

CASSOWARY COAST REGIONAL COUNCIL

REVENUE STATEMENT - 2015/2016

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REVENUE STATEMENT 2015/2016

1. OBJECTIVE

This statement outlines and explains the revenue raising measures adopted by the Cassowary Coast Regional Council in the preparation of its budget for the 2015/2016 financial year.

The statement has been prepared in accordance with the requirements of *Local Government Regulation 2012*.

2. LEGISLATIVE REQUIREMENTS

Section 172 of the *Local Government Regulation 2012* provides that:

1. The revenue statement for a local government must state–
 - (a) if the local government levies differential general rates:-
 - i. the rating categories for rateable land in the local government area; and
 - ii. a description of each rating category; and
 - (b) if the local government levies special rates or charges for a joint government activity – a summary of the terms of the joint government activity; and
 - (c) if the local government fixes a cost-recovery fee – the criteria used to decide the amount of the cost-recovery fee; and
 - (d) if the local government conducts a business activity on a commercial basis – the criteria used to decide the amount of the charges for the activity's goods and services
2. Also, the revenue statement for a financial year must include the following information for the financial year-
 - (a) an outline and explanation of the measures that the local government has adopted for raising revenue including an outline and explanation of-
 - i. The rates and charges to be levied in the financial year: and
 - ii. The concessions for rates and charges to be granted in the financial year;
 - (b) whether the local government has made a resolution limiting an increase in the rates and charges.

3. DEFINITIONS

Northern Region: that part of the Cassowary Coast Regional Council which was within the boundaries of the former Johnstone Shire Council;

Southern Region: that part of the Cassowary Coast Regional Council which was within the boundaries of the former Cardwell Shire Council.

4. STRUCTURE OF GENERAL RATING CATEGORIES:

4.1 Differential General Rates

Council is required to raise sufficient revenue it considers appropriate to maintain general assets and provide services to the community including the costs of governance and administration of the Council.

For the 2015/2016 financial year, Council will include rateable land in nineteen (19) rating categories.

In accordance with section 80 of the *Local Government Regulation*, Cassowary Coast Regional Council will use a system of differential general rating for 2015/2016 financial year.

In accordance with section 81(3) of the *Local Government Regulation*, for the 2015/2016 financial year the rating categories of rateable land and a description of each of the rating categories are set out in **Table A**.

In accordance with section 94(1)(a) of the *Local Government Act* and section 80(1) of the *Local Government Regulation*, for the 2015/2016 financial year the general rate for each rating category is set out in **Column 2**, of **Table B**.

In accordance with section 77(5)(a) of the *Local Government Regulation*, for the 2015/2016 financial year the minimum general rate for each rating category is set out, **Column 3** of **Table B**.

In accordance with section 81(4) and (5) of the *Local Government Regulation*, Council delegates its power to identify the rating category to which each parcel of rateable land in the Region belongs to the CEO.

The land use codes referred to in **Table A** are for guidance only and are detailed in Schedule 1

TABLE A

Category	Description	Identification (Guidance only)
1. Residential - RV <\$75,000.	Land used, or capable of being used, for residential purposes with a total land area of less than 5ha and a rateable value (RV) of less than \$75,000, except land included in category 6-8.	Land with the following land use codes: 01, 02, 04, 05, 06, 08, 09 and 72 or as otherwise identified by the CEO.
2. Residential - RV \$75,000 – \$119,999	Land used, or capable of being used, for residential purposes with a total land area of less than 5ha and a rateable value (RV) of between \$75,000 and \$119,999, except land included in category 6-8.	Land with the following land use codes: 01, 02, 04, 05, 06, 08, 09 and 72 or as otherwise identified by the CEO.
3. Residential - RV \$120,000 - \$174,999	Land used, or capable of being used, for residential purposes with a total land area of less than 5ha and a rateable value (RV) of between \$120,000 - \$174,999, except land included in category 6-8.	Land with the following land use codes: 01, 02, 04, 05, 06, 08, 09 and 72 or as otherwise identified by the CEO.
4. Residential - RV \$175,000 - \$299,999	Land used, or capable of being used, for residential purposes with a total land area of less than 5ha and a rateable value (RV) of between \$175,000 - \$299,999, except land included in category 6-8.	Land with the following land use codes: 01, 02, 04, 05, 06, 08, 09 and 72 or as otherwise identified by the CEO.
5. Residential – RV > \$299,999	Land used, or capable of being used, for residential purposes with a total land area of less than 5ha and a rateable value (RV) greater than \$299,999, except land included in category 6-8.	Land with the following land use codes: 01, 02, 04, 05, 06, 08, 09 and 72 or as otherwise identified by the CEO.

6. Residential – Multi Units (2-3)	Land used for two or three residential units, including, for example, flats, town houses, guest houses and building units.	Land with land use code 03 and as otherwise identified by the CEO.
7. Residential – Multi Units (4-7)	Land used for between four and seven residential units, including, for example, flats, town houses, guest houses and building units.	Land with land use code 03 and as otherwise identified by the CEO.
8. Residential Multi Units (8+)	Land used for eight or more residential units, including, for example, flats, town houses, guest houses and building units.	Land with land use code 03 and as otherwise identified by the CEO.
9. Commercial & Other	Land located on the Australian mainland used for any of the following purposes:- (a) commercial purposes, other than land which is included in category 13; (b) tourism attraction or facility; (c) marina; (d) car park; (e) hospital or convalescent home; (f) child care facility; (g) tourism accommodation, including a motel, hotel or other facility; (h) caravan park; (i) electricity transformer; (j) welfare home or institution; or (k) defence force establishment.	Land with the following land uses codes: 07-27, 30, 41-47, 49, 91-92, 96-97 and 99 and as otherwise identified by the CEO.
10. Industrial	Land used for industrial purposes, except land included in category 14 or 15.	Land with the following land use codes: 28-29, 31-40 and as identified by the CEO.
11. Primary Production	Land used for agricultural and/or primary production purposes.	Land with the following land use codes: 60-71, 73-89 and 93.
12. Special Uses	Land used for any of the following purposes:- (a) sporting club; (b) sporting facility; (c) religious, including a place of worship; (d) cemetery; (e) library; (f) showground; (g) racecourse; (h) airfield; (i) parks and gardens; and (j) educational, including a place of instruction.	Land with the following land use codes: 48, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59 and as otherwise identified by the CEO.

