



**2020 – 2021**

# **Statement of Revenue Policy**

Adopted by Council 17.06.2020 Resolution No. 2020/90



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# Introduction

Section 405 of the *Local Government Act (1993)* requires a Council to include a Statement of Revenue Policy in its Operational Plan. In compiling this statement, a number of significant factors have been considered in conjunction with the projected Operational Budget. In the current economic climate, Council is continuing to face increasing cost pressures while being relatively constrained with a static revenue base. The 2020/2021 Operational Budget has been formulated within these income and cost constraints.

The major factors to be considered in this Statement of Revenue Policy include:

## Rate Peg

The rate peg is the maximum percentage amount by which a council may increase its general income for the year. The rate peg does not apply to stormwater, waste collection, water and sewerage charges. The rate peg applies to general income in total, and not to individual ratepayers' rates.

The rate peg is based on the change in the Local Government Cost Index (LGCI) and consideration of a productivity factor. The Independent Pricing and Regulatory Tribunal (IPART) have determined that Council's general income may be increased by 2.6% under section 506 of the *Local Government Act 1993* for the rating year commencing 1 July 2020.

IPART have determined the rate peg for 2020/2021 based on the three following components and shown in Table 1:

**Table 1: The 2020/2021 rate peg and its components**

Component	Percentage change
Local Government Cost Index	2.60
LESS Productivity factor	0.00
<b>LGCI Less Productivity Factor</b>	<b>2.60</b>
ADD Rounding	0.00
<b>TOTAL</b>	<b>2.60</b>
<b>2020/2021 RATE PEG</b>	<b>2.60</b>

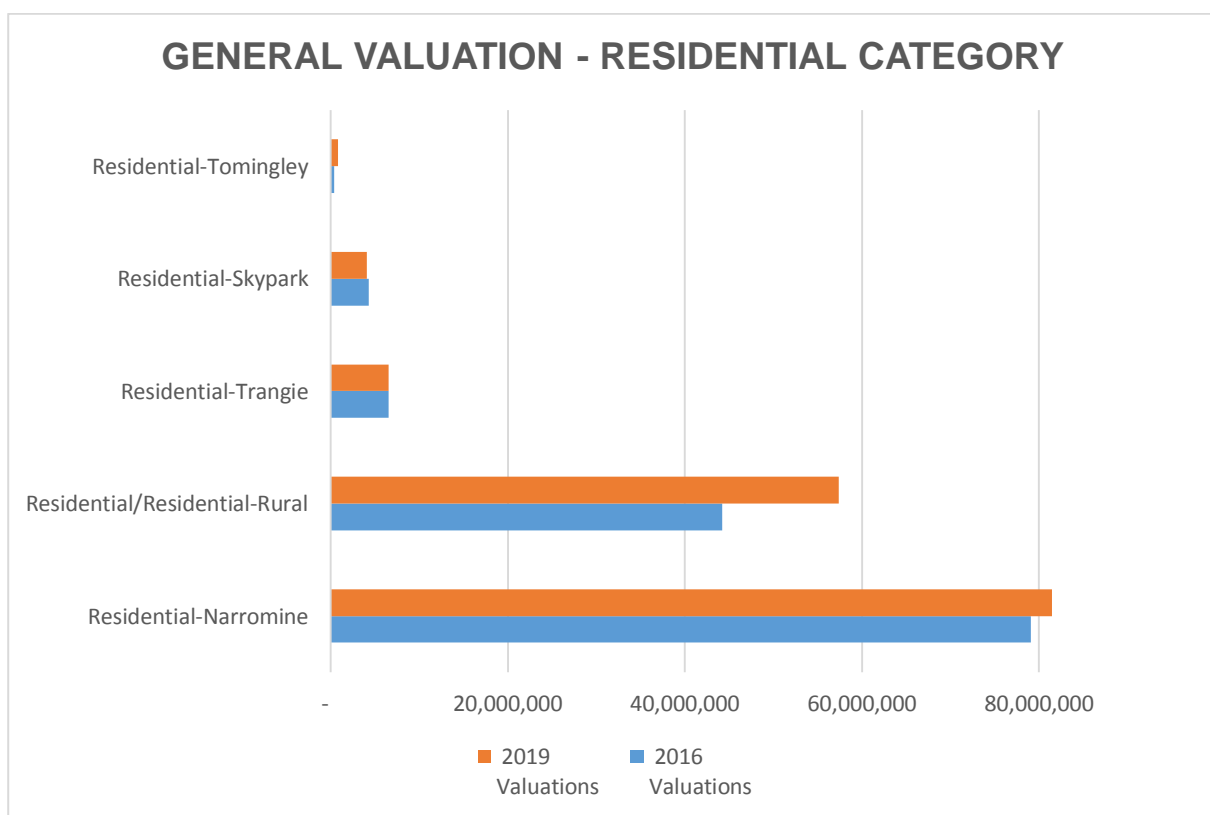
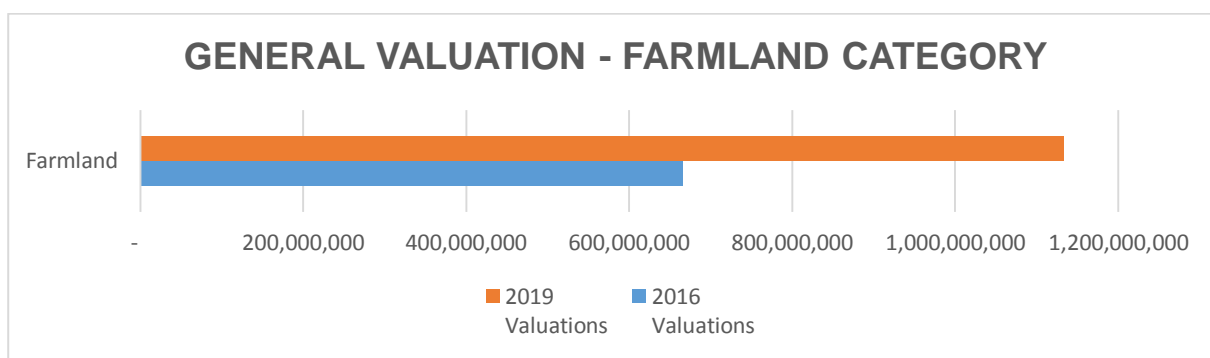
## 2020/2021 Catch-up/excess (catch-up)

Council has no catch-up or excess in the 2020/2021 rating year.

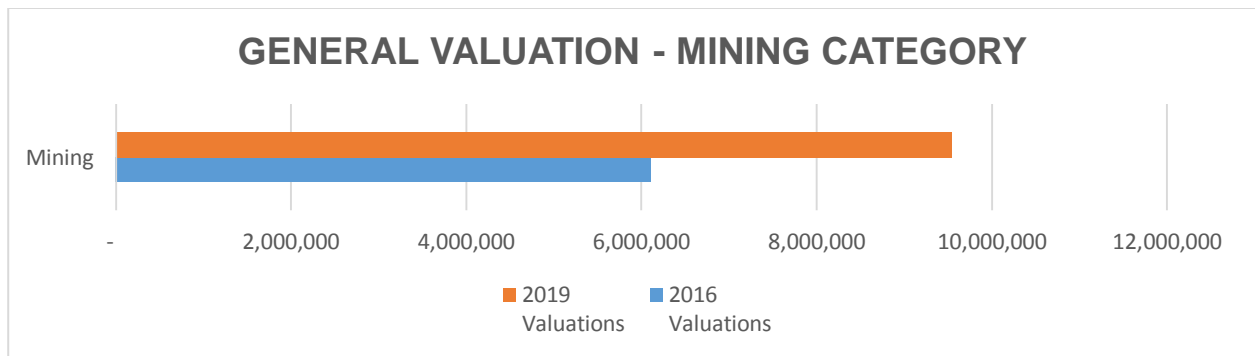
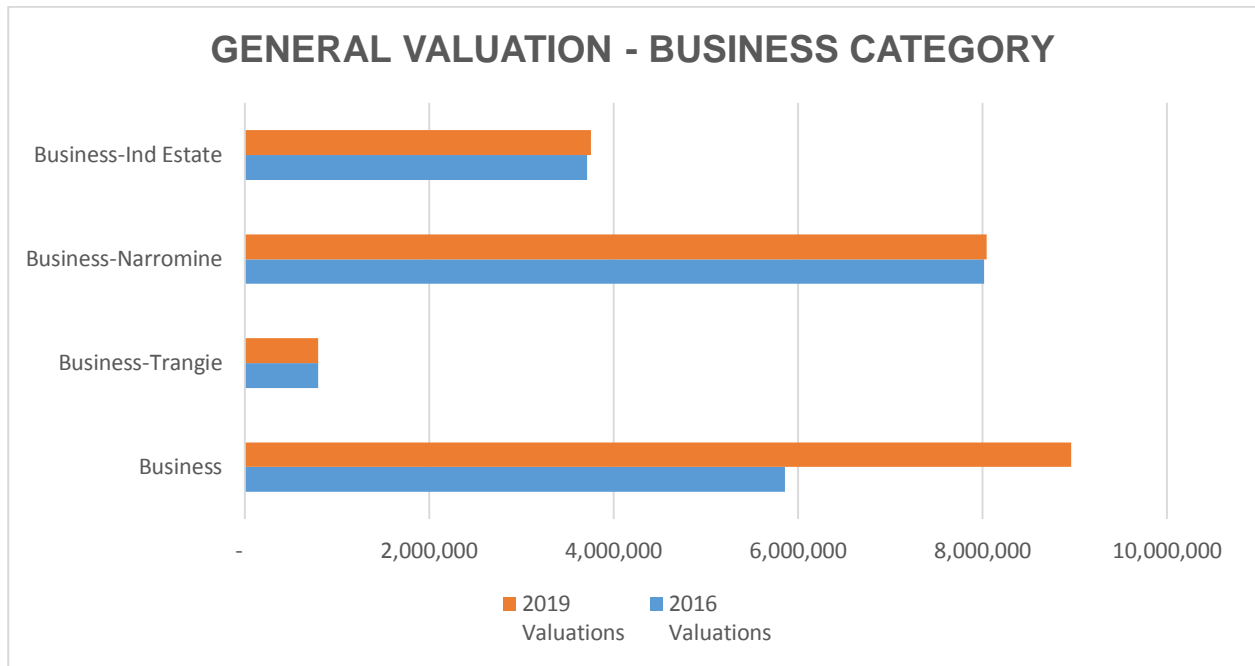
## New Valuations

Council has received the General Land Valuation with a Base Date of 1 July 2019 from the Valuer General. These values will be used by Council when raising the 2020/2021 rate levy. Valuation notices were issued to ratepayers at the end of March 2020. Ratepayers have 90 days to object to their new land values.

The individual graphs shown below show the increase and decreases over the various categories and sub-categories as at 12<sup>th</sup> April 2020. Farmland, Mining and Tomingley Residential properties have had the most significant rises overall, with the Farmland category increasing 70.25%, Mining 56.06% and Tomingley Residential 128.97%.







