

BREWARRINA SHIRE COUNCIL

STATEMENT OF REVENUE POLICY 2022/23



Adopted: 24th June 2022
Resolution No: xx/22

STATEMENT OF REVENUE POLICY

Pursuant to Section 491 of Local Government Act 1993, Council obtains its income from a range of sources including:

- Rates
- Charges
- Fees
- Private Works
- Grants
- Contributions
- Loan borrowing
- Interest on Investments

Council will ensure all rates, fees and charges will be applied equitably. Council supports the user pay principle in assessing the levying of fees and charges and the amounts to which they are set, this is balanced with the needs of those in the community for whom it would impose undue hardship.

The estimated yields of rates are calculated on a 0.7% of Rate Peg increase, this is the maximum percentage rates increase specified by the Minister. A general revaluation of land in Brewarrina Shire took place in 2019. The total land values as at 1 July 2021 will be approximately \$316 million, an overall increase of \$36 million over values determined at 1 July 2016 which was approximately 281 million.

Rates Statement

All rateable land must be categorised as residential, farmland, mining or business. Council may create sub categories within this classification if necessary.

Residential

Land is categorised as residential if:

- The main use is for residential accommodation (but not as a hotel, motel, guesthouse, boarding house, lodging house or nursing home).
- It is vacant land zoned for residential purposes.
- It is rural residential land.

Residential-Brewarrina

- All residential land within the Zone RV5 (villages) and R5 (Large Lot Residential) under the Brewarrina Local Environment Plan 2012.

Residential-Other

- All residential land in the Shire not contained in the designated schedule area, including land categories "Rural Residential" by definition under the Local Government Act, 1993.

The definition of Rural Residential Land is reproduced below:

"rural residential land" means land that:

- a) Is the site of a dwelling; and
- b) Is not less than 2 hectares and not more than 40 hectares in area; and c) Is either:
 - i) not zoned or otherwise designated for use under an environmental planning instrument; or
 - ii) zoned or otherwise designated for use under such an instrument for non-urban purposes; and
- d) Does not have a significant and substantial commercial purpose or character.

Farmland

Land is categorised as farmland if its main use is for commercial farming e.g. grazing, animal feedlots, dairying, pig farming, poultry farming, bee keeping, forestry, oyster or fish farming, or growing crops for profit.

Rural residential land is not categorised as farmland.

Farmland - Intensive Agriculture

- All farmland used in the pursuit of intensive agriculture including poultry farms, piggeries, cattle feedlots and commercial orchards or viticulture.

Farmland - Other

- All land used for the dominant purpose of farming excluding Intensive Agriculture.

Business

- Land is categorised as business if it cannot be categorised as farmland, residential or mining. The main land uses in the business category are commercial and industrial.

Business - Brewarrina

- All land within the boundaries set out in the schedule referred to in the residential section above.

Business - Other

- All land not categorised as farmland, residential or in the above-referred Brewarrina township schedule area.

Mining

- Land is categorised as mining if it is land within a parcel of rateable land valued as one assessment and its dominant use is for a coal mine or metalliferous mine.
- The whole Shire area

Rates Ordinary

Minimum Rate and Ad Valorem

The ordinary rates for 2022/23 are as follows:

Category	Sub-category	Ad valorem Amount C in \$	Minimum Rate \$	Rate Yield \$
Farmland		0.3389	83.50	999,819.86
Residential	Brewarrina	2.67659	138.50	83,930.62

	Goodooga	11.6006	109.50	10,265.41
	Angledool	0.8942	83.50	6,808.98
	Gongolgon	0.68574	83.50	1,087.72
Business	Brewarrina	2.7809	138.50	19,581.56
	Goodooga	12.8328	109.50	983.81

Interest on Overdue Rates

Council proposes to charge interest on overdue rates at a rate of 6.0% per annum.

Annual Charges

Council provides a range of services on an annual basis for which it charges an annual charge:

- Water Supply;
- Sewerage Services; • Domestic Waste; and
- Other Waste.