13. Major Shopping Centre	Land used for commercial purposes where it is occupied or tenanted by:- (a) one or more department store; or (b) a large grocery supermarket with major on-site parking facilities; or (c) a multitude of shops/offices with major on-site parking facilities.	Land with the following land use codes: 13-16 and as otherwise identified by the CEO.
14. Sugar Mills	Land used for the purposes of sugar milling and any purpose ancillary to, associated with or connected with sugar milling.	Land with land use code 35 and as otherwise identified by the CEO.
15. Other	Land which is not otherwise categorized.	As identified by the CEO.
16. Island Resorts - A	Land situated on Dunk Island, used for the purposes of tourist accommodation or a tourist facility/attraction.	Land with the following land use codes: 18, 42 and 43 and as otherwise identified by the CEO.
17. Island Resorts – B	Land situated on Bedarra Island or Hichinbrook Island, used for the purposes of tourist accommodation or a tourist facility/attraction.	Land with the following land use codes: 18, 42 and 43 and as otherwise identified by the CEO.
18. Harbour Industries – A	Land used, as part of a harbour, for the purposes of a bulk terminal and/or bulk transportation other than land included within category 19.	Land with land use code 39 and as otherwise identified by the CEO.
19. Harbour Industries - B	Land used, as part of a harbour, for the purposes of a bulk terminal and/or bulk transportation for mineral resources and related products.	Land with land use code 39 and as otherwise identified by the CEO.

TABLE B

	Rate in the Dollar	Minimum General Rate
1. Residential - RV <\$75,000.	\$0.01977903	\$1,116
2. Residential - RV \$75,000 – \$119,999	\$0.01483427	\$1,484
3. Residential - RV \$120,000 - \$174,999	\$0.01265857	\$1,780
4. Residential - RV \$175,000 - \$299,999	\$0.01246078	\$2,215
5. Residential – RV > \$299,999	\$0.01186742	\$3,738
6. Residential – Multi Units (2-3)	\$0.01621487	\$1,674
7. Residential – Multi Units (4-7)	\$0.01665230	\$3,348
8. Residential Multi Units (8+)	\$0.03149263	\$5,356
9. Commercial & Other	\$0.01999632	\$1,674
10. Industrial	\$0.01577842	\$1,674
11. Primary Production	\$0.04186540	\$1,116
12. Special Uses	\$0.01624107	\$1,674
13. Major Shopping Centre	\$0.03031260	\$11,896
14. Sugar Mills	\$0.14625378	\$125,550
15. Other	\$0.01473210	\$1,674
16. Island Resorts – A	\$0.03499357	\$5,860
17. Island Resorts – B	\$0.02499541	\$5,022
18. Harbour Industries - A	\$0.08678130	\$9,207
19. Harbour Industries - B	\$0.04733526	\$5,022

4.2 Limitation on increases on Rates and Charges

Council has not made a resolution to limit increases in rates and charges.

4.3 Special Rates or Charges for Joint Government Activities

No special rates or charges are planned to be levied in respect to Joint Government Activities.

4.4 Levy of Separate Charges

In accordance with section 94(1)(b)(iii) of the *Local Government Act* and section 103 of the *Local Government Regulation*, Council levies the following separate charges on every rateable assessment in the Region:-

- Transport Infrastructure Levy
- Environmental Management Levy

4.4.1 Transport Infrastructure Levy

Council will levy a separate charge for the development of transport infrastructure provided by Council. Transport infrastructure which will be in part funded by the revenue generated by the transport infrastructure separate charge includes:-

- | | |
|-------------------------------------|-----------------------------------|
| • Roads & Associated Infrastructure | • Safety Fencing |
| • Kerb & Channelling | • Bus Shelters |
| • Road Signage & Line markings | • Public Transport Infrastructure |
| • Footpaths & Bikeways | • Street Lighting |
| • Bridges & Culverts | • Streetscape Works |
| • Causeways & Floodways | |

For the 2015/2016 financial year, the Transport Infrastructure Levy will be **\$125.00** per rateable assessment.

4.4.2 Environmental Management Levy

Council is of the opinion that the costs associated with the delivery of Environmental Management Services should in part be funded by all ratepayers in the local government area through an Environmental Management Levy.

The Environmental Management Services to which the levy will be utilized include:

1. Planning and Environmental Services including development and implementation of Strategic Planning projects;
2. Natural Resource Management Including Pest Management, Walking Tracks and Council Foreshore Management; and
3. Wet Waste Transportation and Disposal, Landfill Environmental Management and Waste Program Support; and
4. Environmental Protection Operations Including Environmental Licenses.

For the 2015/2016 financial year, the Environmental Management Levy will be **\$190.50** per rateable assessment.

4.5 Levy of Special Charges

In accordance with section 94(1)(b)(i) of the *Local Government Act* and section 94 of the *Local Government Regulation*, Council will levy the following special charges:

- Crossan Road Construction charge; and
- Bilyana, Murray Upper, Kennedy and Mena Creek Rural Fire Brigade charges.

For each special charge, Council will:-

- identify the rateable land to which the special rate or charges apply and
- state the overall plan for the service, facility or activity to which the special rate or charges apply

The overall plan is a document that:

- describes the service, facility or activity and
- identifies the rateable land to which the special rates or charges apply and
- states the estimated cost of carrying out the overall plan and
- states the estimated time for carrying out the overall plan

4.5.1 Crossan Road Construction Special Charges

Council construction works for Crossan Road occurred during 2011/2012 financial year. The cost of carrying out the works was approximately \$154,000.

Council considers that all the land described below specially benefits from the said works. The levy will continue for each of the 18 parcels of land for a period of ten years from 1 July 2011.

A special charge of **\$1,000 per annum** per lot is to be levied for the 2015/2016 financial year.

The overall plan for the charge is that which was adopted at Council's Budget meeting for the 2011/12 financial year.

The annual implementation plan is to continue to recoup the cost of carrying out the works.

Rateable properties

Property Description	
1	Lot 112 on M7881
2	Lot 113 on M7881
3	Lot 114 on M7881
4	Lot 115 on M7881
5	Lot 116 on M7881
6	Lot 117 on M7881
7	Lot 118 on M7881
8	Lot 201 on M7881
9	Lot 202 on M7881
10	Lot 203 on M7881
11	Lot 204 on M7881
12	Lot 205 on M7881
13	Lot 206 on M7881
14	Lot 207 on M7881
15	Lot 208 on M7881
16	Lot 209 on M7881
17	Lot 210 on M7881
18	Lot 88 on CWL2615

4.5.2 Bilyana, Murray Upper, Kennedy and Mena Creek Rural Fire Brigade Special Charges

Council will levy a special charge on all rateable land in the declared areas, as shown in the maps annexed hereto as Appendix D, to fund the provision of rural fire fighting services for the:

1. Bilyana Rural Fire Brigade
2. Murray Upper Rural Fire Brigade
3. Kennedy Rural Fire Brigade
4. Mena Creek Rural Fire Brigade

Council considers that each parcel of rateable land within these areas will specially benefit from the purchase and maintenance of fire fighting equipment and storage facilities by each Rural Fire Brigade in the current or next financial years because each such parcel is within the area for which the brigade is in charge of fire fighting and fire prevention under the *Fire and Emergency Services Act 1990*.