### New Business Sub-category

With the development of the Aerodrome Business Park currently under development at the Narromine Aerodrome, it is proposed that a new sub-category for Business be created to reflect this development.

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## New Subdivisions

In an endeavour to support development growth in the Shire, Council will offer land developers a dispensation in rates for the year the residential or commercial subdivision occurs. Council may, under sections 531B and 548A of the *Local Government Act 1993*, aggregate land values of certain parcels of land subject to rates containing minimum rates and charges. This will only be available to land developers whose subdivision contains four or more individual lots. Other fees and charges applicable during the subdivision process will still apply.

## Rating Method Options

The *Local Government Act 1993* provides Council with the following three alternative methods of levying rates:

1. Solely ad valorem rating ie cents in the \$ on land value.
2. Minimum rate plus ad valorem rate.
3. A base amount of up to 50% of the total yield required to be raised from a category or sub-category of a rate and applied to all rateable parcels within that category or sub-category plus an ad valorem rate to raise the additional required.

Council presently uses the minimum rate plus ad valorem rate, a method that has been in operation for many years and has proved satisfactory.

## Rates Statement

Rates are levied on the land value of the property (as determined by the Valuer General) and in accordance with the *Local Government Act, 1993*.

## Categorisation of Land for Purposes of Ordinary Rates

Council in accordance with Section 514 *Local Government Act 1993* must declare each parcel of rateable land in its area to be within one of the following categories:

1. Farmland
2. Residential
3. Mining
4. Business

Council utilises the provisions of Section 528 and 529 of the *Local Government Act 1993* in applying differential rating to the categories of ordinary rates.

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## Rate may be the same or different within a category

The criteria in determining the categorisation of land is as follows:

- (1) Before making an ordinary rate, a council may determine a sub-category or sub-categories for one or more categories of rateable land in its area.
  - (2) A sub-category may be determined:
    - (a) for the category “farmland”—according to the intensity of land use, the irrigability of the land or economic factors affecting the land, or
    - (b) for the category “residential”—according to whether the land is rural residential land or is within a centre of population, or
    - (c) for the category “mining”—according to the kind of mining involved, or
    - (d) for the category “business”—according to a centre of activity.
- Note:** In relation to the category “business”, a centre of activity might comprise a business centre, an industrial estate or some other concentration of like activities.
- (3) The ad valorem amount (the amount in the dollar) of the ordinary rate may be the same for all land within a category or it may be different for different sub-categories.
  - (4) Land may be taken to be irrigable for the purposes of subsection (2) (a) if, and only if, it is the subject of a water right within the meaning of the *Valuation of Land Act 1916*.

## Categorisation as farmland

(Sec 515 *Local Government Act 1993*)

- (1) Land is to be categorised as **farmland** if it is a parcel of rateable land valued as one assessment and its dominant use is for farming (that is, the business or industry of grazing, animal feedlots, dairying, pig-farming, poultry farming, viticulture, orcharding, bee-keeping, horticulture, vegetable growing, the growing of crops of any kind, forestry or aquaculture within the meaning of the *Fisheries Management Act 1994*, or any combination of those businesses or industries) which:
  - (a) has a significant and substantial commercial purpose or character, and
  - (b) is engaged in for the purpose of profit on a continuous or repetitive basis (whether or not a profit is actually made).
- (2) Land is not to be categorised as farmland if it is rural residential land.
- (3) The regulations may prescribe circumstances in which land is or is not to be categorised as farmland.

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### Categorisation as residential

(Sec 516 Local Government Act 1993)

- (1) Land is to be categorised as **residential** if it is a parcel of rateable land valued as one assessment and:
- (a) its dominant use is for residential accommodation (otherwise than as a hotel, motel, guesthouse, backpacker hostel or nursing home or any other form of residential accommodation (not being a boarding house or a lodging house) prescribed by the regulations), or
  - (b) in the case of vacant land, it is zoned or otherwise designated for use under an environmental planning instrument (with or without development consent) for residential purposes, or
  - (c) it is rural residential land.

Note : 1 (A) For the purposes of this section, a **boarding house** or a **lodging house** means a building wholly or partly let as lodging in which each letting provides the tariff-paying occupant with a principal place of residence and in which:

- (a) each tariff charged does not exceed the maximum tariff for boarding houses or lodging houses for the time being determined by the Minister by order published in the Gazette for the purposes of this subsection, and
- (b) there are at least 3 tariff-paying occupants who have resided there for the last 3 consecutive months, or any period totalling 3 months during the last year,

and includes a vacant building that was so let immediately before becoming vacant, but does not include a residential flat building, licensed premises, a private hotel, a building containing serviced apartments or a backpacker hostel or other tourist establishment.

- (2) The regulations may prescribe circumstances in which land is or is not to be categorised as residential.

### Categorisation as mining

(Sec 517 Local Government Act 1993)

- (1) Land is to be categorised as **mining** if it is a parcel of rateable land valued as one assessment and its dominant use is for a coal mine or metalliferous mine.
- (2) The regulations may prescribe circumstances in which land is or is not to be categorised as mining.

### Categorisation as business

(Sec 518 Local Government Act 1993)

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

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## Strata lots and company titles taken to be separate parcels of land for categorisation

(Sec 518A Local Government Act 1993)

For the purposes of this Part:

- (a) each lot in a strata plan that is registered under the *Strata Schemes Freehold Development Act 2015*, and
- (b) each dwelling or portion of the kind referred to in section 547 (1),  
is taken to be a separate parcel for the purposes of categorisation.

## Mixed development land

(Sec 518B Local Government Act 1993)

- (1) Definitions In this section, "**mixed development land**" and "**non-residential land**" have the same meanings as in section 14BB of the *Valuation of Land Act 1916* .
- (2) Categorisation of parts of mixed development land If a valuation is furnished under the *Valuation of Land Act 1916* for mixed development land:
  - (a) the part of the land that is non-residential land is taken to have been categorised as business, and
  - (b) the part of the land that is not non-residential land is taken to have been categorised as residential,  
despite sections 515-518.
- (3) Sub-categories. The council may determine a sub-category for a part of land to which subsection (2) applies according to the category determined by that subsection for the part.
- (4) Apportionment of rates and charges. A rate, the base amount of a rate, or the minimum amount of a rate or of a charge, that is made and levied according to categories or sub-categories of land is to apply to a parcel of mixed development land according to the percentages represented by the apportionment factor for the parcel ascertained under section 14X of the *Valuation of Land Act 1916*.

## How is vacant land to be categorised?

(Sec 519 Local Government Act 1993)

If vacant land is unable to be categorised under section 515, 516 or 517, the land is to be categorised:

- (a) if the land is zoned or otherwise designated for use under an environmental planning instrument—according to any purpose for which the land may be used after taking into account the nature of any improvements on the land and the nature of surrounding development, or
- (b) if the land is not so zoned or designated—according to the predominant categorisation of surrounding land.

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### **Notice of declaration of category**

(Sec 520 Local Government Act 1993)

- (1) A council must give notice to each rateable person of the category declared for each parcel of land for which the person is rateable.
- (2) The notice must be in the approved form and must:
  - (a) state that the person has the right to apply to the council for a review of the declaration that the land is within the category stated in the notice, and
  - (b) state that the person has the right to appeal to the Land and Environment Court if dissatisfied with the council's review, and
  - (c) refer to sections 525 and 526.

### **Council's preferred rating option**

Council, in levying their 2020/2021 rates should take necessary steps to avoid exceeding their allowable notional yield. All figures are based on valuations on hand as at 24<sup>th</sup> May 2020 and there are properties awaiting amended valuations due to objections, splits and amalgamations.

### **Special Assistance (COVID – 19 Pandemic)**

Council has a number of policies in place which support our ratepayers and residents during times of genuine financial hardship. Support measures for eligible applicants include consideration of periodic payment arrangements of rates and charges; writing off or reducing accrued interest; defer rate payments; waiving fees and charges; donations and sponsorship to community groups and organisations etc. Please download Council's Hardship Policy, Debt Recovery Policy and Donations, Sponsorships and Waiver of Fees and Charges Policy for further information – <https://www.narromine.nsw.gov.au/council/policies>

The General Manager is delegated authority to reduce fees and charges for Council's sporting facilities on a pro-rata basis as a result of the impact of the COVID-19 pandemic.

# Rate structure for 2020/2021

**Table 2** shows the rates for 2020/2021 using the minimum with ad valorem calculation.

Impact - Overall increase of 2.6% in the general rate.

**Table 2:**

Category / Sub-Categories	Ad Valorem Cents per \$	Minimum Amount	2020/2021 Notional Yield
<b>FARMLAND</b>			
Farmland	0.301521	308.42	3,422,021.86
<b>RESIDENTIAL</b>			
Residential/Rural Residential	0.454710	308.42	265,942.00
Narromine Residential	1.32689	486.10	1,096,552.37
Trangie Residential	3.50529	396.20	236,202.65
Tomingley Residential	1.23618	240.66	10,684.44
Skypark Residential	2.13822	486.10	86,875.84
<b>BUSINESS</b>			
Narromine Business	3.61099	1,101.32	325,185.82
Trangie Business	10.42611	1,022.99	93,246.94
Business	1.44323	538.97	143,000.35
Business/Industrial Estate	1.21514	1,060.90	50,864.83
Business /Aerodrome Business Park	1.21514	554.00	0.00
<b>MINING</b>			
Metalliferous	3.02836	415.49	288,866.17
<b>NOTIONAL YIELD</b>			<b>6,018,916.36</b>

## How General Rates are calculated

The calculation used to ascertain the general rates for an individual property are:

$$\text{Land Value} \times \frac{\text{Ad Valorem}}{100} = \text{General Rate}$$

Note: If the result of the calculation is under the amount shown in the Minimum column of the above table for the category or sub-category required, then the Minimum rate is payable.



## Average rates payable for Residential and Business categories and sub-categories (General Rates only)

**Table 3** shows the average general rates per rating category and sub-category. However, it should be noted that this may not be a true reflection of the average rates due to variations in land values.

