20-21	% Change	Number of services	Projected Income 20-21
DWP1-Domestic Waste Urban - 140L waste bin collected weekly, 240L recycling and 240L Green Waste collected fortnightly	\$385	\$395	2.60%	2,122	\$838,211
DWP2-Domestic Waste Urban 240L waste bin collected weekly, 240L recycling and 240L Green Waste collected fortnightly	\$418	\$429	2.60%	28	\$12,008
DWP3-Domestic Waste Urban 360L waste bin collected weekly, 240L recycling and 240L Green Waste collected fortnightly (Current services only)	\$466	\$478	2.60%	18	\$8,606
DWP4-Domestic Waste Rural 240L waste bin collected fortnightly and 240L recycling bin collected fortnightly	\$311	\$319	2.60%	744	\$237,400
DWP6-Domestic Waste Rural – Bin compound 240L waste bin and 240L recycling bin collected fortnightly	\$234	\$240	2.60%	49	\$11,764
DWP8-Sutton East, Carwoola, Urila and Primrose Valley – 240L Recycling Bin collected fortnightly	\$108	\$111	2.60%	512	\$56,734

Revenue Policy 2020-21

Type	Domestic Waste Charge 19-20	Domestic Waste Charge 20-21	% Change	Number of services	Projected Income 20-21
DWP10-Sutton East, Carwoola, Urila and Primrose Valley – Additional 240L Recycling Bin collected fortnightly	\$87	\$89	2.60%	16	\$1,428
DWP11-Sutton East, Carwoola, Urila and Primrose Valley – Additional 360L Recycling Bin collected fortnightly (current services only)	\$132	\$135	2.60%	1	\$135
DWP12-Annual Domestic Waste Charge – Vacant Land (urban)	\$26	\$27	2.60%	407	\$10,857
DWP14-Domestic Waste Urban- Extra 140L Waste Bin (weekly)	\$156	\$160	2.60%	6	\$960
DWP15-Domestic Waste Urban- Extra 240L Waste Bin (weekly)	\$239	\$245	2.60%	2	\$490
DWP17-Domestic Waste Urban- Extra 240L Recycling Bin (fortnightly)	\$97	\$100	2.60%	19	\$1,891
DWP18-Domestic Waste Urban- Extra 360L Recycling Bin (fortnightly) (Current services only)	\$132	\$135	2.60%	2	\$271
DWP19-Domestic Waste Rural - Extra 140L Waste Bin	\$112	\$115	2.60%	1	\$115
DWP20-Domestic Waste Rural - Extra 240L Waste Bin	\$170	\$174	2.60%	7	\$1,221
DWP21-Domestic Waste Rural - Extra 360L Waste Bin (current services only)	\$239	\$245	2.60%	2	\$490
DWP22-Domestic Waste Rural - Extra 240L Recycling Bin	\$87	\$89	2.60%	0	\$0
				3,936	\$1,182,582

Revenue Policy 2020-21

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

Waste Program Charge

Property Service Location	Qualifier	Annual Charge 2019-20	Annual Charge 2020-21	% Change	No of Assess - March 2020	Projected Income 2020-21
Palerang Council area east of Queanbeyan River	Roadside recycling service is available	\$375	\$390	4%	3,350	\$1,306,500
Palerang Council area east of Queanbeyan River	Roadside recycling service is not available	\$416	\$433	4%	4,127	\$1,785,505
Palerang Council area west of Queanbeyan River	No tip pass issued	\$27	\$28	4%	630	\$17,690
Palerang Council area west of Queanbeyan River	Tip pass issued on application	\$375	\$390	4%	0	0
					8,107	\$3,109,696

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

Waste Services Charge

Property Service Location	Annual Charge 2019-20	Annual Charge 2020-21	% Change	No of Assess - March 2017	Projected Income 20-21
Palerang Council area east of Queanbeyan River where a Landfill pass is issued for disposal of general waste into an authorised landfill	\$54 (GST inc)	\$56 (GST inc)	4%	7,444	\$378,967
				7,444	\$378,967

Revenue Policy 2020-21

2020-21 Total Income Domestic Waste Charges Queanbeyan-Palerang Regional Council	
Queanbeyan City Council DWM Charges	\$6,259,585
Palerang Regional DWM Charges	\$1,182,582
Palerang General Waste Annual Charges	\$3,526,560
	\$10,968,727

Business Waste Management

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

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

Waste Availability Charge BW1

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

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

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

Revenue Policy 2020-21

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

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

Optional Business Waste Services former Queanbeyan City Council 2020-21

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

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

Type	2019-20	2020-21	% Change	Number of services	Projected Income
BW1 waste availability charge	\$94	\$96	2.60%	1,165	\$112,357
BW2 for each 240L Waste bin	\$255	\$262	2.60%	1171	\$306,369
BW4 for each 240L Recycling bin	\$92	\$94	2.60%	743	\$70,133
BW8 for each 240L Greenwaste bin	\$92	\$94	2.60%	67	\$6,324
				3,146	\$495,184