A special charge of **\$20.00 per annum** per assessment will be levied on Bilyana, Kennedy and Mena Creek Rural Fire Brigade declared area for the 2015/2016 financial year.

A special charge of **\$25.00 per annum** per assessment will be levied on Murray Upper Rural Fire Brigade declared areas for the 2015/2016 financial year.

The overall plan for the charge is as follows:-

1. the service, facility or activity is the funding of rural fire services, and in particular, the purchase and maintenance of fire fighting equipment and storage facilities by each Rural Fire Brigade;
2. the rateable land to which the charge will be applied is each parcel of rateable land in the aforementioned declared areas;
3. the estimated cost of carrying out the services is \$27,330;
4. the estimated time for carrying out the overall plan is by 30 June 2016.

4.6 Levy of Water Utility Charges and Policy Application

In accordance with section 94(1)(b)(ii) of the *Local Government Act* and section 99 of the *Local Government Regulation*, Council will levy water charges.

For section 101 of the *Local Government Regulation*, Council shall charge for water services using a 2-part charge. For the 2015/2016 financial year, the 2-part charge shall consist of a:-

- **water access charge** which seeks to recoup the fixed costs of providing the water supply; and
- **water consumption charge** which seek to covers the variable costs of supplying water to consumers (e.g. electricity, chemicals).

4.6.1 Water Access Charge

1. A water access charge will be levied on all land whether vacant (but not including agricultural land without a dwelling) or occupied to which Council does, or is prepared to supply water.
2. In the case of non-rateable land, Council will levy the water access charge where water services are requested by the owner or occupier of the land.

3. The apportionment of fixed costs will be on the basis of supply capacity made available to connected premises, that is the size of the water connection, to reflect the proportionate share of the capacity of the system utilised.
4. Domestic properties which because of low water pressure, require the installation of a larger than normal water meter, will be charged the equivalent of a 20mm connection access charge;
5. Properties containing lots created under the *Body Corporate and Community Management Act 1997*, or another community titles act will be charged in accordance with the provision of Chapter 4, Part 1 Valuation, rating and taxation. The basis of the charge for Body Corporate/Strata Title properties shall be as follows:-
 - (a) all lots with a meter connected shall be charged an access charge (based on meter size) per meter;
 - (b) all lots which do not have a Council meter shall be charged a water access charge per lot for the equivalent of a 20mm metered connection; and
 - (c) common property is not charged a water access charge.
6. The water access charge for 2015/2016 shall be:

Water Access Charge	Charge
20mm Connection	\$448.00
25mm Connection	\$672.00
32mm Connection	\$1120.00
40mm Connection	\$1344.00
50mm Connection	\$1792.00
80mm Connection	\$5376.00
100mm Connection	\$8960.00
150mm Connection	\$11200.00
Access Charge	\$448.00
Unconnected – Vacant Land	\$448.00

4.6.2 Water Consumption Charge

1. Water consumption charges will be tiered to promote water conservation and reflect the additional demands placed on the water infrastructure by higher water consumption.
2. For any rate assessment with more than one (1) meter; consumption charges shall be calculated individually on the basis of water consumption of each meter. The combining of consumption from meters on one rate assessment will not occur.
3. Properties containing lots created under the *Body Corporate and Community Management Act 1997*, or another community titles act, will be charged in accordance with the provision of Chapter 4, Part 1 Valuation, Rating and Taxation. The basis of the water usage charge will be calculated by:-
 - a. where a water meter services a number of lots, the water consumption charge will be calculated on the basis of tier level per each individual lot; and
 - b. The water consumption charge will be levied to the property to which the meter is connected whether it be to an individual lot or common property.
4. Where sub-meters have been installed on each lot within a community title scheme, including the common property, Council will levy all lots for water consumed through each individual sub-meter and will charge the common property for any additional water used.

5. In accordance with section 102 of the *Local Government Regulation 2012*, water meters are deemed to be read on 30th June and 31st December, notwithstanding that they may actually be read during a period that starts two weeks before, and ends two weeks after, either of these dates.
6. Water consumption for 2015/2016 shall be charged per kilolitre based on the following:

Tier Level	Northern Region	Southern Region
Up to 500KL	\$0.84/KL	\$0.60/KL
Over 500KL	\$1.68/KL	\$1.68/KL

7. For the purposes of use in the Water Consumption Concession Policy the marginal water unit rate for 2015/2016 will be:

Region	Marginal water unit rate
Northern region	\$0.27/KL
Southern region	\$0.20/KL

4.7 Levy of Sewerage & Trade Waste Utility Charges and Policy Application

4.7.1 Sewerage Charges

In accordance with section 94(1)(b)(ii) of the *Local Government Act* and section 99 of the *Local Government Regulation*, Council will levy a utility charge for sewerage services.

Sewerage charges will be set to recover all of the costs associated with the provisions of sewerage and waste water services provided by Council in the financial year. These costs include loan interest, depreciation and the cost of ongoing maintenance and operations of the system, including treatment plant operations and capital works associated with each scheme.

1. Sewerage utility charges will be levied in the declared precincts of:
 - Innisfail Sewerage Scheme
 - Tully & Mission Beach Sewerage Schemes
2. The Sewerage utility charge will be levied on all land whether vacant or occupied to which Council has or is prepared to provide with sewerage services, and whether or not it is rateable land on the following basis:

Vacant allotments	vacant charge per allotment
Single unit dwelling	one residential charge
Multi unit dwellings	one residential charge per unit dwelling
All other land uses	one non-residential charge for the first pedestal and an additional charge for each additional pedestal or urinal

3. The sewerage charges for 2015/2016 will be:-

Sewerage Charge	Innisfail Sewerage Scheme	Tully and Mission Beach Sewerage Schemes
Residential	\$970.00	\$855.00
Non-Residential	\$970.00	\$855.00
Vacant	\$776.00	\$684.00
Additional Pedestal	\$776.00	\$684.00

