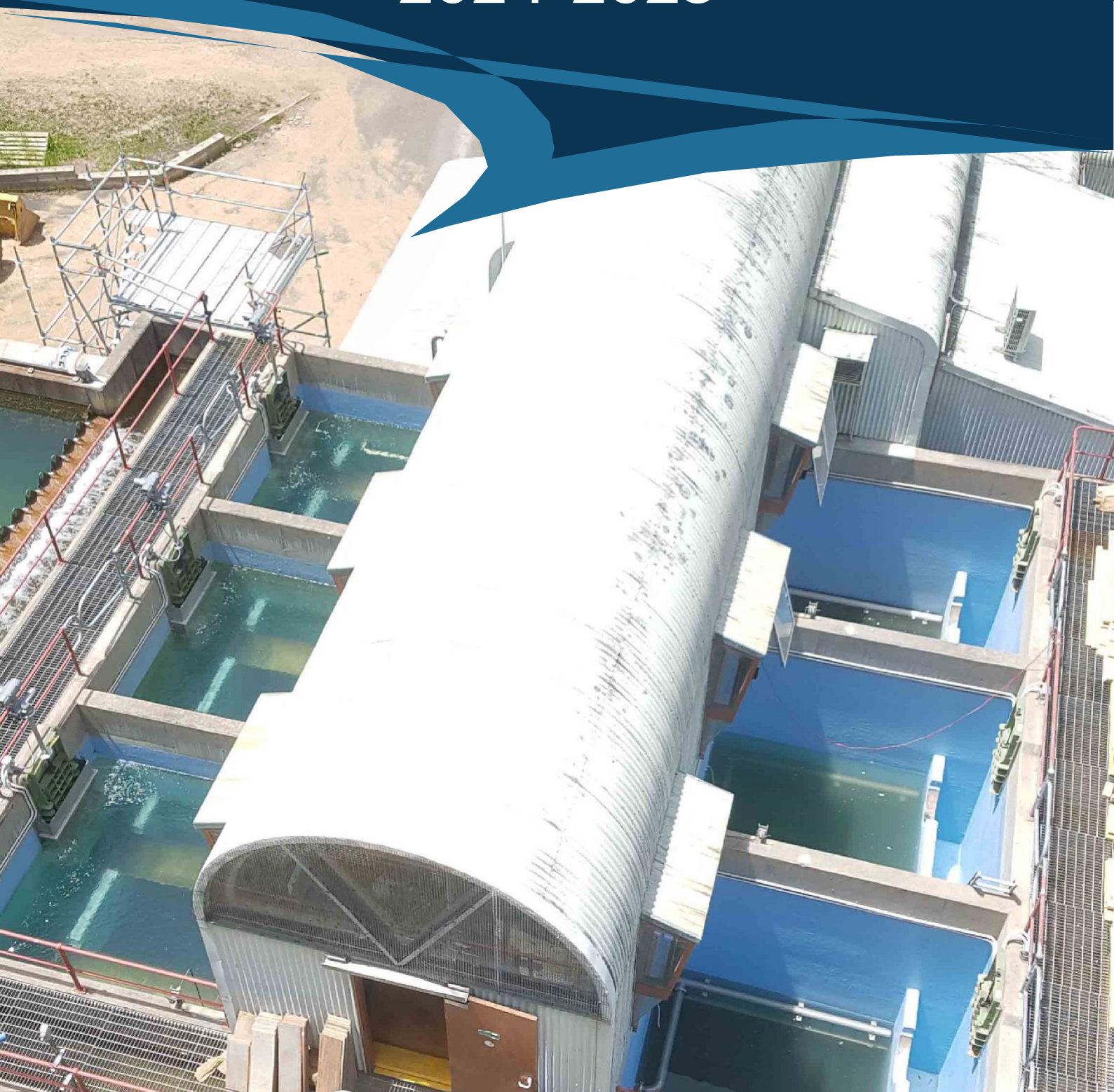


# OUR PLACE OUR FUTURE

## Revenue Policy 2024-2025



# Contents

2024-25 Revenue Policy .....	3
Rates and Annual Charges Revenue Strategy .....	4
Capacity to Pay and Hardship Policy.....	4
Statutory Requirements.....	4
Statement of Ordinary and Special Rates .....	8
Strategy – ordinary rates.....	8
Rating Structure.....	9
Pension Concession Rebates .....	11
Rating of Subdivided/Consolidated Land .....	11
Rate Pegging .....	11
Land Valuations .....	12
Special Rate Variations .....	12
2023 Special Variation to Ordinary Rates .....	12
S7.11 and S7.12 Levy Contributions .....	16
Interest .....	16
Statement of Fees and Charges .....	16
Waste Management Charges .....	17
Domestic waste management services.....	17
Water Charges.....	18
Sewerage Charges .....	19
<b>Sewerage Access Charges</b> .....	19
Sewerage Trade Waste Charges.....	20
Septic Tank Charges .....	21
<b>High Risk Systems</b> .....	21
<b>Medium Risk Systems</b> .....	21
<b>Low Risk Systems</b> .....	21
<b>All Aerated Wastewater systems (AWTS)</b> .....	22
Stormwater Charges.....	22
Statement of Borrowings .....	23

## 2024-25 Revenue Policy

The objective of the Revenue Policy is to ensure that rates are levied in a fair and equitable manner so as to provide sufficient funds to deliver the general services which benefit all the ratepayers of the area.

Council aims to set rates and charges at a level that provides a 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 2021 (NSW)). The administration of rates will be honest, diligent and applied consistently and fairly across all properties.

The range of services provided by Council to the community is diverse and requires different considerations when determining the associated fee or charge. The level of the fee or charge was determined having regard to the following categories:

Code	Description
A	Economic Cost <i>Total cost of providing services for private good.</i>
B	Community Service <i>Services considered to have a level of benefit to the community. Generally benefits are not solely confined to users. Partially funded by rates.</i>
C	Regulated Charges <i>Federal or State Government set charges.</i>
D	User Pays Principal <i>Services under this category are such that individual costs can be determined and met by the user of the service.</i>
E	Market Forces <i>Services that Council operates in a competitive market and needs to fix charges similar to other providers.</i>