**Table 3:**

Category/Sub-Categories (Number of Assessments)	Average Rates 2019/2020	Average Rates 2020/2021
Farmland (825)	4,070.13	4,147.91
Residential/Rural Residential (366)	706.77	726.62
Narromine Residential (1434.67)	744.22	764.32
Trangie Residential (376)	612.27	628.20
Tomingley Residential (27)	379.90	395.72
Skypark Residential (35)	2419.27	2,482.17
Narromine Business (131.33)	2,404.88	2,476.10
Trangie Business (50)	1,817.68	1,864.94
Business (76)	1,777.56	1,881.58
Industrial Estate (38)	1,324.67	1,338.55
Aerodrome Business Park (0)	0.00	0.00
Mining (2)	140,772.81	144,433.09

## Rate mix history and forecast

**Table 4** outlines the rating mix history from the 2015//2016 rating year to the current rating year.

**Table 4:**

Category/ Sub-Categories	Percentage of Rates Yield					
	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Farmland	57.59	57.42	57.06	56.90	56.88	56.85
Residential/Rural	3.95					
Residential		4.11	4.36	4.39	4.40	4.42
Narromine Residential	18.35	18.31	18.28	18.19	18.20	18.22
Trangie Residential	4.00	3.99	3.92	3.92	3.92	3.92
Tomingley Residential	0.18	0.19	0.19	0.19	.18	.18
Skypark Residential	1.11	1.35	1.34	1.44	1.44	1.44
Narromine Business	5.36	5.28	5.24	5.41	5.40	5.40
Trangie Business	1.41	1.39	1.55	1.55	1.55	1.55
Rural Business	2.40	2.33	2.41	2.39	2.39	2.38
Industrial Estate	0.84	0.84	0.84	0.83	.83	.85
Aerodrome Business Park	0.00	0.00	0.00	0.00	0.00	0.00
Mining	4.81	4.81	4.81	4.79	4.79	4.80
<b>TOTAL %</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>

## Interest rate

In accordance with Section 566(3) of the *Local Government Act, 1993* it has been determined that the maximum rate of interest payable on overdue rates and charges for the period 1 July 2020 to 31 December 2020 (inclusive) will be 0.0% per annum and for the period 1 January 2021 to 30 June 2021 (inclusive) will be 7.0% per annum.

## Instalment dates

Section 562 (3)(b) *Local Government Act 1993* states "If payment is made by quarterly instalments, the instalments are payable by 31 August, 30 November, 28 February and 31 May", except as provided in Subsection 4". It has been Council's practice to extend the payment date to the first working day after the due date if the instalment falls due on a weekend or public holiday.

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## Methods of payment

Currently payments for rates and charges can be made by one of the following options:

- In person at Council's Customer Service & Payments Centre between the hours of 8.45am and 4.30pm.
- At any Australia Post Branch or Agency Australia wide.
- Cheques and money orders may be posted to Council's office.
- EFTPOS (No cash given out) at Council's Customer Service & Payments Centre.
- BPay using telephone or internet banking.
- Council website [www.narromine.nsw.gov.au](http://www.narromine.nsw.gov.au) and select the "Pay my Rates" option.
- Bankcard, Mastercard and Visa payments are accepted over the telephone.
- A Direct Debit from a nominated bank account can be arranged by contacting Council's Customer Service & Payment's Centre.
- In person at the Trangie Post Office Agency located at the Trangie Newsagency during normal operating hours.
- Directly into Council's bank account (prior arrangements must be made).
- Centrepay deductions for eligible pensioners.
- BPay view - By signing up for eNotices and selecting the option to pay my rates.

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## Other services

Under Section 501 (1) of the *Local Government Act 1993*, a Council may make an annual charge for any of the following services provided, or proposed to be provided, on an annual basis by the Council:

- Water supply services
- Sewerage services
- Drainage services
- Waste management services (other than domestic waste management services)
- Any services prescribed by the regulations

### Best-practice pricing – water supply, sewerage and trade waste

The introduction of best-practice pricing is essential for the effective and sustainable management of Council's water supply and sewerage businesses and minimisation of customer bills.

The purpose of best-practice management is:

- to encourage the effective and efficient delivery of water supply and sewerage services; and
- to promote sustainable water conservation practices and water demand management throughout NSW.

With increasing demands on the limited water resources of NSW, it is vital that these resources are managed in an efficient and sustainable manner.

Best-practice management is essential for efficient and sustainable management of water resources and the environment. It enables Council to achieve sustainable water supply and sewerage businesses and comply with the Australian Government's *National Competition Policy (NCP) and National Water Initiative (NWI)*.

Best-practice water supply pricing requires that the usage charge recover those costs that vary with demand in the long-term (ie. long-run marginal cost), through a usage charge.

Section 552 (1)(b) of the *Local Government Act 1993* prescribes that Council may levy a special rate or charge on land that is situated within 225 metres of a water pipe of the council whether the land has a frontage or not to the public road (if any) in which the water pipe is laid, and although the land is not actually supplied with water from any water pipe of the council.

Section 552 (3)(a) of the *Local Government Act 1993* prescribes that Council may levy a special rate or charge relating to the sewerage on all land except land which is more than 75 metres from a sewer of the council and is not connected to the sewer.

### Residential water access charge – Narromine, Trangie and Tomingley (Sec 501 Local Government Act 1993)

The access charge is an annual charge to customers and is independent of the level of consumption. The water access charge for the 2020/2021 rating year will be charged in accordance with the Department of Water & Energy Best-Practice Management of Water Supply and Sewerage Guidelines 2007.

The residential water access charges for 2020/2021, based on connection size with a 5% increase for Narromine and Trangie, and a 2.5% increase for Tomingley properties. The charges are shown below:

DESCRIPTION	2019/2020 ACCESS CHARGE	2020/2021 ACCESS CHARGE
Narromine Water Access Charge 20mm	236.00	248.00
Narromine Water Access Charge 25mm	366.00	385.00
Narromine Water Access Charge 32mm	599.00	629.00
Narromine Water Access Charge 40mm	932.00	979.00
Narromine Water Access Charge 50mm	1,440.00	1,515.00
Narromine Water Access Charge 80mm	3,620.00	3,805.00
Narromine Water Access Charge 100mm	5,800.00	6,090.00
Trangie Water Access Charge 20mm	236.00	248.00
Trangie Water Access Charge 25mm	366.00	385.00
Trangie Water Access Charge 32mm	599.00	629.00
Trangie Water Access Charge 40mm	932.00	979.00
Trangie Water Access Charge 50mm	1,440.00	1,515.00
Trangie Water Access Charge 80mm	3,620.00	3,805.00
Trangie Water Access Charge 100mm	5,800.00	6,090.00
Tomingley Water Access Charge 20mm	236.00	242.00
Tomingley Water Access Charge 25mm	366.00	376.00
Tomingley Water Access Charge 32mm	599.00	614.00
Tomingley Water Access Charge 40mm	932.00	956.00
Tomingley Water Access Charge 80mm	1,440.00	1,480.00
Tomingley Water Access Charge 50mm	3,620.00	3,715.00
Tomingley Water Access Charge 100mm	5,800.00	5,945.00

The estimated yield from Residential Water Access Charges is \$552,511.00.

### Residential water user charges – Narromine, Trangie and Tomingley (Sec 502 Local Government Act 1993)

Best practice water supply pricing requires that the usage charge recover those costs that vary with demand in the long term.

The residential water consumption charges for 2020/2021 based on a flat kilolitre charge are shown below:

<b>DESCRIPTION</b>	<b>2019/2020 CHARGE PER KL</b>	<b>2020/2021 CHARGE PER KL</b>
Narromine Residential - Consumption Charge	\$1.50	\$1.70
Trangie Residential - Consumption Charge	\$1.50	\$1.70
Tomingley Residential – Consumption	\$1.45	\$1.50

## Non-residential water access charge – Narromine, Trangie, Rural and Tomingley (Sec 501 Local Government Act 1993)

The access charge is an annual charge to customers and is independent of the level of consumption. The water access charge for the 2020/2021 rating year will be charged in accordance with the Department of Water & Energy Best-Practice Management of Water Supply and Sewerage Guidelines 2007.

The commercial water access charges for 2020/2021, based on connection size with a 5% increase for Narromine and Trangie, and a 2.5% increase for Tomingley properties. The charges are shown below:

DESCRIPTION	2019/2020 ACCESS CHARGE	2020/2021 ACCESS CHARGE
Narromine Com Water Access Chge 20mm	236.00	248.00
Narromine Com Water Access Chge 25mm	366.00	385.00
Narromine Com Water Access Chge 32mm	599.00	629.00
Narromine Com Water Access Chge 40mm	932.00	979.00
Narromine Com Water Access Chge 50mm	1,440.00	1,515.00
Narromine Com Water Access Chge 80mm	3,620.00	3,805.00
Narromine Com Water Access Chge 100mm	5,800.00	6,090.00
Trangie Com Water Access Chge 20mm	236.00	248.00
Trangie Com Water Access Chge 25mm	366.00	385.00
Trangie Com Water Access Chge 32mm	599.00	629.00
Trangie Com Water Access Chge 40mm	932.00	979.00
Trangie Com Water Access Chge 50mm	1,440.00	1,515.00
Trangie Com Water Access Chge 80mm	3,620.00	3,805.00
Trangie Com Water Access Chge 100mm	5,800.00	6,090.00
Tomingley Com Water Access Chge 20mm	236.00	242.00
Tomingley Com Water Access Chge 25mm	366.00	376.00
Tomingley Com Water Access Chge 32mm	599.00	614.00
Tomingley Com Water Access Chge 40mm	932.00	956.00
Tomingley Com Water Access Chge 50mm	1,440.00	1,480.00
Tomingley Com Water Access Chge 80mm	3,620.00	3,715.00
Tomingley Com Water Access Chge 100mm	5,800.00	5,945.00
Rural Com Water Access Chge 20mm	236.00	248.00
Rural Com Water Access Chge 25mm	366.00	385.00
Rural Com Water Access Chge 32mm	599.00	629.00
Rural Com Water Access Chge 40mm	932.00	979.00
Rural Com Water Access Chge 50mm	1,440.00	1,515.00
Rural Com Water Access Chge 80mm	3,620.00	3,805.00
Rural Com Water Access Chge 100mm	5,800.00	6,090.00

Council will consider, on a case by case basis, applications from non-profit community groups for a 50% reduction in Water Access Charges.



The estimated yield from Non-Residential Water Charges is \$142,780.00.

### Non-residential water user charges – Narromine, Trangie, Rural and Tomingley

(Sec 502 Local Government Act 1993)

Best practice water supply pricing requires that the usage charge recover those costs that vary with demand in the long term. To improve the effectiveness of pricing signals Council issues quarterly accounts.

The non-residential water consumption charges for 2020/2021 are shown below:

DESCRIPTION	2019/2020 CHARGE PER KL	2020/2021 CHARGE PER KL
Narromine Non-Residential Consumption	\$1.50	\$1.75
Trangie Non-Residential Consumption	\$1.50	\$1.75
Rural Non-Residential Consumption	\$1.50	\$1.75
Tomingley Non-Residential Consumption	\$1.45	\$1.50

### Residential sewer access charges – Narromine and Trangie

(Sec 501 Local Government Act 1993)

Best practice sewerage pricing involves a uniform annual sewerage bill for residential customers. Council moved to sewer access charges in accordance with the Department of Land and Water Conservation "Water Supply, Sewerage & Trade Waste Pricing Guidelines" in the 2003/04 rating year.

The annual sewerage service charge will be applied to all single dwellings, strata title units and vacant land where a sewerage service is available. The residential sewer access charges based on a 2.5% increase for 2020/2021 are shown below:

DESCRIPTION	2019/2020 ACCESS CHARGE	2020/2021 ACCESS CHARGE
Narromine Residential Sewer Access Charge	631.00	647.00
Trangie Residential Sewer Access Charge	631.00	647.00

The estimated yield from Residential Sewer Access Charges is \$1,165,894.