4.7.2 Sewerage Utility Charges General Policy

1. For all land uses other than vacant allotments and residential land (being single unit dwellings & multi unit dwellings (flats)), the first pedestal will be charged a non-residential charge and each additional pedestal will be charged at a lesser amount.
2. Where residential land (either a dwelling, flat or residential strata title unit) has more than one pedestal, the number of pedestals for that dwelling, flat or unit will be counted as one.
3. If the number of sewerage pedestals in respect of which any sewerage pedestal charges are payable alters during the financial year, the charges are to be apportioned from the date of connection to, or disconnection from the Council sewer by determining the number of days applicable within the year.
4. In the case where the number of sewerage pedestals is unable to be obtained due to :-
 - a. the refusal of the property owner to supply pedestal numbers; or
 - b. the owner refuses Council access to the property for the purpose of determining or verifying the number of pedestals located on the property;then at the discretion of the Chief Executive Officer an estimate of the number of pedestals will be determined for the property based on the sanitary requirements for the classification of any building/s located on the property as set out in the Building Code of Australia, or alternately reference will be made to any building plans lodged with Council.
5. Where an improvement covers more than one parcel of land, the owner must apply to Council for approval to change the sewerage charge to be based on the improvement and not each individual parcel of land.
6. Where an improvement has been constructed and the development approval has expired without a final inspection being made, the sewerage charge will be adjusted from the date of expiry of the development approval.
7. Properties containing lots created pursuant to the *Body Corporate and Community Management Act 1997* will be charged in accordance with the provisions of Chapter 4, Part 1 Valuation, Rating and Taxation. The basis of the charge for Body Corporate/Strata Title properties shall be as follows:-
 - a. All lots classified as vacant within the Sewerage precinct shall be charged a sewerage vacant charge.
 - b. All lots classified as residential within the Sewerage precinct shall be charged a sewerage residential charge.

4.7.3 Trade Waste Charges

In accordance with section 94(1)(b)(ii) of the *Local Government Act* and section 99 of the *Local Government Regulation*, Council will levy a utility charge for trade waste services.

1. The trade waste charge will be set to recover the cost of liquid trade waste services which Council provides to registered trade waste generators. The charge recognizes that trade waste places a significant burden on Council's sewerage system in that trade waste:-
 - a. is generally of an organic strength many times that of domestic sewerage; and
 - b. often contains exotic substances, such as heavy metals, organic solvents and chlorinated organics not found in domestic sewerage.

2. The Part A trade waste charge shall be levied on all trade waste generators in the local government area in accordance with Council's *Trade Waste Environmental Management Plan* ("**TWEMP**"). The Part B trade waste charge shall be levied in addition to the Part A charge and shall be only levied in the circumstances described below.

PART A CHARGE

1. The Part A charge shall be levied as a two (2) part charge on all trade waste generators. There shall be an access fee charged uniformly and a volumetric fee calculated by reference to the type and volume of trade waste which is discharged into Council's sewerage system.
2. The access fee for the 2015/2016 financial year shall be **\$250.00**.
3. The trade waste volumetric charge (Category 1 & 2) for 2015/2016 financial year shall be **\$1.40/kL**
4. For low strength trade waste (category 1), as that term is defined under the TWEMP, the volumetric charge shall be calculated according to the following formula:

Volumetric Charge = ((Metered Water Consumption in 6 months - Pedestal allowance/6mth x No. of pedestals) x Industry Discharge Factor) x \$rate/kL.

Pedestal Allowance: 138kL/pedestal/annum; and

Industry Discharge Factors: is according to Table A in the TWEMP.

5. For high strength trade waste (category 2), as that term is defined under the TWEMP, the volumetric charge for the 2015/2016 financial year shall be calculated according to the following formula:-
6. For high strength trade waste (category 2), as that term is defined under the TWEMP, the volumetric charge for the 2015/2016 financial year shall be calculated according to the following formula:-

Volumetric Charge = $Qa + Qx1n1/1000 + Qx2n2/1000$

Where:

C is the total 6mth charge (\$)

Q is the total 6mth discharge volume (kL)

a is the unit charge for volume (\$/kL)

x1, x2 are the average concentrations of pollutants N1, N2 (mg/l)

n1, n2 are the unit charges for pollutants N1, N2 (\$/kg)

N1, N2 are the pollutants to be charged for.

7. For trade waste generators generating category 2 waste, the TWEMP requires the installation of effluent meters to measure the volume of trade waste being discharged into the sewerage system.

PART B - CHARGE

1. The Part B charge shall be levied in addition to the Part A charge in the circumstances described below.
2. For the 2015/2016 financial year, the Part B charge shall be as follows:-

Scenario	Charge
Land generating trade waste where no pre-treatment devices are installed.	\$9276.00
Land generating trade waste where pre-treatment devices have been installed but Council's sewer discharge limit is exceeded due to pre-treatment non-servicing	\$1481.00
Land generating trade waste where no pre-treatment device is installed but Council considers that site specific conditions do not allow for such a device to be installed.	\$1481.00
Land generating trade waste where pre-treatment device is installed but is undersized and requires:-	
(a) 550 Litre capacity assessed	\$794.00
(b) 1000 litre capacity assessed	\$1189.00
(c) 2000 litre capacity assessed	\$1430.00
Land generating low strength trade waste (category 1), as that term is defined under the TWEMP, with a food waste disposal unit and:-	
(a) The rated power of the motor is up to 700 watts.	\$1450.35
(b) The rated power of the motor is greater than 700 watts.	\$2900.75
(c) The waste disposal unit is a garbage grinder installed in a public or private hospital or aged care facility.	\$1091.65

4.8 Levy of Waste Management Charge

In accordance with section 94(1)(b)(ii) of the *Local Government Act* and section 99 of the *Local Government Regulation*, Council will make and levy a utility charge for waste management services. The Waste Management Charge is intended to fund:-

- a. refuse collection services – both residential and non-residential;
- b. the operation of waste management facilities, including landfills; and
- c. other waste management services and programmes provided by Council.

4.8.1 Waste Management Charge - General Policy

A waste management utility charge will be applied for services provided under a policy adopted by Council which sets out what refuse services are available to residential and non-residential properties.

4.8.2 Waste Management Service Charges

All properties within the designated waste collection area as defined in the policy shall be charged a standard refuse collection service charge. Additional services are extra services which by request Council can provide to the property. All refuse collection services shall be charged per service.