F	Cost Plus <i>Services provided on a commercial basis with an amount of risk profit included.</i>
G	Section 7.11 (Developer Contributions) <i>Items are priced at the level determined by the adopted Council's Developer Contributions Plan. The plans provide for quarterly increases in these fees based on Consumer Price Index (CPI) increases.</i>

Council's full suite of documents within the Integrated Planning and Reporting Framework can be viewed on Council's website [www.council.ithgow.com/ipr](http://www.council.ithgow.com/ipr)

## **Rates and Annual Charges 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; and
- 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 rates structure 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;
- progressively align the base amount with the net cost of service provision, incorporating funding of council's community service obligations (CSOs); and
- explore opportunities to assist ratepayers experiencing financial hardship, such as deferring of interest.

## **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 cost of living, drought and/or natural disasters.

Council has a Hardship Policy and will support 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.

## **Statutory Requirements**

In accordance with the *Local Government Act 1993* the following statutory requirements are included in this document:

- Statement containing a detailed estimate of the council's income and expenditure;
- Statement of ordinary and special rates;
- Rating structure;
- Statement of charges to apply to rateable and non-rateable properties;
- Statement of fees to be charged and pricing policy of goods and services; and
- Statement of borrowings;

2024/25– 2026/27 Budget – Income and Expenditure Funds Consolidated (\$'000)			
	2024/25	2025/26*	2026/27*
Operating income	72,659	62,440	64,023
Operating expenditure	64,383	58,795	60,195
Operating result	8,276	3,644	3,828
Operating result before capital	520	929	1,016

- \* Figures from Council's adopted Long Term Financial Plan Scenario 3 Service Levels Maintained

Capital Budget 2024/25 – 2026/27*			
	2024/25 \$'000	2025/26* \$'000	2026/27* \$'000
<b>General Fund</b>			
<b>Buildings &amp; Infrastructure</b>			
Asset Renewals	13,136	11,511	13,752
New Assets	3,387	-	-
<b>Water Fund</b>			
Asset Renewals	1,713	988	1,023
New Assets	355	-	-
<b>Sewer Fund</b>			
Asset Renewals	3,571	1,522	1,586
New Assets	1,000	-	-
<b>Total Capital</b>	<b>23,162</b>	<b>14,031</b>	<b>16,361</b>