Water Access and Usage Charges

Section 552(1)(b) of the *Local Government Act 1993* prescribes that Council can charge for a water service 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.*”

Those properties connected to the water supply will be charged an access fee based on the size of the connection.

Those properties not connected to the water supply will be charged an access fee equal to a 20mm connection.

Brewarrina Shire Council implemented a new water management system to conserve water in 2012. All residential, commercial and Council properties now have water meters installed on their filtered water connection.

Unfiltered water is not metered however a common access charge is applied to all properties. To ensure best practice, Council has reviewed its fee structure and increased fees associated with 50mm or greater sized water connections to ensure cost recovery for water usage.

Filtered Water Access Charge: The access charge is calculated annually. It is made up of approximately 50% of the total cost required per year to supply filtered (potable) water to Brewarrina Shire Council residents.

Usage Charge: The usage charge is calculated and charged half yearly. You will be charged a set price for each kilolitre of water used. The charge associated with this is linked directly to how much filtered (potable) water is used by the householder.

Raw Water Access Charge: The raw water access charge is calculated annually. The charge is calculated to provide sufficient funds for Council to operate maintain and repair the raw water supply infrastructure.

Angledool Water Charge

Council secured funds in 2015, under the NSW DPI Office of Water's Restart NSW, "Water Security for Regions Round One Program" for the construction of a town bore in the village of Angledool. Council held community consultation meetings with Angledool residents to discuss the management of the bore, proposed reticulation system, charges associated with this new infrastructure and the formation of an advisory committee to enable residents to have input in the operation of the bore.

As a result in September 2015, Council resolved to set up a 355 Committee to consist of representatives of both Council and elected community members. The purpose of this Committee is to:

1. To promote optimum usage of the Angledool Bore for domestic use.
2. To care for and maintain the facility, through responsible day to day management
3. To ensure the Angledool Bore is managed effectively and efficiently into the future

The Angledool Water Supply is a new water reticulation system and consequently Council is required to establish an Angledool Water Supply District and fix annual charges with respect there to.

Under (Local Government (General) Regulations 2005)

Section 260 Council may establish committees

- (1) A council may, by resolution, establish such committees as it considers necessary.
- (2) A committee is to consist of the mayor and such other councillors as are elected by the councillors or appointed by the council.
- (3) The quorum for a meeting of a committee is to be:
 - (a) such number of members as the council decides, or
 - (b) if the council has not decided a number-a majority of the members of the committee.

Section 261 Functions of committees

A council must specify the functions of each of its committees when the committee is established, but may from time to time amend those functions

Category	Sub-Category	Charge 2022/23	Yield
Brewarrina Filtered Water	Filtered Water Access Charge 20 mm	511.40	220,924.80
	Filtered Water Access Charge 25 mm	798.20	17,560.40
	Filtered Water Access Charge 32 mm	1,309.40	2,618.80
	Filtered Water Access Charge 40 mm	2,046.30	
	Filtered Water Access Charge 50 mm	3,198.30	28,784.70
	Filtered Water Access Charge 80 mm	6,653.20	
	Filtered Water Access Charge 100 mm	12,793.60	25,587.20
Brewarrina Raw Water	Raw Water Access Charge 20 mm	459.50	191,152.00
	Raw Water Access Charge 25 mm	443.60	14,638.80
	Raw Water Access Charge 32 mm	1,133.40	
	Raw Water Access Charge 40 mm	1,771.10	5,313.30