1. Standard Refuse Collection Services for the Cassowary Coast Regional Council for 2015/2016 shall be:-

Service	Description	Amount per Service
Residential A	This is the charge for the standard refuse collection service and allows for: • a 140/120L wet waste bin collected weekly; and • a 240L dry waste bin collected fortnightly	\$325.00
Residential B	This is the charge for the standard refuse collection service when waste is not separated and allows for; • a 140/120L wet waste bin collected weekly; and • a 240L dry waste bin collected fortnightly	\$375.00
Non-Residential A	This is the charge for the standard refuse collection service and allows for: • a 140/120L wet waste bin collected weekly; and • a 240L dry waste bin collected fortnightly.	\$325.00
Non-Residential B	This is the charge for the standard refuse collection service when waste is not separated and allows for; • a 140/120L wet waste bin collected weekly; and • a 240L dry waste bin collected fortnightly	\$375.00

2. Additional Collection Services for the Cassowary Coast Regional Council for 2015/2016 shall be:-

Service	Description	Amount per Service
Additional Dry Waste A	This is an additional 240L dry waste bin collected on the same day as the standard dry waste bin.	\$70.00
Additional Dry Waste B	This is an additional 240L dry waste bin collected on the same day as the standard dry waste bin when waste is not separated	\$120.00

4.8.3 Waste Management Charges for multiple services per week

For non-residential customers there is an option to receive multiple refuse collection services per week. These refuse collection services for 2015/2016 shall be:-

Service	Description	Amount per Service
Non- Residential A2	This is a Non-Residential A Service that is collected two times per week	\$650.00
Non-Residential A3	This is a Non-Residential A Service that is collected three times per week	\$975.00
Non-Residential B2	This is a Non-Residential B Service that is collected two times per week	\$750.00
Non-Residential B3	This is a Non-Residential B Service that is collected three times per week	\$1025.00
Additional Dry Waste A2	This is an Additional Dry Waste A Service that is collected two times per week	\$140.00
Additional Dry Waste A3	This is an Additional Dry Waste A Service that is collected three times per week	\$210.00
Additional Dry Waste B2	This is an Additional Dry Waste B Service that is collected two times per week	\$240.00
Additional Dry Waste B3	This is an Additional Dry Waste B Service that is collected three times per week	\$360.00

4.9 Cost-Recovery and Business (i.e. Commercial) Fees and Charges

Cost-Recovery fees are fixed by Council for any of the following:

- a. an application for, or the issue of, an approval, consent, licence, permission, registration or other authority under the Act;
- b. recording a change of ownership of land;
- c. giving information kept under the Act;
- d. seizing property or animals under the Act.

The criterion used in establishing cost-recovery fees is the cost to Council for providing the service or taking the action for which the fee is charged.

Business (i.e. commercial) charges are for those services which Council provides and which are not cost-recovery fees.

The criteria used in establishing commercial charges is, as far as practicable, based on the user pays principle

4.10 Issue of Notices & Due Date for Payment

For section 107(1) of the *Local Government Regulation*, rates notices for the 2015/2016 financial year will be issued half-yearly.

In accordance with section 118(1) of the *Local Government Regulation*, the due date for payment of rates and charges is thirty (30) days from the date of issue of the rate notice.

4.11 Discount

In accordance with section 130 of the *Local Government Regulation*, Council has determined that a discount of fifteen percent (15%) will apply to general rates only where:-

- a. all rates and charges are paid in full by the due date for payment, being thirty (30) days after the date of issue of the rate notice; and
- b. all overdue rates and charges, including interest accrued thereon, have been paid in full.

In order to be eligible for the discount, payment must be received at the Council Office on or before the close of business on the last day of the discount period as set out on the rates assessment notice.

Discount, when allowed, will be calculated on the gross amount due.

In addition to the allowance of discount on payments received on or before the last day of discount, discount will be allowed if the net amount stated on the rate assessment is paid under the following circumstances:-

1. Where mail is received at any time after the first mail received on the morning of the first working day after the last day of discount, subject to the envelope clearly being post marked prior to the last day of discount as shown on the assessment notice. Envelopes must be held by the records staff until such time as the external auditors approve their destruction; or
2. When the net rates are paid directly into Australia Post, the banking system or Bpay system on or before the last day of discount (proof required); or
3. Where a ratepayer has paid their account prior to the discount closing date but has short paid by \$5.00 and under will still be entitled to their discount.

Discount will not be allowed if payment is made by cheque and the cheque is subsequently dishonoured unless the rates are paid in full by alternate means within the discount period.

Discount will not be allowed where a rate or charge has been purposely excluded from the payment or where the payment amount has been incorrectly written by cheque.

4.12 Interest on Overdue Rates and Charges

In accordance with section 133 of the *Local Government Regulation*, Council has determined that interest is payable on overdue rates and charges:-

- a. at a percentage of 11% per annum calculated on daily rests and as compound interest; and
- b. from the day rates and charges become overdue.

Where a ratepayer has entered into a formal arrangement to pay rates and charges under Council's Rates Recovery Policy, no interest will be charged.

Any interest charge of less than \$10.00 on monthly calculation updates will be foregone if the debt has been paid within the period of the interest run.

4.13 Rate Concessions

In accordance with section 122(1) of the *Local Government Regulation*, Council will grant the following concessions:-

- a. Pensioner Concession – see Appendix A;
- b. Community Organisation Concession – See Appendix B; and
- c. Water Consumption Concession – See Appendix C.

Council will allow the payment of rates & charges via a formal, general or informal arrangement where such arrangement meets the criteria outlined in Council's Rates Recovery Policy.