- \* Figures from Council's adopted Long Term Financial Plan Scenario 3 Service Levels Maintained

## Cashflow Statement 2024/25 Budget

<b>Cash Flows from Operating Activities</b>	
<b>Receipts:</b>	
Rates and Annual Charges	40,629
User Fees and Charges	9,458
Interest and Investment Revenue Received	2,379
Grants and Contributions	18,697
Bonds and Deposits Received	0
Other	1,265
<b>Payments:</b>	
Employee Benefits and On-Costs	(22,404)
Materials and Contracts	(22,712)
Borrowing Costs	(361)
Bonds and Deposits Refunded	0
Other	(1,259)
<b>Net Cash Provided (or used in) Operating Activities</b>	<b>25,692</b>
<b>Cash Flows from Investing Activities</b>	
<b>Payments:</b>	
Purchase of Infrastructure, Property, Plant and Equipment	(27,031)
<b>Net Cash Provided (or used in) Investing Activities</b>	<b>(27,031)</b>
<b>Cash Flows from Financing Activities</b>	
<b>Payments:</b>	
Repayment of Borrowings and Advances	(1,311)
<b>Net Cash Provided (or used in) Investing Activities</b>	<b>(1,311)</b>
<b>Net Increase/(Decrease) in Cash and Cash Equivalents</b>	<b>(2,650)</b>
<b>plus: Cash, Cash Equivalents and Investments - Beginning of Year</b>	<b>49,911</b>
<b>Cash and Cash Equivalents - End of Year</b>	<b>47,261</b>

# Statement of Ordinary and Special Rates

## Strategy – ordinary rates

Council will continue to levy ordinary rates using a structure comprising a base amount to which an ad valorem (rate in the dollar) component is added. The Base Amount will vary, depending on rating category/sub-category combination.

All rateable properties within each category / sub-category, regardless of their land value, are levied the base amount. The balance of income for ordinary rates is derived by multiplying the land value of a property by a rate in the dollar for the relevant category / sub- category, which is determined by Council dependent on the property's dominant use. The amount payable by ratepayers under this component is dependent on the land value of the property. In addition, the total amount collected for ordinary rates each year will take account of any approved increase advised by the Minister.

Council has 5 categories of ordinary rate, being residential, farmland, business, mining and quarries. These categories are further divided into subcategories for residential and business. An ordinary rate will be applied to each parcel of rateable land within the Local Government Area in 2024/25.

The following is the structure of Council's rates:

Type	Category	Sub-Category	Basis
Ordinary	Residential	Lithgow Portland Wallerawang	Each parcel of rateable land valued as one assessment which can be categorised as Residential in accordance with the Local Government Act, 1993 within the Lithgow, Portland & Wallerawang urban areas as set out in the Lithgow Rate Categorisation Map.
Ordinary	Residential	Other	Each parcel of rateable land valued as one assessment which can be categorised as Residential in accordance with the Local Government Act, 1993 but cannot be categorised as 'Residential – Lithgow, Portland & Wallerawang'.
Ordinary	Farmland		Each parcel of rateable land valued as one assessment which can be categorised as Farmland in accordance with the Local Government Act, 1993.
Ordinary	Mining		Each parcel of rateable land valued as one assessment which can be categorised as Mining in accordance with the Local Government Act, 1993.
Ordinary	Business	Lithgow Portland Wallerawang	Each parcel of rateable land valued as one assessment which can be categorised as Business in accordance with the Local Government Act, 1993 within the Lithgow, Portland & Wallerawang urban areas as set out in the Lithgow Rate Categorisation Map.

Ordinary	Business	Other	Each parcel of rateable land valued as one assessment which can be categorised as Business in accordance with the Local Government Act, 1993 but cannot be categorised as either 'Business – Lithgow, Portland Wallerawang' or 'Business – Power Generation and Storage'.
Ordinary	Business	Power Generation and Storage	Each parcel of rateable land valued as one assessment which cannot be categorised as farmland, residential or mining and if its dominant use is as a centre for any of the following activities: a) the generation of, or capacity to generate, more than 15 megawatts of electricity; b) the storage of, or capacity to store, more than 50 megawatts of electricity.
Ordinary	Quarries	Quarries	Each parcel of rateable land valued as one assessment which cannot be categorized as farmland, residential or mining and if its dominant use is as a centre for quarrying or works ancillary or property incidental to quarrying.