Revenue Policy 2020-21

Optional Business Waste Services former Palerang Council 2020-21

Type	2019-20	2020-21	% Change	Number of services	Projected Income
BWP1-Annual Waste Charge Urban - 140L waste bin collected weekly, 240L recycling collected fortnightly	\$315	\$328	4.00%	89	\$29,156.40
BWP2-Annual Waste Charge Urban - 240L waste bin collected weekly, 240L recycling collected fortnightly	\$348	\$362	4.00%	24	\$8,686.08
BWP3-Annual Waste Charge Urban - 360L waste bin collected weekly, 240L recycling collected fortnightly (Current services only)	\$401	\$417	4.00%	1	\$417.04
BWP4-Annual Waste Charge Rural - 140L waste bin and 240L recycling collected fortnightly	\$313	\$326	4.00%	-	\$0.00
BWP6-Annual Waste Rural – Bin compound 240L waste bin and 240L recycling bin collected fortnightly	\$235	\$244	4.00%	-	\$0.00
BWP8-Sutton East, Carwoola/Primrose Valley – 240L Recycling Bin collected fortnightly	\$109	\$113	4.00%	-	\$0.00
BWP10-Annual Waste Charge – Vacant Land (urban)	\$27	\$28	4.00%	10	\$280.80
BWP11-Urban Waste - Additional 140L Waste Bin (weekly)	\$158	\$164	4.00%	4	\$657.28
BWP12-Urban Waste - Additional 240L Waste Bin (weekly)	\$242	\$252	4.00%	2	\$503.36
BWP14-Urban Waste - Additional 140L Waste Bin (fortnightly)	\$113	\$118	4.00%	-	\$0.00
BWP15-Urban Waste - Additional 240L Waste Bin (fortnightly)	\$173	\$180	4.00%	-	\$0.00
BWP16-Urban Waste - Additional 240L Recycling Bin (weekly)	\$151	\$157	4.00%	-	\$0.00
BWP18-Urban Waste - Additional 240L Recycling Bin (fortnightly)	\$88	\$92	4.00%	22	\$2,013.44
BWP19-Urban Waste - Additional 360L Recycling Bin (fortnightly) (Current services only)	\$134	\$139	4.00%	21	\$2,926.56
BWP20-Rural Waste - Additional Compound 240L Waste Bin (fortnightly)	\$130	\$135	4.00%	-	\$0.00
BWP21-Rural Waste - Additional Compound 360L Waste Bin (fortnightly) (Current services only)	\$178	\$185	4.00%	-	\$0.00
BWP22-Rural Waste - Additional Compound 240L Recycle Bin (fnly)	\$0	\$0	N/A	-	\$0.00

Revenue Policy 2020-21

Type	2019-20	2020-21	% Change	Number of services	Projected Income
				173	\$44,641

2020-21 Total Income Waste Charges Queanbeyan-Palerang Regional Council	
Former Queanbeyan City Council Waste Charges	\$495,184
Former Palerang Regional Waste Charges	\$44,641
	\$540,282

General Waste Rules and Definitions

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

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

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

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

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

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

Revenue Policy 2020-21

Lost and Stolen Bins

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

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

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

Stormwater Management Services Charge – Former Queanbeyan City Council area

In accordance with Section 496A of the *Local Government Act 1993* Council will charge a 'stormwater management service charge' against rateable properties for which the service is available. Council has identified the residential and business properties that are within Council's urban stormwater catchment areas that will be levied this charge for the 2020-21 financial year.

Properties categorised as Residential (Not being Strata Titled)

A flat charge of \$20 for a stormwater management service charge is to be charged against each eligible assessment categorised as residential within the urban stormwater catchment. This charge is uniform across all urban catchment areas to minimise administration costs. An amount of \$25 is the current upper charge limit for urban residential land stipulated in clause 125AA of the *Local Government (General) Regulation 2005*. For 2020-21 Council has decided to charge less than the limit specified in the Regulation.

Properties categorised as Residential (Strata Units)

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

Revenue Policy 2020-21

Properties categorised as Business (Not being Strata Titled)

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

Scenario 1 – Business Strata Units Only

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

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

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

If the strata complex contains mixed development (i.e. properties rated as both business and residential) the dominant rating category of the total parcel of land, using data provided by the Valuer General, must be determined and charges will apply for Business strata units or Residential strata units as previously adopted. In the event that a mixed development is 50% residential and 50% business, Council has the discretion to determine whether to charge the property as a residential or business property.

Urban Land Exempt from the Stormwater Management Service Charge

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

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

Revenue Policy 2020-21

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

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

Type	Stormwater Levy 2019-20	Stormwater Levy 2020-21	\$ Change	No. Assessments/ Units	Projected Income 2020-21
Residential	\$20	\$20	\$0	10,275	\$205,500
Residential - strata/flats	\$12.50	\$12.50	\$0	5,334	\$66,675
Business Premise (per 350m2)	\$20	\$20	\$0	4,322	\$86,440
Business strata units (per 350m2)	\$12.50	\$12.50	\$0	239	\$2,988
				20,170	\$361,603



Urban stormwater catchment area

Revenue Policy 2020-21

Pricing Policy

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

Pricing will:

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

Fees and charges in general (not including statutory fees, fees set by management committees, fees assessed by the community services such as respite care) will be increased generally by the higher of the cpi, or the rate peg.

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

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

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

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

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

Revenue Policy 2020-21

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

Council's pricing policy takes into account the public good to the community as well as market pressures. The pricing philosophy is designed to meet the needs of the community in that, whilst it is generally one of market pricing, it is flexible enough to provide for 'community service obligations'. The market pricing philosophy can sometimes be incorrectly perceived as just passing on excessive costs to ratepayers. The real effect of the philosophy is a strong discipline on Council to bring its costs and prices into line with market rates. The effect is to promote cost efficiencies throughout all of Council's operations for the benefit of the community. In this respect, Council has developed five pricing types to meet operational requirement as follows:

1. Subsidised or Community Services Obligation

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

2. Cost Recovery

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

3. Market

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

Revenue Policy 2020-21

4. Deterrent

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

5. Determined by Legislation

The price is set by legislation (usually State Government legislation) and Council does not have the opportunity to vary the cost.