Schedule 1 – Land Use Codes

URBAN LAND USE	INDUSTRIAL	DAIRY CATTLE
01 Vacant Urban Land	35 General Industry	68 Milk - quota
	36 Light industry	69 Milk - no quota
RESIDENTIAL	37 Noxious/ offensive industry	70 Cream
02 Single Unit Dwelling	(include abattoirs)	
03 Multi Unit Dwelling (flats)	38 Advertising-Hoarding	AGRICULTURAL
04 Large Homesite-vacant	39 Harbour Industries	71 Oil seeds
05 Large Homesite-dwelling	40 Extractive	72 Large Sub Division
06 Outbuilding		73 Grains
07 Guest house/private hotel	SPECIAL USES	74 Turf Farms
08 Building Units (primary use only)	41 Child care ex k'garten	75 Sugar Cane
09 Group Title (primary use only)	42 Hotel/Tavern	76 Tobacco
	43 Motel	77 Cotton
RETAIL BUSINESS/COMMERCIAL	44 Nurseries (Plants)	78 Rice
10 Combined multi dwg & shops	45 Theatres and cinemas	79 Orchards
11 Shop single	46 Drive in Theatre	80 Tropical Fruits
12 Shops -group (more than 6 shops)	47 Licensed club	81 Pineapples
13 Shopping group(2-6 shops)	48 Sportsclubs/Facilities	82 Vineyards
14 Shops - main retail (CBD)	49 Caravan Parks	83 Small Crops & fodder
15 Shops - second retail (fringe central business presence of service industry)	50 Other clubs (non business)	irrigated
16 Drive in shopping centre	SPECIAL USES	84 small crops & fodder
17 Restaurant	51 Religious	non irrigation
18 Special tourist attractions	52 Cemeteries (include crematoria)	
19 Skyways	53 Not allocated	
20 Marina	54 State Govt	OTHER RURAL USES
21 Residential Institution (non medical care)	55 Library	85 Pigs
22 Car Parks	56 Showgrnds, R/course, airfield	86 Horses
23 Retail warehouse	57 Parks and gardens	87 Poultry
24 Sales area outdoors(dealers,boats,cars)	58 Educational include k'garten	88 Forestry & Logs
25 Offices	59 public Schools/Local Government	89 Animal Special
26 Funeral parlours		90 not allocated
27 Hospitals, Conv, Homes (medical care/private)	SHEEP GRAZING	91 Transformers
	60 Sheep grazing - dry	92 Defence Force Estab
	61 Breeding	93 Peanuts
	62 Not Allocated	94 Vacant Rural Land (exc 1 & 4)
	63 Not Allocated	95 Reservoir, dam & bore
TRANSPORT & STORAGE		
28 W'house & Bulk Stores		
29 Transport terminal	CATTLE GRAZING	GENERAL
30 Service stations	64 Breeding	96 Public Hospital
31 Oil depot & refinery	65 Breeding & Fattening	97 Welfare home/institutions
32 Wharves	66 Fattening	98 Coding not relevant
33 Builders yard, contractors, sand & gravel	67 Goats	99 Community Protection Ctre
34 Cold Stores – ice works		

Appendix A - Council Pension Concession Policy



CASSOWARY COAST REGIONAL COUNCIL

Council Pension Concession Policy

Policy Number: 2.47

1. Authority

Local Government Regulation 2012, Chapter 4, Part 10 Concessions

2. Policy Objective

To establish a policy that is transparent and equitable in regards to eligible pensioners receiving a Council rates remission.

3. Scope

This policy details the eligibility criteria which Council will consider when providing pension concession to eligible pensioners.

4. Responsibility

All Council employees must comply with this policy and are responsible for giving effect to it.

5. Definitions

Pensioner Concession Card – A Queensland “Pensioner Concession Card” issued by Centrelink, on behalf of Department of Communities, of the Department of Veterans’ Affairs, or a Queensland ‘Repatriation Health Card – For all conditions’ (Gold Card) issued by the Department of Veterans’ Affairs.

6. Policy

6.1 Pensioners who are eligible must meet the following criteria:-

6.2 All applications for remission must be in writing on the prescribed form and contain a declaration as to the accuracy of the information contained therein.

6.3 If the property is in joint names, all applicants must produce the required information. Eligible Pensioners who are co-owners of an eligible property in conjunction with persons, who are not eligible pensioners, shall be entitled to pro-rata concession based on share of the property.

6.4 Proof of pension must be produced at time of application.

- 6.5 The property in respect of which the rates are levied must be the principle place of residence of the pensioner and the pensioner must actually reside on the property (i.e. a life tenant cannot reside in a nursing home and claim the subsidy, as may occur with ordinary home ownership).
- 6.6 The applicant/s must be the holder/s of a current Centrelink Queensland Pensioner Concession Card or a Veterans' Affairs Gold Card or Veterans' Affairs Pensioner Concession Card. The cards that do not qualify for a remission are Seniors Cards, Health Care Cards, Health Benefits Cards and Repatriation Health Cards for specific conditions.
- 6.7 Where a pensioner, for reasons of ill health or infirmity (e.g. poor health, feeble in body or health, physically weak, especially through age) resides some or all of the time in alternative accommodation such as a nursing home or similar type of accommodation (where personal care is available on site and provided as required) or with family or friends, the residence may be regarded as the 'principal place of residence' if it is not occupied on a paid tenancy basis during the absence of the approved pensioner owner/s'.
- 6.8 Life Tenant/s under a Will with responsibilities to pay all rates and charges must produce a certified copy of the Will stating the applicant is a life tenant and responsible for paying of rates.
- 6.9 Once an application for remission is approved it shall remain in force from year to year with further renewal whilst the person remains owner/occupier of the property in question.
- 6.10 Where an applicant's circumstances alter it is incumbent upon the applicant to notify the Council. Council will conduct periodic audits to verify current entitlements.
- 6.11 In order to receive a concession, in the first rating period commencing 1 July in any year, Council must receive applications no later than 30 June. To receive concession in the second rating period commencing 1 January in any year Council must receive the application no later than 31 December.
- 6.12 Where Council receives an application after the commencement of a rating period, no concession shall apply until commencement of the next succeeding rating period. For ratepayers who are new eligible pensioners the concession may be considered.
- 6.13 Where a pensioner is receiving concession in respect of a property owned by that person and the person dies. Council concession will cease at the end of the rating period. When the property title is transferred under a will to a beneficiary who qualifies for Council concessions, that person will be granted concessions retrospectively from the end of the rating period after the date of death.
7. Pensioners who meet the eligibility requirements of the Queensland State Government's Pensioner Remission Policy may receive up to **50% remission** off the general rates with a maximum of **\$300.00 per annum**.

Date of adoption:

Policy Review: 3 years or as determined by Council

Appendix B - Rate Based Assistance for Community Organisations Policy



CASSOWARY COAST REGIONAL COUNCIL

Rate Based Assistance for Community Organisations Policy

Policy Number: 2.46

1. Scope

This policy details the circumstances under which Council will provide rates based assistance to eligible community organisations.

2. Authority

Local Government Regulation 2012, Chapter 4, Part 10 Concessions

3. Policy Objective

To establish a policy for the provision of rates based financial assistance for community organisations including, not for profit, community, recreation and sporting organisations.

4. Responsibility

All Council employees must comply with this policy and are responsible for giving effect to it.

5. Definitions

Community Organisation: Is a not for profit organisation which:

- exists primarily to undertake community service activities; or
- undertakes sporting or recreational activities and relies on player fees and/or community fundraising only; or
- exists primarily to undertake community service activities and receives on- going Federal or State Government funding support for the organisation's operations; or
- is the owner of a cultural icon which is a tourist attraction and to which the public is given access for no fee or charge

Property Owner: The person or organisation that owns, leases land or is the primary occupier of the Council or public land property.