## Rating Structure

Council must levy an ordinary rate on all rateable land within its Local Government Area, and each assessment must be categorized according to its dominant or permitted use.

50% of Council's income is made up of rates and the other 50% comes from grants, user fees and charges, development contributions and interest on investments.

Ordinary rates are levied under section 494 of the *Local Government Act 1993* and special rates under section 495 of the *Local Government Act 1993*.

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

- 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 table below shows the Base Amount and Ad Valorem amounts inclusive of the 4.5% rate peg showing the estimated income for each category.

Residential					
Category/Sub-Category	Estimated No. Properties	Base Amount (\$)	Base Amount % of total levy	Ad Valorem Amount (c in the \$)	Estimated Yield
Residential/Lithgow	5,505.26	338.50	27.64%	0.047476	6,741,442.06
Residential/Portland	929.91	338.50	43.70%	0.029845	720,327.70
Residential/Wallerawang	834.69	338.50	37.29%	0.026017	757,710.98
Residential/Other	2,538.87	338.50	26.46%	0.024126	3,248,403.51
Farmland					
Farmland	1,255.00	567.45	27.22%	0.017161	2,849,380.09
Business					
Business/Lithgow	294.74	652.00	7.84%	0.0217122	\$2,450,570.87
Business/Portland	40.09	652.00	29.43%	0.0092118	\$88,809.60
Business/Wallerawang	44.31	652.00	15.71%	0.0141413	\$183,913.32
Business/Other	134	422.10	31.77%	0.0024071	\$176,858.35
Business/Power Generation and Storage - Portland	1.00	13,646.10	3.87%	0.01343432	\$352,190.97
Quarry – Clarence	1.00	15,700.00	16.37%	0.0217934	\$95,899.71
Quarry – Newnes Junction	1.00	15,700.00	41.18%	0.0217759	\$38,129.18
Quarry – Wallerawang	1.00	15,700.00	23.24%	0.0217897	\$67,559.49
Quarry – Marrangaroo	1.00	15,700.00	26.77%	0.0217875	\$58,643.16
Quarry – Hartley	1.00	15,700.00	8.29%	0.0217970	\$189,422.09
Quarry – Round Swamp	1.00	12,025.00	46.78%	0.0297349	\$25,703.05
Quarry – Clarence - Lithgow	1.00	9,825.00	47.74%	0.0478002	\$20,580.05
Mining					
Mining	12.00	15,702.72	4.18%	0.0230444	\$4,504,109.28
Total Estimated Yield					\$22,569,653.44

## **Pension Concession Rebates**

The following maximum annual concession rebates apply for eligible pensioner customers upon commencement of the Special Rate Variation from 1 July 2023.

\$250 Mandatory Rebate - Ordinary Rates and Charges including Domestic Waste Management Charge  
\$50 Council Rebate - Ordinary Rate and Charges including Domestic Waste Management Charge  
\$87.50 Mandatory Rebate - Annual Water Access Charge  
\$135.00 Council Rebate - Annual Water Access Charge  
\$87.50 Mandatory Rebate - Sewer Access Charge

Council is reimbursed for 55% of the Mandatory Rebates only. The remaining 45% and additional rebate is funded by Council.

## **Rating of Subdivided/Consolidated Land**

Upon registration of a plan of subdivision or consolidation with the Registrar General, rates and charges cannot be levied on new lot(s) until supplementary valuations have been provided to Council by the Valuer General. Once this has happened rates will be levied on the new lots from the following financial year. Any credits and debits remaining on the land that existed prior to the subdivision or consolidation of land will be apportioned across the new parcel/s of land.

## **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.

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.

IPART's allowable increase for NSW Councils for the 2024-25 financial year has been set at 4.5%.

In November 2023, IPART released its final report on a review of the rate peg methodology. IPART conducted the review to develop a new methodology that:

- allows councils to vary their general income annually to reflect (as far as possible) changes in the costs of providing local government goods and services due to inflation and other external factors; and
- continues to include a population factor.