	Raw Water Access Charge 50 mm	2,767.20	52,576.80
	Raw Water Access Charge 80 mm	5,757.90	
	Raw Water Access Charge 100 mm	11,073.60	33,220.80
Goodooga Filtered Water	Filtered Water Access Charge 20 mm	385.30	40,456.50
	Filtered Water Access Charge 25 mm	600.40	600.40
	Filtered Water Access Charge 32 mm	986.50	
	Filtered Water Access Charge 40 mm	1,541.60	
	Filtered Water Access Charge 50 mm	2,409.30	4,818.60
	Filtered Water Access Charge 80 mm	5,009.60	
	Filtered Water Access Charge 100 mm	9,634.10	9,634.10
Goodooga Raw Water	Raw Water Access Charge 20 mm	414.20	42,662.60
	Raw Water Access Charge 25 mm	414.20	
	Raw Water Access Charge 32 mm	1,180.60	4,722.40
	Raw Water Access Charge 40 mm	1,656.80	
	Raw Water Access Charge 50 mm	2,587.30	
	Raw Water Access Charge 80 mm	5,383.60	
	Raw Water Access Charge 100 mm	10,110.60	10,110.60
Angledool Bore Water	Bore Water Access Charge 20mm (connected)	399.00	12,369.00
Angledool Bore Water	Bore Water Access Charge (unconnected)	199.50	9,576.00
Farmland Filtered Water	Filtered Water Access Charge 25 mm (connected)	798.20	1,596.40
	Filtered Water Access Charge 50 mm	3,198.30	3,198.30
Farmland Raw Water	Raw Water Access Charge 50 mm (connected)	2,767.20	5,534.4
	Raw Water Access Charge 25 mm	443.60	443.60
	Raw Water Access Charge 40 mm (connected)	1,656.80	1,656.80
	Water Access – Angledool Unconnected	199.5	399.00
	Water Access – Angledool connected	399.00	1,197.00

Water Usage

Raw Water (Non-Residential)	Usage (50mm or greater) in excess of 1,500 kilolitres per annum	2.20/KL
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Angledool Bore Water (NonPotable)	Bore Water Usage in excess of 1,000 kilolitres per annum	1.35/KL
Filtered Water Usage	Brewarrina and Goodooga	1.35/KL

Sewerage Access Charges

Section 552(3)(a) of the *Local Government Act 1993* prescribes that Council can charge for a sewer service on all land except “land which is more than 75 metres from a sewer of the council and is not connected to the sewer of the council. And Section 552(3)(b) land from which sewage could not be discharged into any sewer of the council.”

Charges for the provision of sewerage services in Brewarrina and Goodooga are calculated and charged on an annual basis.

The cost of providing the service to Goodooga is significantly higher than Brewarrina on a per capita basis and future years will see Brewarrina charges stabilize with Goodooga remaining in ‘catch up’ mode.

Category	Sub-Category	Charge 2022/23	Yield
Brewarrina	Sewer Access Charge (connected)	918.50	399,547.50
	Sewer Access Charge multi (connected)	459.50	33,543.50
	Sewer Access Charge (un-connected)	459.50	18,380.00
	Urinals	77.80	1,478.20
	Water closets (3 – 5)	232.00	27,840.00
	Water closets (over 5)	77.80	7,857.80
Goodooga	Sewer Access Charge (connected)	398.50	37,060.50
	Sewer Access Charge multi (connected)	199.50	2,394.00
	Sewer Access Charge (un-connected)	199.50	3,391.50
	Urinals	77.80	77.80
	Water closets (3 – 5)	232.00	1,624.00
	Water closets (over 5)	77.80	389.00

Domestic Waste Management

Domestic Waste Management (DWM) services include the collection, transportation and disposal of household waste. In accordance with Section 496 of the *Local Government Act, 1993*, Council proposes to levy an annual charge for the provision of Domestic Waste Management services on each parcel of land in Brewarrina, Goodooga and Gongolgon for which the service is available.

The charges are proposed to be increased by 2.5% in 2022/23. These charges are the minimum charges that will recoup the perceived costs of making the Domestic Waste Management service available.

Category	Sub-Category	Charge 2022/23	Yield
Brewarrina	Domestic Waste	445.00	196,690.00
Goodooga	Domestic Waste	378.60	32,181.00
Gongolgon	Domestic Waste	325.60	3,256.00

Other Waste Management Services

Other waste management services are levied as an annual charge in accordance with Section 501 of the Local Government Act, 1993.

Category	Sub-Category	Charge 2022/23	Yield
Brewarrina	Commercial Waste	521.70	47,474.70
	Vacant land	24.80	1,016.80
	Non-collected (tip use)	73.30	586.40
Goodooga	Commercial Waste	521.70	6,260.40
	Vacant land	24.80	421.60
Angledool	Tip maintenance fee	73.30	6,083.90