## Non-residential sewer access charge – Narromine and Trangie

(Sec 501 Local Government Act 1993)

Best practice guidelines for non-residential customers involve an appropriate sewer usage charge which is required for the estimated volume discharged to the sewerage system, together with an access charge based on the capacity requirements that their loads place on the system relative to residential customers. The sewer access charge for the 2020/2021 rating year will be charged in accordance with the Department of Water & Energy Best-Practice Management of Water Supply and Sewerage Guidelines 2007.

The non-residential sewer access charges for 2020/2021, based on connection size and a 2.5% increase, are shown below:

DESCRIPTION	2019/2020 ACCESS CHARGE	2020/2021 ACCESS CHARGE
Narromine Non Res Sewer Access Chge-20mm	224.83	230.50
Narromine Non Res Sewer Access Chge-25mm	351.30	360.08
Narromine Non Res Sewer Access Chge-32mm	575.57	589.95
Narromine Non Res Sewer Access Chge-40mm	899.34	921.80
Narromine Non Res Sewer Access Chge-50mm	1,405.21	1,440.31
Narromine Non Res Sewer Access Chge-80mm	3,597.34	3,687.20
Narromine Non Res Sewer Access Chge-100mm	5,620.84	5,761.25
Trangie Non Res Sewer Access Chge-20mm	224.83	230.50
Trangie Non Res Sewer Access Chge-25mm	351.30	360.08
Trangie Non Res Sewer Access Chge-32mm	575.57	589.95
Trangie Non Res Sewer Access Chge-40mm	899.34	921.80
Trangie Non Res Sewer Access Chge-50mm	1,405.21	1,440.31
Trangie Non Res Sewer Access Chge-80mm	3,597.34	3,687.20
Trangie Non Res Sewer Access Chge-100mm	5,620.84	5,761.25
Rural Non Res Sewer Access Chge-20mm	224.83	230.50
Rural Non Res Sewer Access Chge-25mm	351.30	360.08
Rural Non Res Sewer Access Chge-32mm	575.57	589.95
Rural Non Res Sewer Access Chge-40mm	899.34	921.80
Rural Non Res Sewer Access Chge-50mm	1,405.21	1,440.31
Rural Non Res Sewer Access Chge-80mm	3,597.34	3,687.20
Rural Non Res Sewer Access Chge-100mm	5,620.84	5,761.25

In accordance with the guideline a minimum charge of \$647.00 (Total of Annual Charge and Usage will apply). To facilitate the charging of this minimum the annual charge for non-residential properties will be removed from the rates instalment notice and will appear as a quarterly charge on the Water/Sewer Usage Account.

The estimated yield from Non-Residential Sewer Access Charges is \$119,101.74.

---

## **Non-residential sewer usage charges – Narromine, Trangie and Rural**

*(Sec 501 Local Government Act 1993)*

Best practice guidelines for non-residential customers involves an appropriate sewer usage charge which is required for the estimated volume discharged to the sewerage system based on the capacity requirements that their loads place on the system relative to residential customers.

Council moved to sewer usage charges in accordance with the Department of Land and Water Conservation “Water Supply, Sewerage & Trade Waste Pricing Guidelines” in the 2003/04 rating year. The usage charges for 2020/2021 will be calculated as follows:

- Sewer Discharge Factor (SDF) x (Access Charge + (Consumption x Usage Charge))
- The usage charge for 2020/2021 is \$2.40 per kl.
- Minimum Charge per annum \$647.00

## **Non-residential sewer access charges – non rateable properties**

*(Schools and Churches etc)*

*(Sec 501 Local Government Act 1993)*

Council can provide Community Service Obligations (CSOs) to non-rateable properties and Council has such a scheme in place. These non-rateable properties are not subject to the access charge but are responsible for water and sewer usage charges.

The charges for 2020/2021 will be calculated as follows:

- Sewer Discharge Factor (SDF) x (Access Charge + (Consumption x Usage Charge))
- The usage charge for 2020/2021 is \$2.40 per kl.

## **Non-residential sewer access charges – multiple use properties**

*(Flats, Motels, Hotels, Caravan Parks etc)*

*(Sec 501 Local Government Act 1993)*

Best practice sewerage pricing involves a uniform annual sewerage bill for multiple use properties (flats, motels, hotels, caravan parks, etc). Council moved to sewer access charges in accordance with the Department of Land and Water Conservation “water supply, sewerage & trade waste pricing guidelines” in the 2003/04 rating year.

The charges for 2020/2021 will be calculated as follows:

- Sewer Discharge Factor (SDF) x (Access Charge + (Consumption x Usage Charge))
- The usage charge for 2020/2021 is \$2.40 per kl.
- Minimum Charge per annum \$647.00

---

## **Trade waste charges – non-residential (Narromine and Trangie)**

*(Sec 501 Local Government Act 1993)*

In accordance with the NSW Framework for Regulation of Sewerage and Trade Waste, Council is required to have a Liquid Trade Waste Policy in place. The policy sets out how Council will regulate sewerage and trade waste discharges to its sewerage system and is concerned with the approval, monitoring and enforcement process for liquid trade wastes discharged to Council's sewerage system and the levying of commercial sewerage and liquid trade waste fees and charges. Council is required to put in place a Policy that has been developed to ensure the proper control of liquid trade waste and subsequently the protection of public health, worker safety, the environment, and Council's sewerage system. In addition to this, the Policy also aims to promote waste minimisation, water conservation, water recycling and bio solids reuse.

The objectives of the policy are:

- to protect public health;
- to protect the health and safety of Council employees;
- to protect the environment from the discharge of waste that may have a detrimental effect;
- to protect Council assets from damage;
- to assist Council to meet its statutory obligations;
- to provide an environmentally responsible liquid trade waste service to the non-residential sector;
- to encourage waste minimisation and cleaner production in the commercial and industrial sectors;
- to promote water conservation, water recycling and bio-solids reuse;
- to ensure compliance of liquid trade waste dischargers with Council's approved conditions;
- to provide operational data on the volume and composition of industrial and commercial effluent to assist in the operation of the sewerage system and the design of augmentations or new sewerage systems;
- to ensure commercial provision of services and full cost recovery through appropriate sewerage and liquid trade waste fees and charges.

Sewerage systems are generally designed to cater for waste from domestic sources that are essentially of predictable strength and quality. Liquid trade wastes may exert much greater demands on sewerage systems than domestic sewage and, if uncontrolled, can pose serious problems to public health, worker safety, Council's sewerage system and the environment.

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## Trade waste charges – non-residential (Narromine and Trangie) (Cont'd)

(Sec 501 Local Government Act 1993)

Liquid trade waste discharges to the sewerage system include liquid wastes from:

- business/commercial premises (e.g. beautician, florist, hairdresser, hotel, motel, restaurant, butcher, service station, supermarket, dentist)
- community/public premises (including craft clubs, schools, colleges, universities, hospitals and nursing homes)
- industrial premises
- trade activities (e.g. mobile carpet cleaner)
- any commercial activities carried out at a residential premises
- saleyards, racecourses and stables and kennels that are not associated with domestic households
- septic tank waste, chemical toilet waste, waste from marine pump-out facilities and established sites for the discharge of pan content from mobile homes/caravans to the sewerage system.

Liquid trade waste discharged to the sewerage system from industrial, commercial or other non-residential customers can impose significant costs on sewage transport and treatment facilities. To recover these costs and to ensure removal of existing significant cross-subsidies from residential customers, appropriate fees and charges are levied for liquid trade waste.

Council's liquid trade waste fees and charges may include:

- Application fee
- Annual trade waste fee
- Re-inspection fee
- Trade waste usage charge
- Septic tank and pan waste disposal charge
- Excess mass charges
- Food waste disposal charge
- Non-compliance trade waste usage charge
- Non-compliance excess mass charge and pH charge
- Non-compliance penalty.

The policy places each premises into one of four discharge classifications being

- Classification A – Low Risk – Category 1 Dischargers
- Classification B – Medium – Category 1 & 2 Dischargers
- Classification B – Medium Risk – Category 2S Dischargers and
- Classification C – High Risk – Category 3 Dischargers

The general discharge fee is calculated using the volume of waste liquid (based on water usage) and the biological and chemical makeup of the trade waste liquid.

## Trade waste charges – non-residential (Narromine and Trangie) (Cont'd)

(Sec 501 Local Government Act 1993)

The general equation is as follows:-

$$\text{Trade Waste Usage Charge (\$)} = Q \times \$/\text{kL}$$

Where: Q = Volume (kL) of liquid trade waste discharged to sewer. \$\* = rate determined by Biological and/or Chemical content of the waste.

Furthermore complex equations are provided within the Policy where excess mass discharges have occurred or non-compliances have occurred. These are detailed in Part 3.7 of the Policy.

The Policy is applicable to all commercial and industrial premises with exemption for obtaining approval being provided for certain activities, subject to the activity meeting and maintaining minimum requirements, as detailed in Table 1 of the Policy.

The Policy is quite technical in the requirements, particularly around determining the appropriate categories, the volume of discharge, biological and chemical makeup of the discharge, as well as the calculation of the fee; however the Policy is based on the model policy produced by the Department of Water and Energy. Council adopted its Liquid Trade Waste Policy in 2016.

Liquid trade waste user charges are charged in addition to the non-residential sewer charges to applicable properties.

The trade waste charges for 2020/2021 based on a 2% increase are shown below:

		<b>2019/2020 Charge</b>	<b>2020/2021 Charge</b>
Category 1 Dischargers Classification A (Low Risk)	Annual Trade Waste Fee	\$100.00	\$102.00
	Annual Inspection Fee	\$92.00	\$94.00
	Re-inspection Fee	\$92.00	\$94.00
Category 1 & 2 Dischargers Classifications B (Medium Risk)	Annual Trade Waste Fee	\$100.00	\$102.00
	Annual Inspection Fee	\$92.00	\$94.00
	Re-inspection Fee	\$92.00	\$94.00
Category 2S Dischargers Classification B (Medium Risk)	Annual Trade Waste Fee	\$100.00	\$102.00
	Annual Inspection Fee	\$92.00	\$94.00
	Re-inspection Fee	\$92.00	\$94.00
Category 3 Dischargers Classification C (High Risk)	Annual Trade Waste Fee	\$636.00	\$652.00
	Annual Inspection Fee	\$92.00	\$94.00
	Re-inspection Fee	\$92.00	\$94.00

The estimated yield for the annual Trade Waste fee is \$6,732.00.

---

In addition, a trade waste usage charge is calculated by applying an additional discharge factor (identified as being the portion of liquid trade waste discharged into the sewer) by a specified fee per kl and apply to dischargers.

The usage charges for 2020/2021 will be calculated as follows:

- Consumption x Trade Waste Discharge Factor (TWDF) x User Charge
- The usage charge for 2020/2021 is \$2.30 per kl.