As the local community grows, NSW councils are required to provide services to new residents. A sustainable and efficient rate peg system, which recognises the additional pressures of population growth, would allow councils to recoup the cost increases they face.

The rate peg allows for the general revenue of councils to increase with price increases each year. However, the rate peg does not expressly account for the increase in the volume of services that need to be provided or to maintain new local infrastructure.

## **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 that Council does not influence. Lithgow City Council valuations from the Valuer General which will be used for rating from 1 July 2023 to 30 June 2026.

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.

Land Valuations as at 1 July 2022 will be applied for the 2024/25 Annual Rate Levy.

## **Special Rate Variations**

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

### **2023 Special Variation to Ordinary Rates**

The Council's application to IPART for a permanent increase to land rates was approved by IPART effective from 1 July 2023.

The overall income from land rates increased by a maximum of 45.7% (including the 3.7% rate peg). Council committed to limiting any increase in the residential, farming and business (general) rating categories to 27.7% (including the 3.7% rate peg) with the balance of the SRV funds required to be levied against the business power generation sub-category, mining category and new quarrying business sub-categories.

The 2024/25 Special Rate Variation Program is summarised in the table below. The total program for 2024/25 is \$6,898,338.

Special Rate Variation Program 2024/25									
s508 (2) of the Local Government Act 1993									
General Asset Transport Maintenance					Measurement		Reporting		
Asset Systems Officer					135,000	Maintenance works completed	Report on progress & works completed in the Six-Monthly Progress Report and Annual Report		
Traffic Officer					135,000				
Sealed Road Condition 2 Preventative Maintenance				251,403					
Sealed Road Condition 3 Preventative Maintenance				601,546					
Sealed Road Condition 4 Preventative Maintenance				481,258					
High risk road safety signage & barrier improvements					135,527				
Total General Asset Transport Maintenance Program					1,739,733				
Roads Renewal					Renewal Works completed.				
Lithgow Street, Lithgow								683,500	
High Street, Portland								495,245	
Musket Parade, Lithgow								320,574	
Total Transport Renewal Program								1,499,319	

General Asset Stormwater Maintenance (Diverting water from roadways)		Maintenance Works Completed	Reporting
Urban kerb and gutter replacement (double the 2022/23 program)	\$156,750		Report on works completed in the Six-Monthly Progress Report and Annual Report
Rural roadside drain reformation	\$135,213		
Total General Asset Stormwater Maintenance	\$291,263		
Stormwater Drainage Renewal		Renewal Works Completed	Report on progress & works completed in the Six-Monthly Progress Report and Annual Report
Kerb and gutter renewal	\$187,706		
General Other Asset Classes Maintenance		Maintenance Works Completed	Report on progress & works completed in the Six-Monthly Progress report and Annual Report
Natural Area Management	\$139,457		
Natural Area Management Projects	\$109,406		
Community Building maintenance and repairs	\$150,000		
Playground maintenance and repairs	\$100,000		
Total Other Asset Classes Renewal	\$498,953		
Other Asset Classes Renewal		Renewal Works Completed	Report on progress & works completed in the Six-Monthly Progress report and Annual Report
Playground Renewal and Safety	\$140,774		
Accelerate reduction of Plant replacement backlog (down from 10 years to 6 years)	\$400,000		
Total Other Asset Classes Renewal	\$540,774		
Governance & Strategy Capacity		Programs Implemented	
Governance, risk and internal audit capacity improvement	\$351,250		

Capacity Building		Programs Implemented	Report on progress & works completed in the Six-Monthly Progress report and Annual Report
Business improvement – including service planning and other “budget bid” initiatives focused on improving productivity	\$386,250		
Transitions Management			
Economic Development Management	\$176,872		
LEEP Priority Action Fund (Incl. Adaptive Skills Hub)	\$150,000		
LEEP Project Officer	\$174,800		
Seven Valley’s/Lithgow Strategic Marketing Plan	\$120,000		
Build Transition Management Reserve	\$519,468		
Total Transitions Management Program	\$1,141,140		
Contingency – Transfer to Reserve		Transfer - completed	
Surplus operating result (before capital), funds to be held in a reserve for future shocks.	\$261,250		

## S7.11 and S7.12 Levy Contributions

Council has undertaken an independent review of its development contributions systems and prepared a Draft Section 7.12 Contributions Plan.