Rating Concession: This is a concession granted to an approved Community Organisation and will be applied in line with Part 10, Chapter 4 of the *Local Government Regulation 2012*.

6. Policy

6.1 Criteria for Rating Concession.

To be eligible for funding under this policy, the community organisation must:

- a. Be a Community Organisation, as defined in this policy;
- b. In its constitution clearly prohibit any member of the organisation making a private profit or gain either from the ongoing operations of the organisation or as a result of the distribution of assets if the organisation is wound up (this condition does not apply to the owner of a cultural icon);
- c. Operate within the boundaries of the Cassowary Coast Regional Council;
- d. Be liable to pay the rates and charges for which the concession is sought;
- e. Not utilise gaming machines to raise revenue;
- f. Not use the property for residential purposes unless utilised for an aged care facility or short-term accommodation for homeless and at risk persons;
- g. Not rent, hire or lease the land to a third party for a purpose that is not the core business of the community organisation; and
- h. Lodge an application on the approved form as detailed in section 6.5 of this policy.

6.2 Categories for Rates Concessions

A property owner that meets the criteria in section 6.1 will be categorised in one of the following categories:

- a. Category 1 - Community organisations which relies mainly on volunteer labour.
- b. Category 2 - Community organisations which:-
 - has a high level of paid labour, a low level of volunteer labour and provides a substantial community benefit; or
 - are in receipt of either Federal or State Government funding.
- c. Category 3 - An owner of a cultural icon which is a tourist attraction and to which the public is given access for no fee or charge.

6.3 Level of assistance

- a. Council may provide a rating concession to properties that meet the criteria in section 6.1. The level of assistance provided for a property owner categorised under section 6.2 of this policy will be:

Category	General Rates	Separate Rates	Sewerage	Maximum Concession
Category 1	100%	100%	75%*	No Max
Category 2	100%	100%	0%	\$2000.00
Category 3	100%	100%	0%	\$1500.00

*If there are no general rates levied to the property owner, a concession on Sewerage charges may apply.

6.4 General

- a. An approval for assistance provided under this policy will cover a two year period;
- b. An application using the approved form must be lodged by 31 May prior to the first of the two financial years for which assistance is being sought.
- c. Supporting documentation must be attached to the application form. The documentation must include:
- A copy of the constitution of the organisation;
 - Audited financial statements for the two previous years;
 - Any other relevant information supporting that the organisation is not for profit entity or otherwise exists for a public purpose.
- d. Concessions are not available for vacant land or in circumstances where an organisation does not fulfil its lease obligations.
- e. An approved rating concession will be applied directly to the property and the successful property owner will be provided with a credit on each half yearly rates notice.
- f. If in the opinion of the Council there are exceptional circumstances which warrant the approval of an application from a not for profit community, recreational and sporting organisation for rates based assistance, notwithstanding the organisation is not eligible under the terms of this policy, Council may resolve to grant a concession considered reasonable. The reasons for Council's decision will form part of its resolution.
- g. Where the applications for assistance exceed the budget allocation made by Council, concessions may be reduced on a fair basis as determined by Council.

Date of adoption:

Policy Review: 3 years or as determined by Council

Appendix C - Remission of Rates- Water Consumption Concession Policy



CASSOWARY COAST REGIONAL COUNCIL

Water Consumption Concession Policy

Policy Number:

1. Authority

Local Government Regulation 2012, Chapter 4, Part 10 Concessions

2. Policy Objective

To establish a policy that provides guidance in dealing with requests for a reduction in the water consumption charge; where a genuine concealed leak on a property has occurred.

3. Scope

This policy applies to all ratepayers, unless otherwise specified.

4. Responsibility

All Council employees must comply with this policy and are responsible for giving effect to it.

5. Definitions

Water Leak – a leak that has occurred in the main water supply pipe from the meter to the customer's property. Tap leaks, pool leaks, hot water system leaks, leaks in the showers, bathroom, toilets, any walls in the building, irrigation systems or in any area other than in the main supply pipe are not covered under this policy.

Concealed Leak - a leak either underground, under or within concrete or paving or underneath a structure where the occupant could not reasonably be expected to know of its existence.

Marginal Water Unit Rate – This represents the variable cost of supplying water including pumping, treatment and a proportion of recurrent operating cost as determined by Council each year.

Average Water Consumption - Based on the average water consumption over the past two years for the current owner of the property and not including the current usage .Where two years water consumption history is not available Council will determine an average amount based upon current available data.

Applicable Water Charges - this includes all charges approved by Council in respect of water consumption throughout the region including excess water charges where applicable.

6. Policy

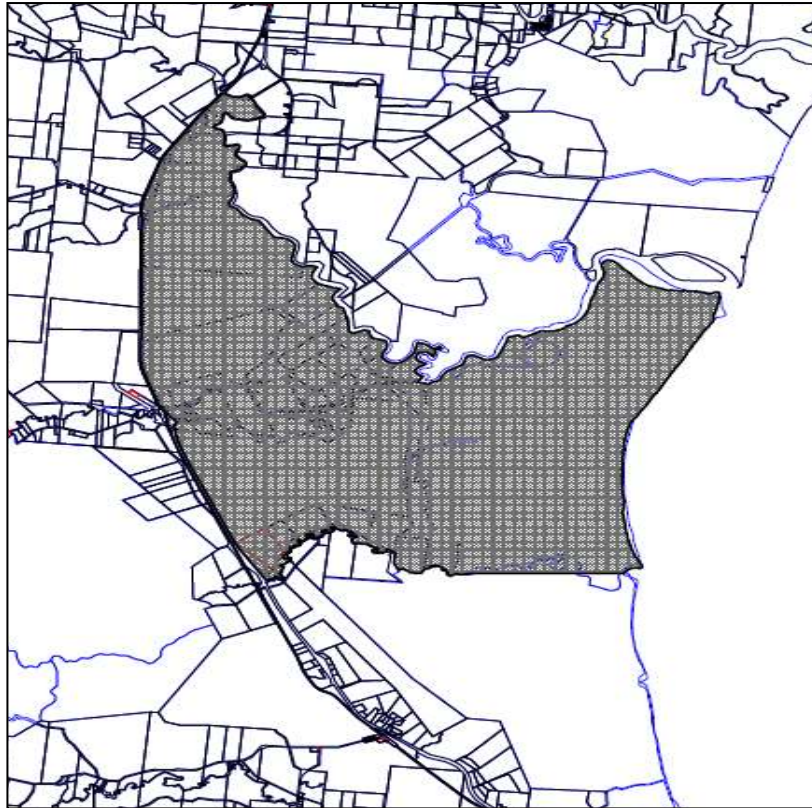
- 6.1** A reduction in water consumption may be permitted when all of the following conditions have been met:-
- a. The property owner provides a copy of the plumber's account and receipt for work undertaken to repair the concealed leak;
 - b. The owner or resident can demonstrate that all possible action was taken as soon as a concealed leak was suspected;
 - c. Council is notified in writing as soon as the concealed leak is repaired to enable early confirmation.
- 6.2** A reduction in water charges will be granted only once per property per owner with no further applications being considered within a five year period. The internal water reticulation infrastructure within the property boundaries is the responsibility of the landowner and should be maintained in good condition and regularly monitored for deterioration. To ensure that any water leaks are detected early, the landowner is responsible for monitoring water consumption as recorded on the water meter.
- 6.3** A concession will be provided based on the ratepayer paying the marginal cost of the additional water usage in lieu of the approved water charges. The calculation for this concession is outlined below.
- a. Total water consumption during the period when the concealed leak became evident.
 - b. Less average water consumption (2 years prior).
 - c. Equals additional water usage.
 - d. The marginal water unit rate is applied to the additional water usage to calculate the marginal fees payable.
 - e. The difference between the approved water charges and the marginal fees payable represents the concession.
 - f. The amount of the concession is capped at \$5000.00.
 - g. (f) does not apply to properties receiving a pensioner concession under the Council Pension Concession Policy.