### **Domestic waste management charge – Narromine, Trangie and Tomingley**

*(Sec 496 Local Government Act 1993)*

A 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. Council has reviewed the waste management operations in order to determine the appropriate current and future costs to be included as part of the reasonable costs determination. The *Local Government Act 1993* requires that the level of charges must be based upon “reasonable costs”.

Council implemented a two tiered domestic waste management charge in 1994/1995, designed to reflect the levels of cost that are associated with varying degrees of service delivery. A tiered fee structure is considered to be the most effective method of charging for domestic waste management and is designed to fully recover all costs incurred. Council has put forward a structure which includes a 2.6% increase for Domestic Waste Management Charges for 2020/2021.

Where a dwelling has been constructed on vacant land during the current rating year, an adjustment will be made on the charges levied for that land. ie: an apportionment of the vacant charge on a daily basis multiplied by the number of days up to the time the dwelling is completed and a charge for services from the completion date of the dwelling multiplied by the number of days remaining in current year.

Where additional Domestic Waste Management services are requested the charge shall be equivalent to the current annual charge levied, for the first Domestic Waste Service, apportioned for the number of days remaining in the rating year. Where additional Domestic Waste Services are already provided the charge shall be equivalent to the current annual charge levied for each service provided.

The waste collection areas are shown on the attached maps.



The Domestic Waste Management Service Charges for the 2020/2021 year includes a 2.6% increase. The charge is shown in the table below:

DESCRIPTION	2019/2020 SERVICE CHARGE (Per Service)	2020/2021 SERVICE CHARGE (Per Service)
Domestic Waste Management Charge	385.00	395.00

The estimated yield for Domestic Waste Management Charge is \$837,795.00

### Recycling services – Narromine, Trangie and Tomingley

(Sec 501 Local Government Act 1993)

Council has joined forces with Dubbo Regional Council to provide a fortnightly recycling service. This service allows residents to recycle more resulting in a reduction in waste having to be disposed of to landfill. This service allows maximum recovery of resources and helps reduce greenhouse gas emissions. These fees are charged on the basis of each occupied residential and commercial property.

The recycling service will be provided to residents within the current collection area in Narromine, Trangie and Tomingley. The cost of providing the recycling service will be a separate charge and will be applied across rateable properties in Narromine, Trangie and Tomingley in addition to any waste collection charge including the unoccupied waste management charge.

The Recycling Service Charges for the 2020/2021 rating year includes a 5% increase. The charge is shown in the table below:

DESCRIPTION	NUMBER OF SERVICES	2019/2020 SERVICE CHARGE (Per Service)	2020/2021 SERVICE CHARGE (Per Service)
Recycling Service – Domestic (Sec 496 Local Government Act 1993)	2,027	100.00	105.00
Recycling Service – Other (Sec 501 Local Government Act, 1993)	294	100.00	105.00

The estimated yield from the Recycling Service is \$243,705.00.

### **Unoccupied domestic waste service – Narromine, Trangie and Tomingley**

*(Sec 501 Local Government Act 1993)*

All rateable land that is situated within the area in which a domestic waste management service can be provided whether occupied land or vacant land, must be subject to an annualised section 501 charge.

The Unoccupied Domestic Waste Charge for the 2020/2021 rating year includes a 2.27% increase. The charge is shown in the table below:

<b>DESCRIPTION</b>	<b>2019/2020 SERVICE CHARGE</b>	<b>2020/2021 SERVICE CHARGE</b>
Waste Management – Unoccupied	88.00	90.00

The estimated yield from Unoccupied Domestic Waste Service Charge is \$10,620.00.

### **Waste depot charge – Rural ratepayers only**

*(Sec 501 Local Government Act 1993)*

Council currently provides waste management facilities for all ratepayers in the Shire. The rural ratepayers pay a small percentage of what the Narromine, Trangie and Tomingley residential and commercial ratepayers are charged as their contribution to the running expenses of waste facilities. Rateable rural properties, with the exception of Crown land licences and leases, will be charged \$90.00 per annum for this service. Crown land licences and leased properties will be exempt from the waste depot charge if the following conditions are met:

- Licences (pump sites) and leases for land areas under 10ha.
- The licence/lease is held in the same name or company name for an existing property categorised as farmland or rural residential.

The estimated yield from the Waste Depot Charge is \$93,690.00

### **Commercial waste management charges – Narromine, Trangie and Tomingley**

*(Sec 501 Local Government Act 1993)*

Council will levy a charge for commercial waste management for commercial properties in Narromine and Trangie in accordance with Section 501 of the *Local Government Act 1993*. These fees are charged on the basis of each property serviced multiplied by the number of services provided.

### Commercial waste management charges – Narromine, Trangie and Tomingley (Cont'd) (Sec 501 Local Government Act 1993)

The Commercial Waste Management Service Charge for the 2020/2021 rating year includes a 2.56% increase. The charge is shown in the table below:

DESCRIPTION	NUMBER OF SERVICES	2019/2020 SERVICE CHARGE (Per Service)	2020/2021 SERVICE CHARGE (Per Service)
Waste Management – Commercial	484	390.00	400.00

The estimated yield from the Commercial Waste Management Charge is \$193,600.00.

### Food and Organics Collection - Residential Properties (FOGO)

Council introduced a weekly Food and Organics Collection Service to stand alone residential properties in Narromine, Trangie and Tomingley from 1 July 2018. This charge will increase by 2.44% for the 2020/2021 rating year.

Council will grant a \$50.00 concession (\$12.50 per quarter) to eligible pensioners towards the cost of this service. The full cost of this concession will be subsidised by Council.

DESCRIPTION	2019/2020 SERVICE CHARGE (Per Service)	2020/2021 SERVICE CHARGE (Per Service)
Food and Organic Collection	82.00	84.00

The estimated yield from the Food and Organics Collection Charge is \$169,260.00. The estimated cost of the pensioner concession will be \$24,650.

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## Stormwater levy

(Sec 496A Local Government Act 1993)

### Charge Methodology

The *Local Government Act 1993* provides Council with the ability to make and levy a charge for the provision of stormwater management services for each parcel of rateable land for which the service is available. Council has a large capital works program to complete for stormwater in each of the three towns within the shire. This levy enables significant works to be funded over the next ten year program. Council will endeavour to ensure equitable distribution of stormwater management services over time.

### 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 1993*.

In addition, the following properties are also exempt 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, as in land containing no buildings, car parks or large areas of material such as concrete (i.e., no impervious surfaces)
- Rural residential or rural business land (i.e., land not located within a village, town or city)
- Land belonging to charities and public benevolent institutions

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

### Properties categorised as Residential

A flat charge of \$25.00 is to be charged against each eligible assessment categorised as Residential within the urban stormwater catchment. As the cost of managing stormwater runoff from impervious surfaces is usually less per residential strata lot than for standard residential property, a flat charge of \$12.50 will be charged against each eligible Strata unit within the urban stormwater catchment.

---

## Properties categorised as Business

A stormwater Management Service Charge is to be charged against eligible assessment categorised as business within the stormwater catchment area based on the following criteria –

- \$25 for all lots with an area below 1,200 m<sup>2</sup>
- \$50 for lots with an area greater than or equal to 1,200 m<sup>2</sup> and below 5,000 m<sup>2</sup>
- \$100 for lots with an area greater than or equal to 5,000 m<sup>2</sup> and below 10,000 m<sup>2</sup>
- \$375 for lots with an area greater than or equal to 10,000 m<sup>2</sup>

## Exemptions to Properties categorised as Business

All properties zoned RE1 and RE2 (Private Recreation) will be exempt from this charge as they have large areas of open space and limited impervious surfaces.

## Discounts or Rebates

No discounts or rebates are to be allowed against this charge.

## Apportionment of Charges

Where a dwelling has been constructed on vacant land during the current rating year, an adjustment will be made on the charges levied for that land. ie: an apportionment of the stormwater charge on a daily basis multiplied by the number of days from the completion date of the dwelling multiplied by the number of days remaining in current year.

The estimated yield from the Stormwater Levy Charge is \$52,112.50.

## Statement of fees and charges

A detailed schedule of Fees and Charges for 2020/2021, including those within Council's Statement of Revenue Policy, is included in the Operational Plan & Budget documents.

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## Statement of borrowings

Council has included new borrowings for the 2020/2021 financial year of:

- \$1,100,000 Dappo Road Residential Land Development

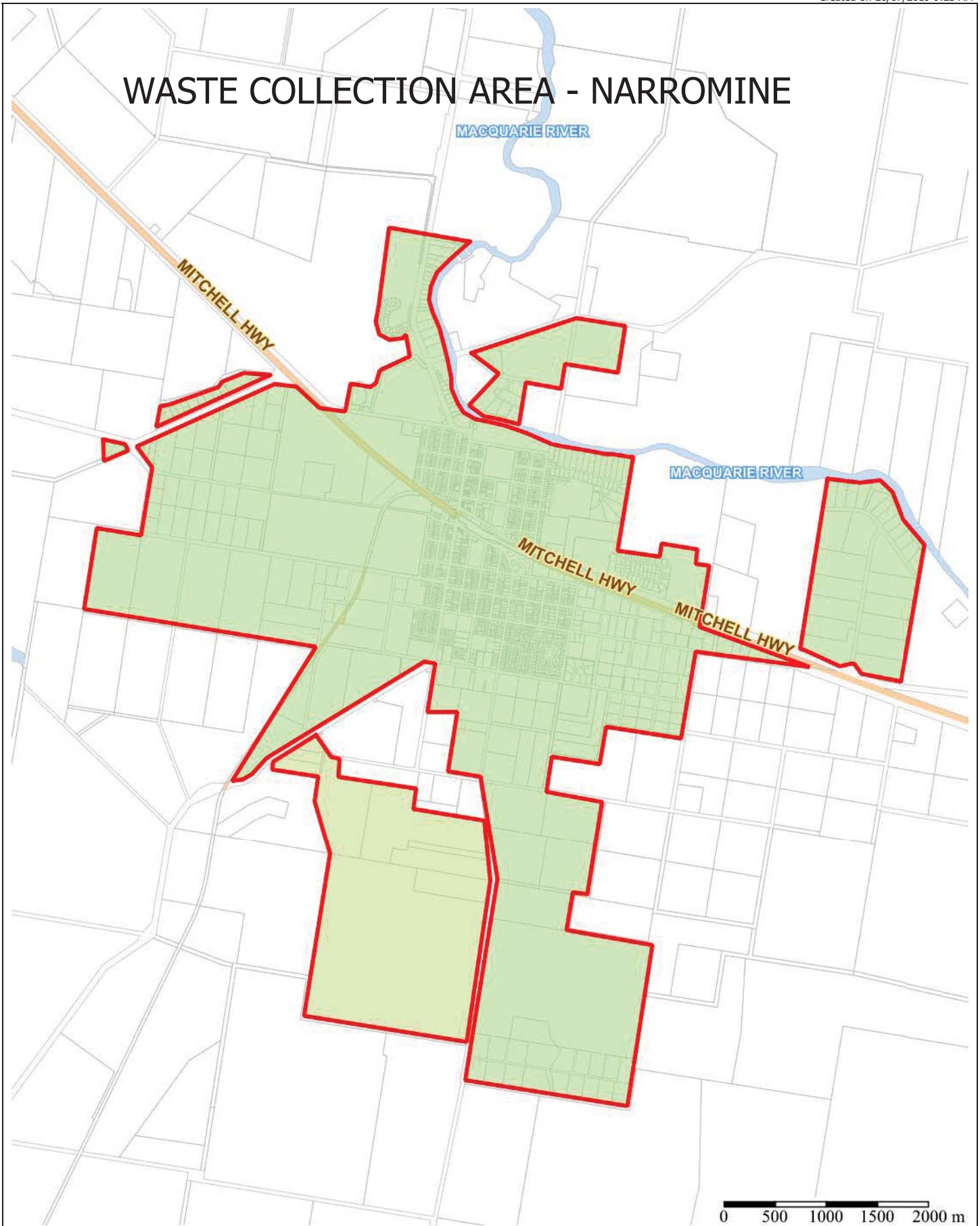
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# Appendix 1