The matter was reported to the 22 April 2024 meeting. The report sought a Council resolution to publicly exhibit the Draft 7.12 Local Infrastructure Contributions Plan 2024, prior to Council's consideration of adoption of the new plan.

## Interest

In accordance with section 566(3) of the Local Government Act 1993, the Minister for Local Government determines the maximum rate of interest payable on overdue rates and charges. The maximum rate of interest payable on overdue rates and charges for the period 1 July 2024 to 30 June 2025 (inclusive) has been set at **TBA%** per annum charged on a daily basis. **As at the 5 April 2024 the Minister for Local Government is yet to determine the rate of interest payable.**

## Statement of Fees and 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 (Waste Water)
- 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 the 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.

## Waste Management Charges

The charges to apply to domestic waste management are determined in accordance with the Reasonable Cost guidelines issued by the NSW Office of Local Government. The charges determined using these guidelines will apply to domestic as well as non-domestic properties.

### Domestic waste management services

All properties with a domestic waste management service available to their property will be charged an annual charge under Section 496 of the *Local Government Act 1993*.

The applicable charges for 2024/25 are outlined in the schedule below.

Type of Service	Waste Charges		
	No. of Charges	Charge (\$)	Estimated Yield (\$)
		(GST ex)	(GST ex)
Waste Disposal - Urban	377	\$282.40	\$106,464.80
Waste Disposal - Rural	2251	\$208.70	\$469,783.70
Vacant Access Charge - Business	156	\$282.40	\$44,054.40
Garbage Service - Residential	8473	\$557.00	\$4,719,461.00
Additional Full Service -(RYG) Residential		\$673.50	-
Additional Waste and Recycling Service (RY) - Residential	157	\$547.00	\$85,879.00
Additional Waste Service only-(R) Residential	14	\$278.50	\$3,899.00
Additional Recycling Service Only-(Y) Residential	10	\$93.30	\$933.00
Additional FOGO Service Only - Residential	-	\$137.00	-
Garbage Service - Business	380	\$557.00	\$211,660.00
Additional Full Service -(RYG) Business	7	\$673.50	\$4,714.50
Additional Waste and Recycling Service (RY) - Business	3	\$547.00	\$1,641.00
Additional Waste Service only-(R) Business	1	\$278.50	\$278.50
Additional Recycling Service Only (Y)- Business	1	\$93.30	\$93.30
Additional FOGO Service Only - Business	-	\$137.00	-
Garbage Service - Non Rateable	73	\$557.00	\$40,661.00
Additional Full Service -(RYG) Non Rateable	--	\$673.50	-
Additional Waste and Recycling Service (RY) - Non Rateable	-	\$547.00	-
Additional Waste Service only-(R) Non Rateable	-	\$278.50	-
Additional Recycling Service Only -(Y) Non Rateable	-	\$93.30	-
Additional FOGO Service Only -(G) Non Rateable	-	\$137.00	-
Garbage Service - MUDS (Mixed Use	7	\$557.00	\$3,899.00

Developments)

**Total Estimated Yield**

**\$5,693,422.20**

## Water Charges

The residential or business water availability charge will be levied on all rateable and non-rateable properties which are connected to Council's reticulated water supply system. Water usage charges will be levied on all properties using Council's reticulated water supply system.

**Water access charges will increase at various rates depending on meter size. The maximum annual concession rebate for eligible pensioner customers was increased from \$87.50 to \$222.50 (additional \$135.00 rebate).**

Water Charges - Rateable			
Annual Access Charge			
Type	Number of Charges	Charge (\$)	Estimated Yield (\$)
20mm Connection	8203	\$430.00	\$3,527,290.00
25mm Connection	108	\$485.00	\$52,380.00
32mm Connection	14	\$725.00	\$10,150.00
40mm Connection	31	\$1,220.00	\$37,820.00
50mm Connection	58	\$1,630.00	\$94,540.00
80mm Connection	1	\$3,130.00	\$3,130.00
100mm Connection	12	\$4,480.00	\$53,760.00
200mm Connection	-	\$5,000.00	-
300mm Connection	-	\$5,270.00	-
Unpotable Water	20	\$232.00	\$4,640.00
Vacant Land Water Access	23	\$430.00	\$9,890.00
<b>Total Estimated Yield</b>			<b>\$3,793,600.00</b>