Date of adoption:

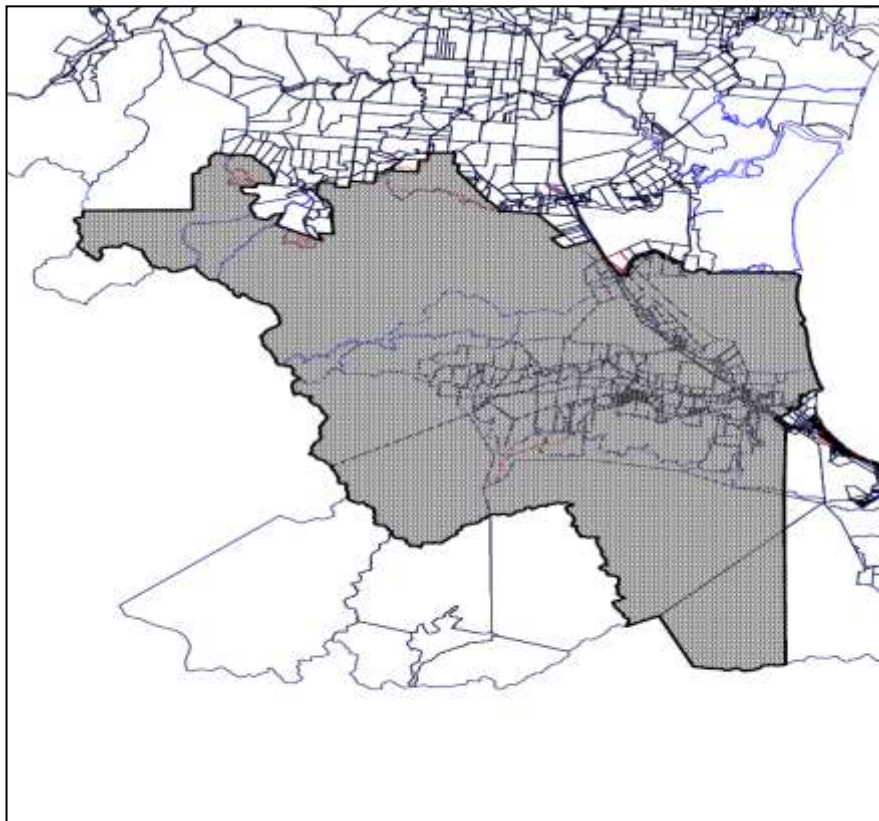
Policy Review: 3 years or as determined by Council.

APPENDIX D - RURAL FIRE BRIGADE – BENEFITED AREAS

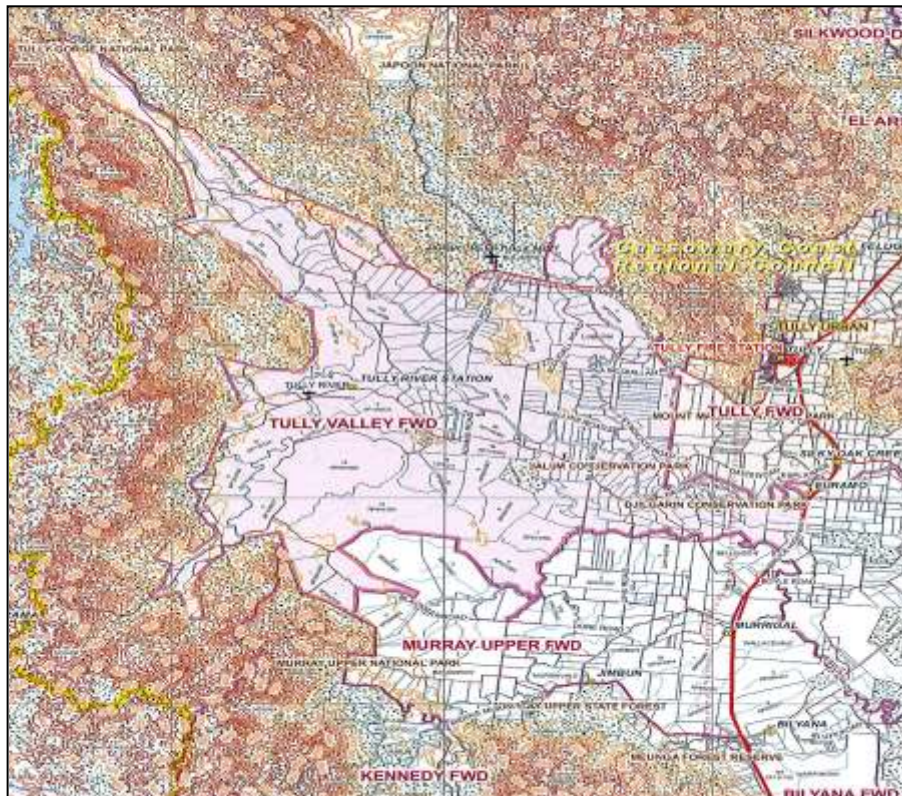
Map A - Bilyana Rural Fire Brigade area



Map B - Kennedy Rural Fire Brigade area



Map C - Murray Upper Rural Fire Brigade area



Map D - Mena Creek Rural Fire Brigade area