## Garbage Collection Areas



# WASTE COLLECTION AREA - NARROMINE



0 500 1000 1500 2000 m



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 NARRROMINE NSW 2821  
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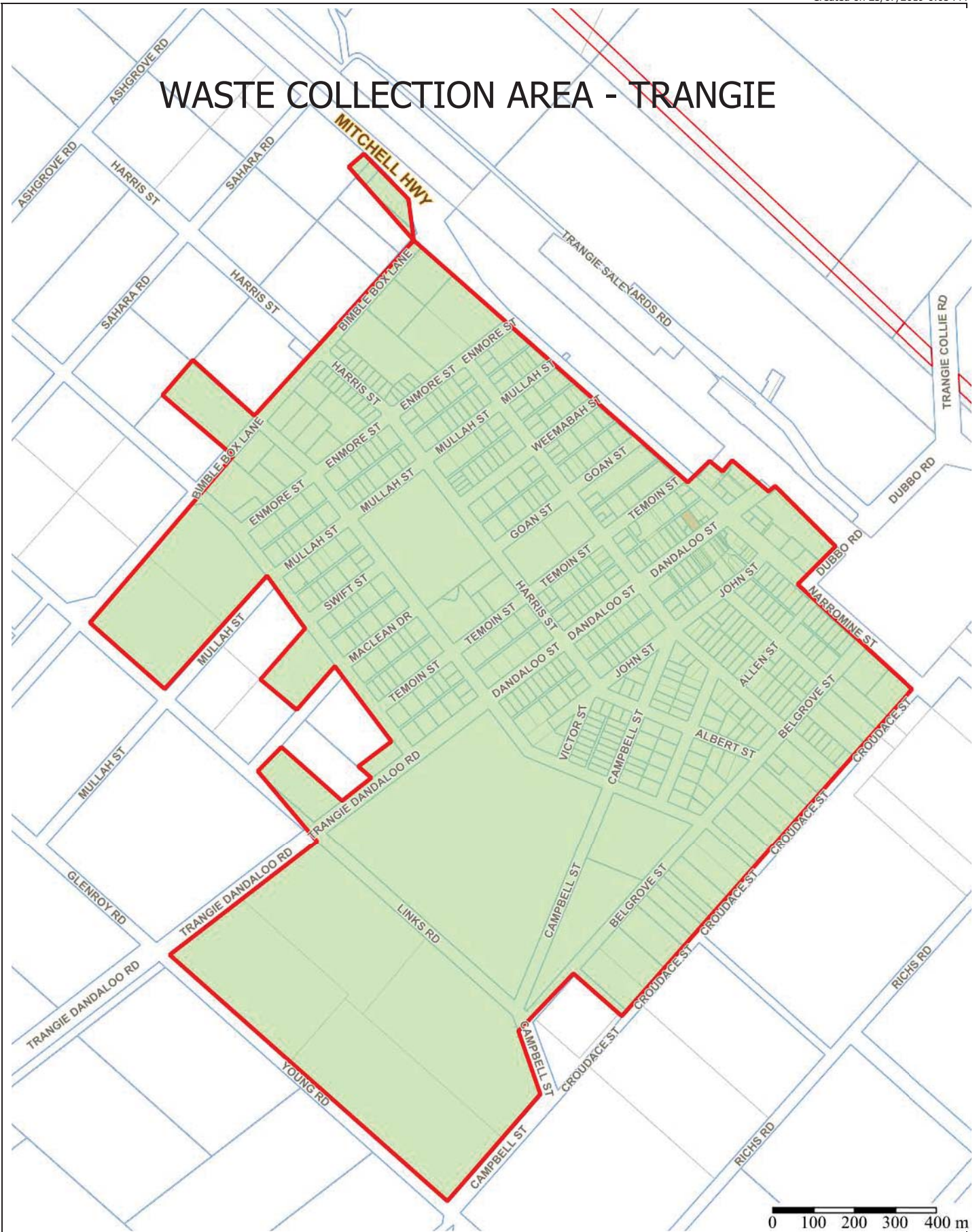
Drawn By: John Sevil

Projection: GDA94 / MGA zone 55

Date: 26/07/2019 9:23 AM

Map Scale: 1:50000 at A4

# WASTE COLLECTION AREA - TRANGIE



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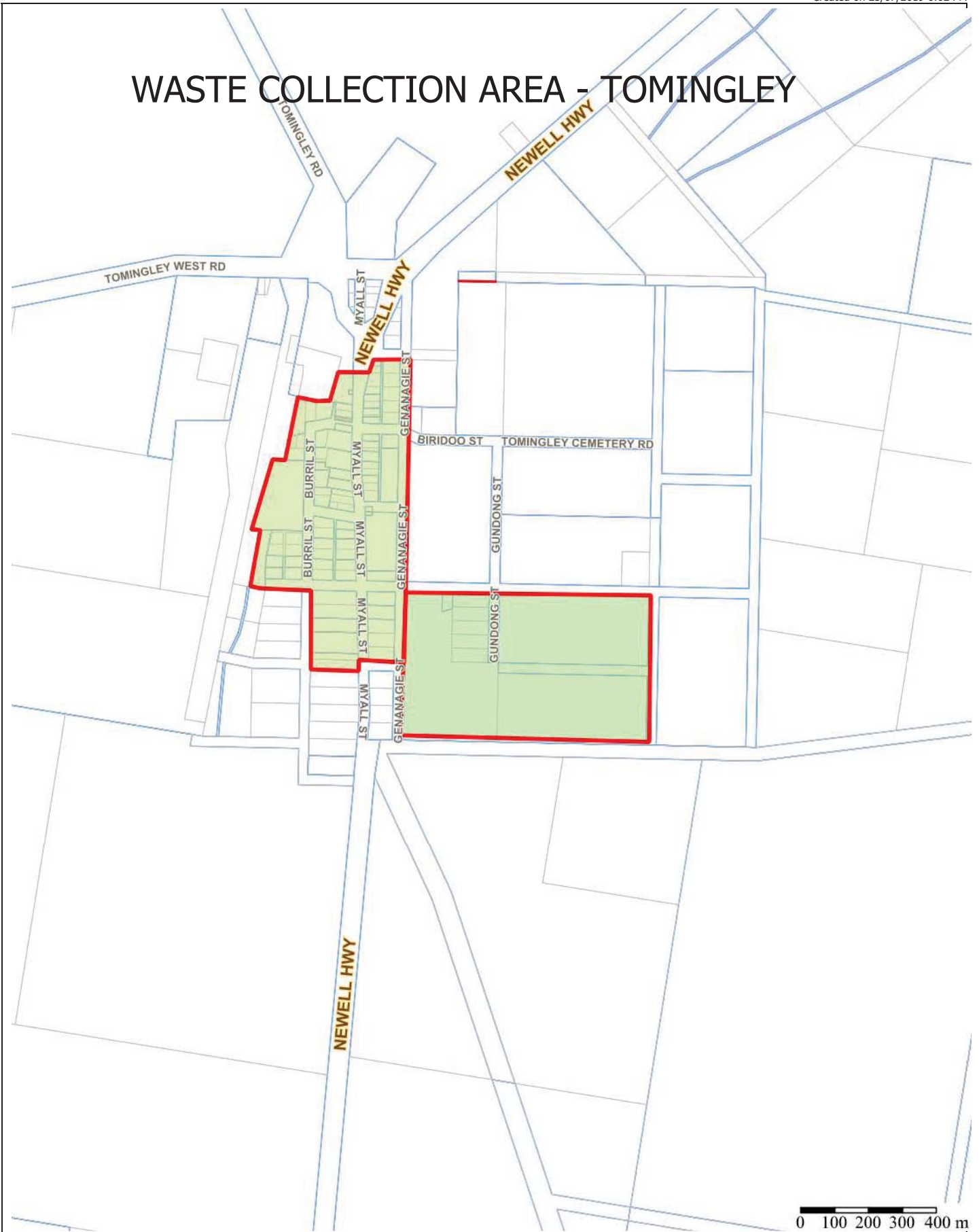
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Date: 25/07/2019 6:05 PM