Water Charges - Non - Rateable			
Annual Access Charge			
Type	No. of Charges	Charge (\$)	Estimated Yield (\$)
20mm Connection	60	\$430.00	\$25,800.00
25mm Connection	16	\$485.00	\$7,760.00
32mm Connection	-	\$725.00	
40mm Connection	11	\$1,220.00	\$13,420.00
50mm Connection	27	\$1,630.00	\$44,010.00
80mm Connection	1	\$3,130.00	\$3,130.00
100mm Connection	9	\$4,480.00	\$40,320.00
200mm Connection	-	\$5,000.00	
300mm Connection	-	\$5,270.00	
<b>Total Estimated Yield</b>			<b>\$134,440.00</b>

Water Usage Charges - Residential	
Kilolitres Used	Charge (\$)
0 - 250 Residential	3.23 / kl
251+ Residential	5.69 / kl
Water Usage Charges - Business	
Kilolitres Used	Charge (\$)
0 - 500 Business	3.23 / kl
500+ Business	5.69 / kl

## Sewerage Charges

Council has reviewed the sewerage access and usage charges for 2024/25.

### 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 main.
- 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.

Access charges are based on the size of metered water connection with usage being calculated based on water consumption and a Sewer Discharge Factor (SDF). The SDF is the ratio of water consumption to the total water consumption. A typical value is 0.95 for non-residential and may need to be calculated for business categories that have no Guideline value.

Sewerage Charges Rateable Properties			
Type	Annual Sewerage Access Charge		
	Number of Charges (\$)	Charge (\$)	Estimated Yield (\$)
Residential	7494	\$1,060.00	\$7,943,640.00
Non-Residential 20mm	291	\$590.00	\$171,690.00
Non-Residential 25mm	36	\$590.00	\$21,240.00
Non-Residential 32mm	10	\$645.00	\$6,450.00
Non-Residential 40mm	16	\$705.00	\$11,280.00
Non-Residential 50mm	47	\$785.00	\$36,895.00
Non-Residential 80mm	-	\$865.00	-
Non-Residential 100mm	7	\$925.00	\$6,475.00
Non-Residential 200mm	-	\$6,000	-
Non-Residential 300mm	-	\$8,000	-
Non Residential Vacant	-	\$1,060.00	-
<b>Total Estimated Yield</b>			<b>\$8,197,670.00</b>

Sewerage Usage Charges			
Business (most commonly 95% of water usage)		\$2.25/kl	

Sewerage Charges Non-Rateable Properties			
Type	Annual Sewerage Access Charge		Estimated Yield
	Number of Charges	Charge (\$)	(\$)
Non-Rateable 20mm	53	\$550.00	\$29,150.00
Non-Rateable 25mm	5	\$550.00	\$2,750.00
Non-Rateable 32mm	-	\$600.00	-
Non-Rateable 40mm	10	\$655.00	\$6,550.00
Non-Rateable 50mm	22	\$785.00	\$17,270.00
Non-Rateable 80mm	1	\$865.00	\$865.00
Non-Rateable 100mm	7	\$925.00	\$6,475.00
Non-Rateable 200mm		\$6,000.00	-
Non-Rateable 300mm		\$8,000.00	-
Total Estimated Yield			\$63,060.00

Sewerage Usage Charges	
Non-Residential (most commonly 95% of water usage)	\$2.25/kl

## Sewerage Trade Waste Charges

Sewerage 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.

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 charges 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.

Sewerage Trade Waste Charges		
Trade Waste Charge		
Fee description	Charge (\$)	Category
Application Fee - category A / A2	\$52.00	<b>Low risk</b> - Includes commercial premises not preparing hot food
Application Fee - category B	\$78.00	<b>Medium risk</b> - Includes commercial premises preparing hot food
Application Fee - category C	\$160.00	<b>High risk</b> - less complex pre-treatment
Annual Charge - category A / A2	\$178.00	<b>Low risk</b> - Includes commercial premises not preparing hot food
Annual Charge - category B	\$266.00	<b>Medium risk</b> - Includes commercial premises preparing hot food
Annual Charge - category C	\$490.00	<b>High risk</b> - less complex pre-treatment
Discharge Fee - category A	\$2.10	Discharger with approved pre-treatment
Discharge Fee - category A	\$10.00	Discharger without approved pre-treatment
Discharge Fee - category B	\$2.10	Discharger with approved pre-treatment
Discharge Fee - category B	\$22.00	Discharger without approved pre-treatment
Discharge Fee - category C	\$2.10	Discharger with approved pre-treatment
Discharge Fee - category C	\$22.00	Discharger without approved pre-treatment
<b>Total Estimated Yield</b>		<b>\$100,000</b>

## Septic Tank Charges

Properties with an on-site sewerage management system will be charged an annual charge based on the risk of the system. All on-site sewage management systems will be allocated a risk rating according to their type, location and proximity to waterways and property boundaries as follows. This risk rating may be altered where an inspection reveals additional risk factors.

### High Risk Systems

Septic Systems located within 100 metres of a permanent watercourse or within 12 metres of a property boundary or another residential dwelling, or within a village.

Septic Systems located on commercial properties including cabins, caravan parks, B&Bs, hotels, mines etc.

High risk systems will be given a two (2) year Approval to Operate and will be inspected every two (2) years.

### Medium Risk Systems

Septic Systems on land 5 hectares and less in size.

Medium risk systems will be given a five (5) year Approval to Operate and will be inspected every five (5) years.

### Low Risk Systems

Septic systems located on rural land greater than 5 hectares provided they are not located within 100 metres of a permanent watercourse or within 12 metres of a property boundary or another residential dwelling.

## All Aerated Wastewater systems (AWTS)

Low risk systems will be given a ten (10) year approval to Operate and inspected every ten (10) years.

Septic Tank Charges			
Type	Number of charges	Charge (\$)	Estimated Yield (\$)
High Risk Systems	261	\$120.00	\$31,320.00
Medium Risk Systems	684	\$80.00	\$54,720.00
Low Risk Systems	1113	\$54.00	\$60,102.00
Initial AWTS Administration Fee (1 <sup>st</sup> two years)	10	\$120.00	\$1,200.00
AWTS Annual Administration Fee	545	\$54.00	\$29,430.00
Commercial AWTS Administration Fee	34	\$365.00	\$12,410.00
Total Estimated Yield			<b>\$189,182.00</b>

## Stormwater Charges

All urban properties (except vacant land) that are in the residential and business categories for rating purposes, for which Council provides a stormwater management service will be charged an annual stormwater levy under Local Government Amendment (Stormwater) Act 2005 and the Local Government (General) Amendment (Stormwater) Regulation 2006.

The charges have been set in accordance with the Local Government (General) Regulations (2021) for the 2024/25 are as follows:

- Residential Strata Unit - \$12.50 per unit
- Other Residential Property - \$25.00 per rateable property
- Business Rateable Property - \$25.00 per 350 square metres of land area up to a maximum of \$1,500.

The annual Stormwater Management Charge provides funding specifically for stormwater management restoration, maintenance of stormwater infrastructure and for environmental initiatives to better manage stormwater. These programs assist in reducing flooding and water damage from heavy rain, as well as preventing litter and other pollutants from being washed from roads to local creeks and waterways.

The Stormwater Management Service Charge will raise an estimated yield of **\$244,412.50** in 2024/25

## Statement of Borrowings

To provide for the future needs of our community, Council borrows funds to provide infrastructure and community assets which are not able to be funded out of normal revenue sources. The loans are based on periods that represent the economic life of the facility or asset or a reasonable fixed term, whichever is the lesser. Loans are raised by Council from banks or other recognised financial institutions and secured by a mortgage deed over the revenue of the Council. Proposed new borrowings for the next four years are:

Proposed Loan Borrowings			
Purpose	2024/25	2025/26	2026/27
Nil	-	-	-

For information on Council's debt cover ratio refer to the Annual Financial Statements available on Council's website.