Map Scale: 1:12500 at A4



# WASTE COLLECTION AREA - TOMINGLEY



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## Appendix 2

### Ratings Maps



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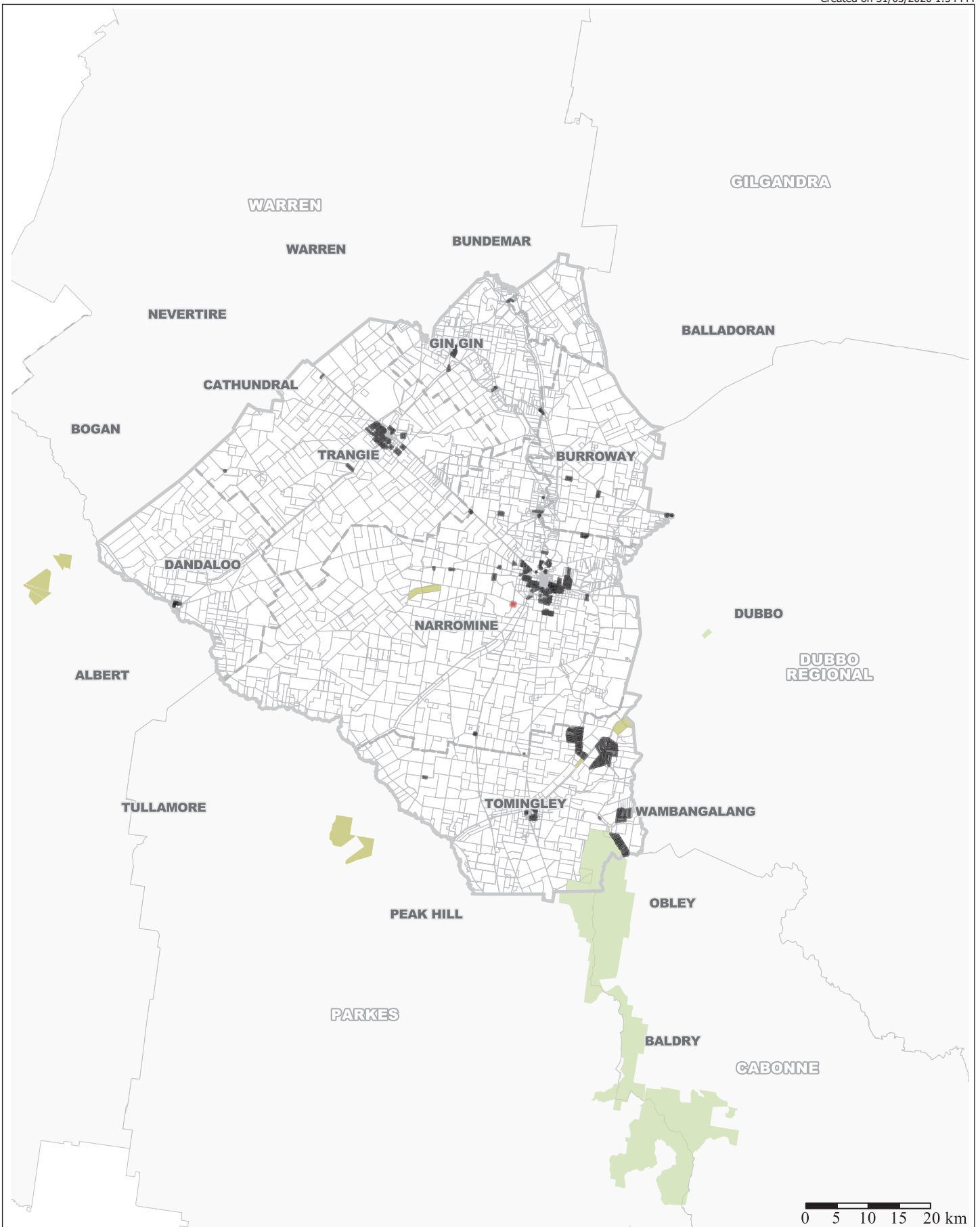
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# Farmland

Map Scale: 1:603210 at A4



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# Residential

Map Scale: 1:805666 at A4



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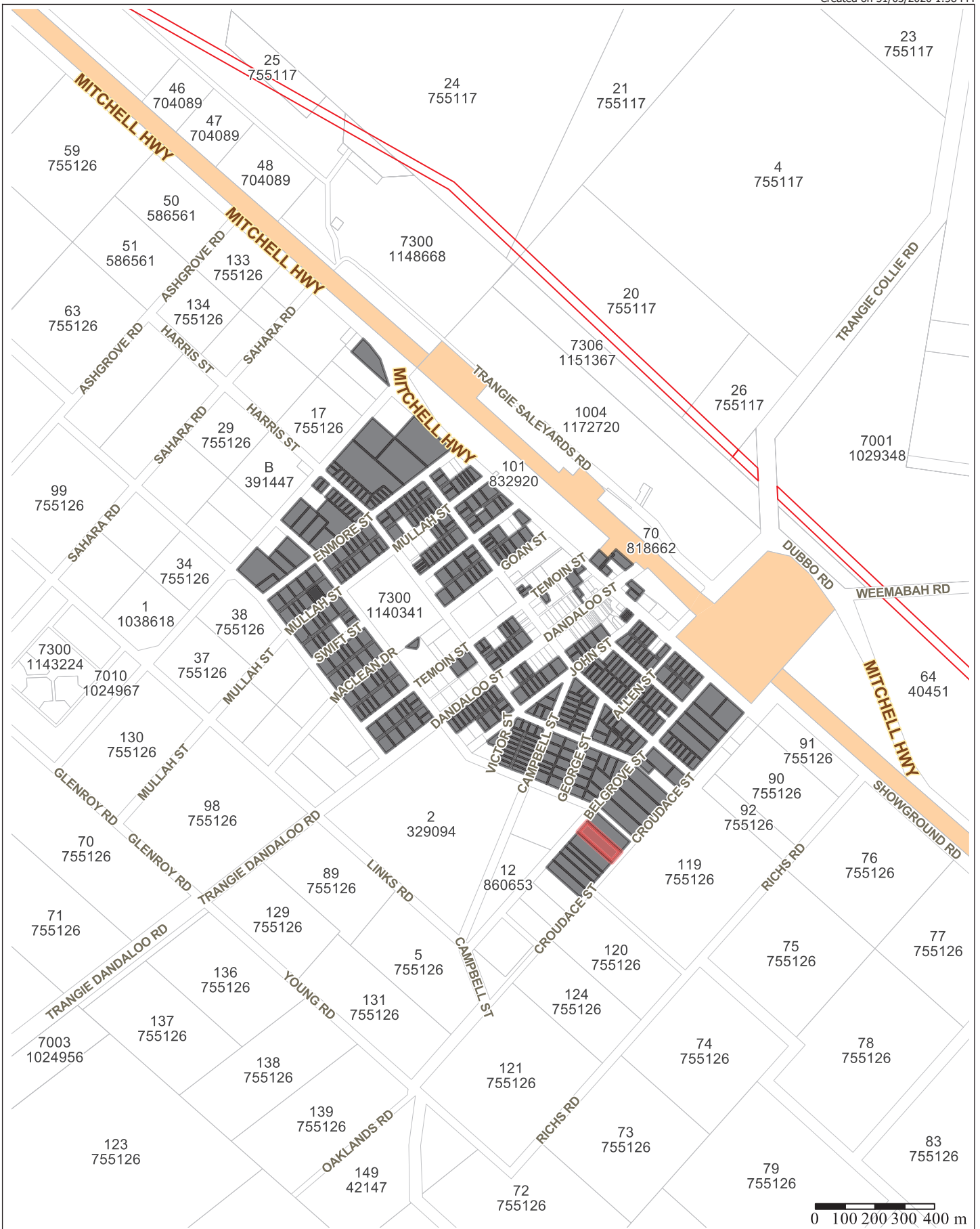
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**Residential - Narromine**

Map Scale: 1:31105 at A4



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Date: 31/03/2020 1:58 PM

# Residential Trangie

Map Scale: 1:17372 at A4



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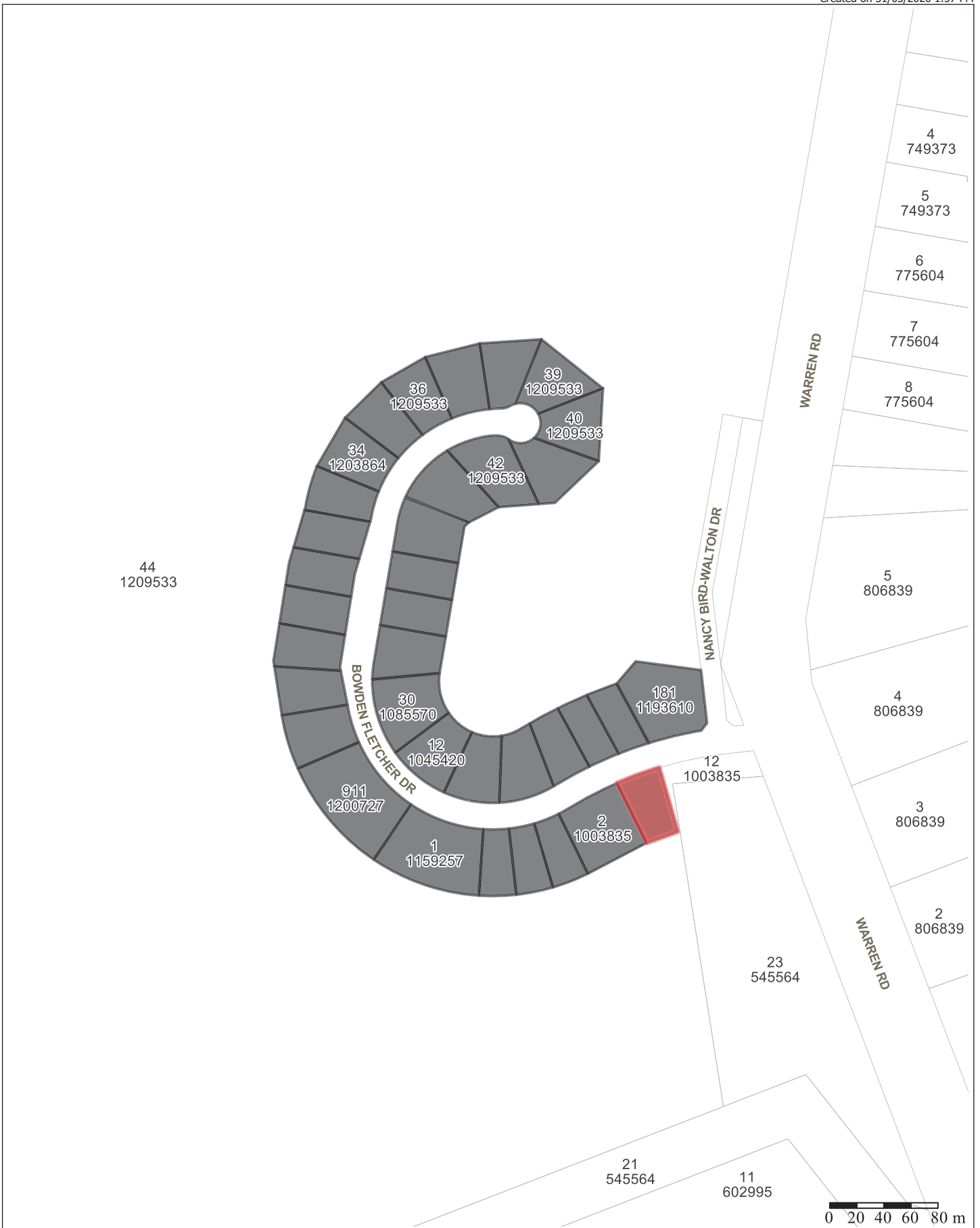
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# Tomingley Residential

Map Scale: 1:10528 at A4



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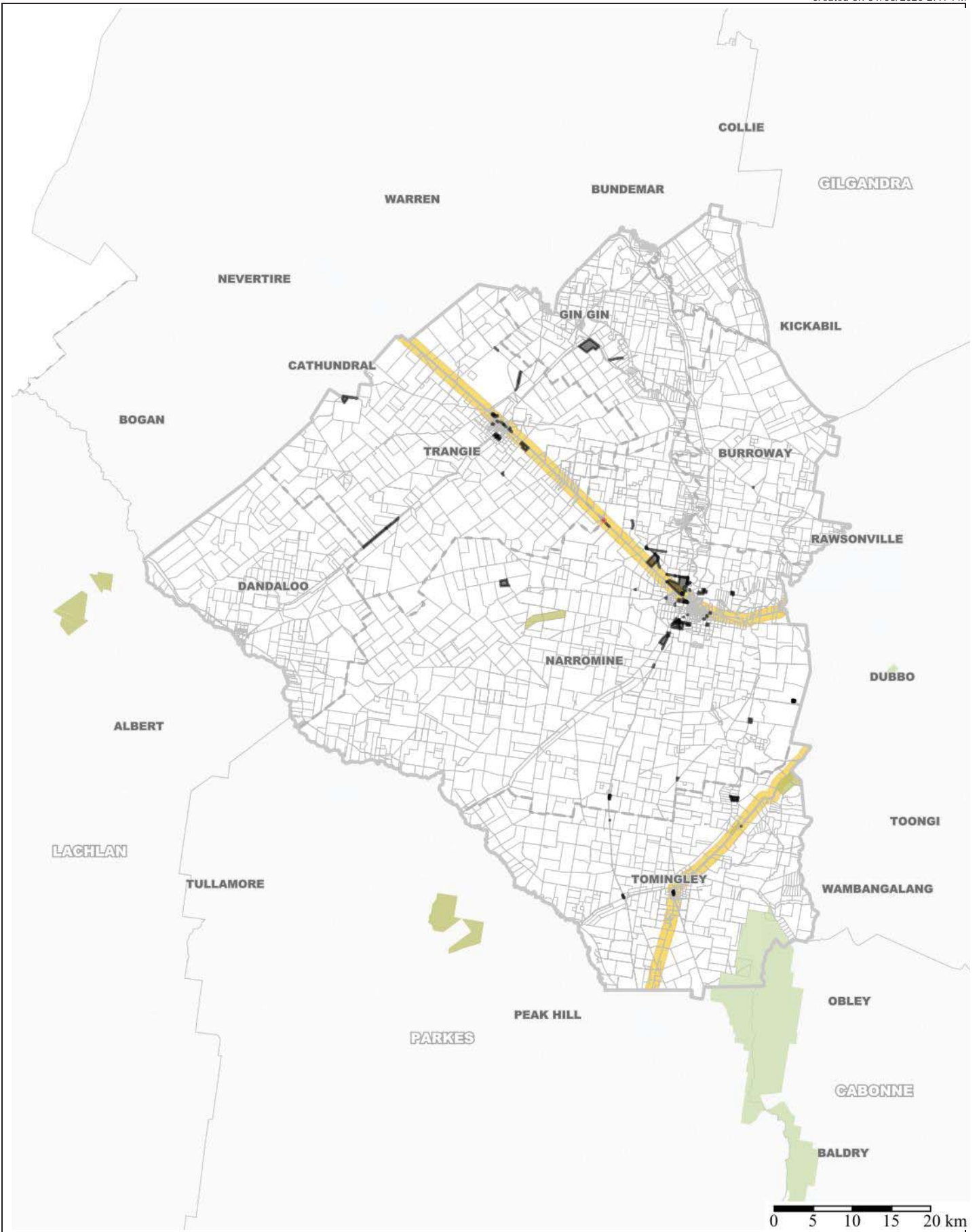
Drawn By: Jeanette Coen

Projection: GDA94 / MGA zone 55

Date: 31/03/2020 1:57 PM

# Residential - Skypark

Map Scale: 1:3841 at A4



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Projection: GDA94 / MGA zone 55

Date: 31/03/2020 2:17 PM

Business

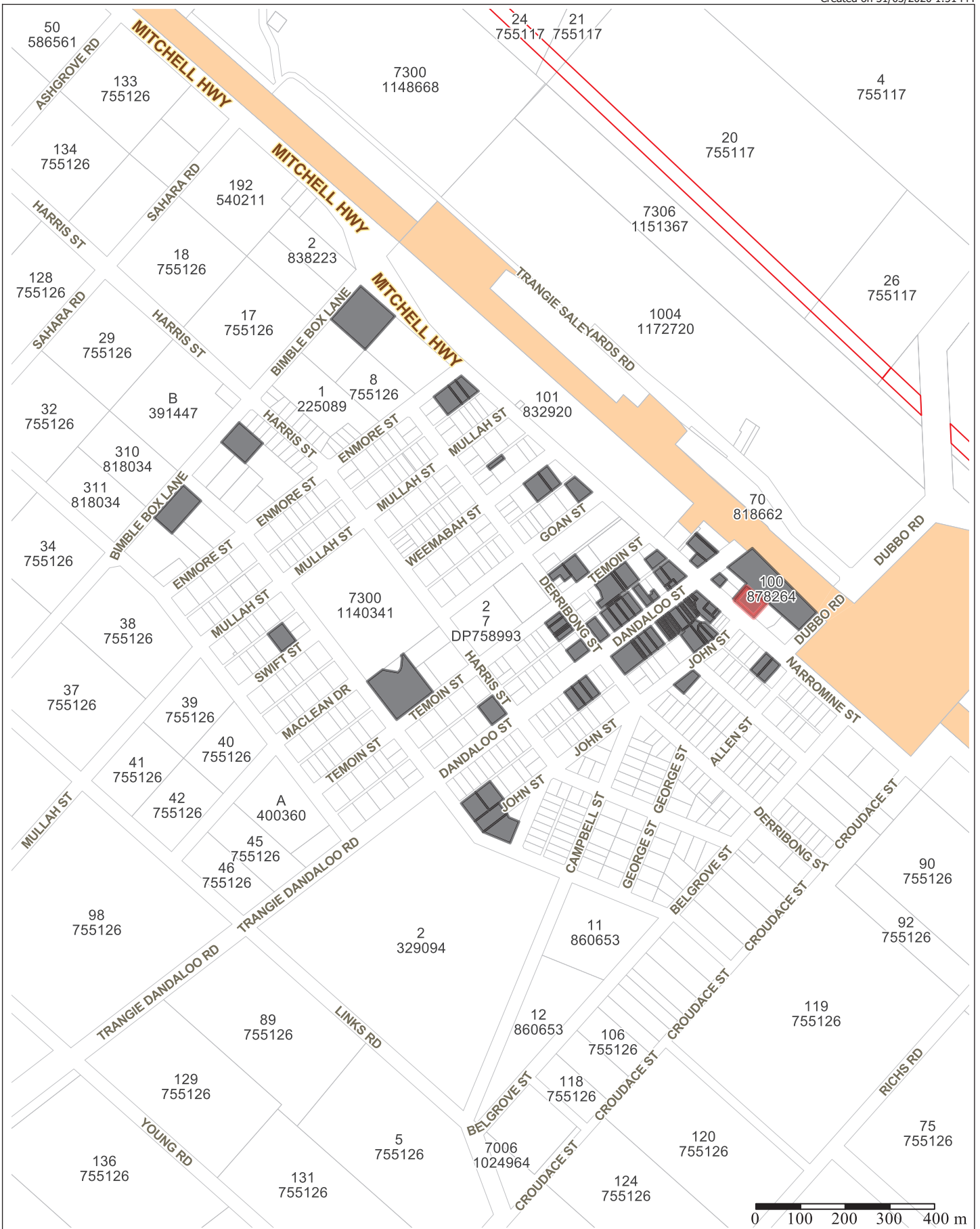
Map Scale: 1:659028 at A4



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Projection: GDA94 / MGA zone 55

Date: 31/03/2020 1:51 PM

# Business - Trangie

Map Scale: 1:11352 at A4



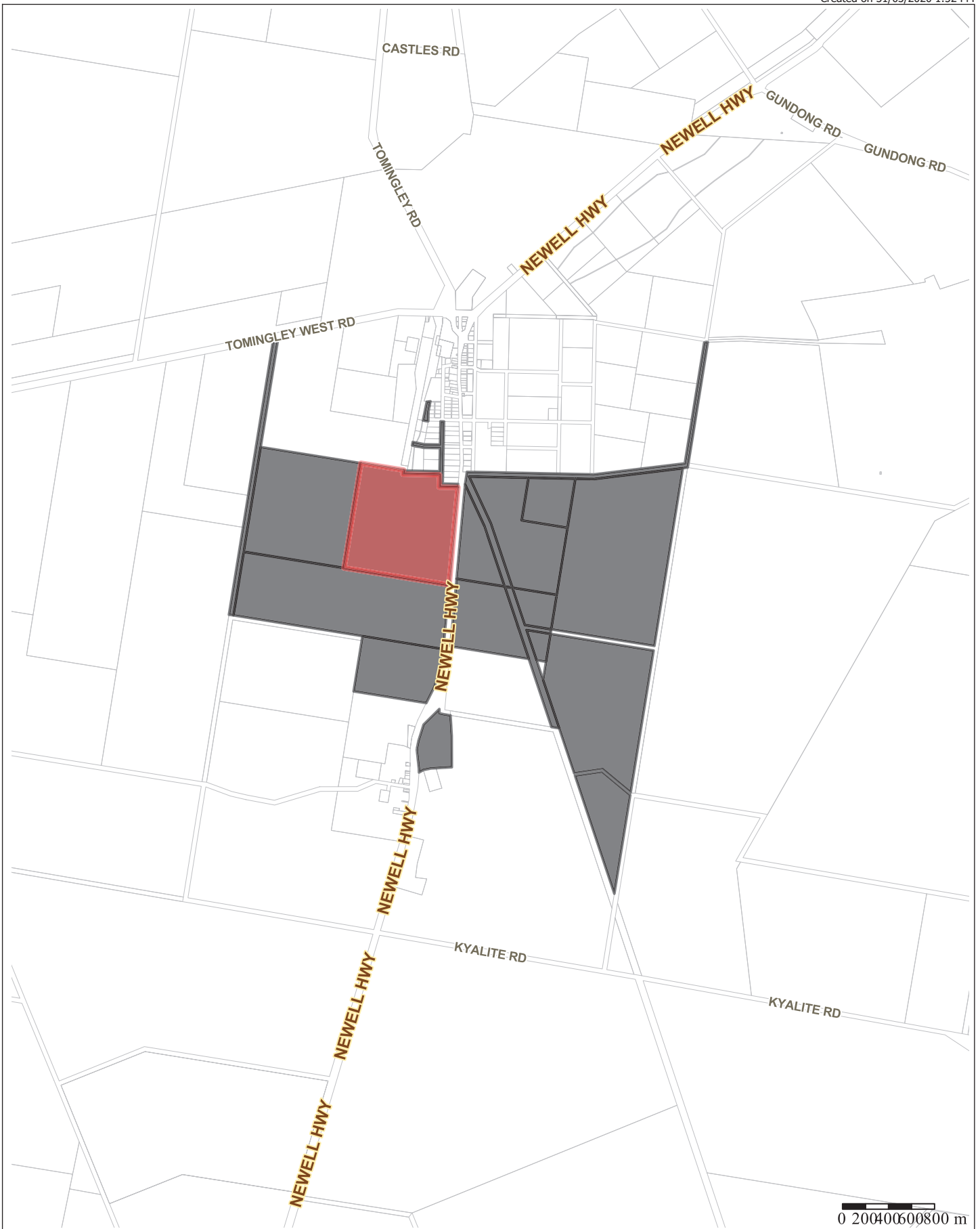
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# Business - Industrial Estate

Map Scale: 1:6958 at A4



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# Mining

Map Scale: 1:44340 at A4