

# REVENUE POLICY

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# 2023-2024





# Acknowledgement of Country

Snowy Monaro Regional Council acknowledges the Traditional custodians of the region's land and water, the Ngarigo, Walgalu, Southern Ngunnawal and Bidawal Peoples.

We pay our respects to Elders past, present and emerging.  
The Snowy Monaro is, and always will be, Aboriginal Country.





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## Introduction

Council provides a wide range of services to the community and raises funds for the cost of providing these services. This is achieved through a mix of sources, being rates, grants and contributions, fees and charges and other income such as interest on investments. The Revenue Policy sets out the details of how Council will raise its income for areas that impact on the residents of the region. It allows the community to understand the mix of funding being used and the impacts they will see based on the choices the Council is making between the extent of user pays for a service against the contribution made through either general or special purpose rates. It also allows the community to see how the Council attributes the net cost of service amongst the many landowners across the region through its rate structure.

## Ordinary Rates

The Local Government Act 1993 requires that general income (ordinary rates) must not exceed the percentage increase determined for the year by the Minister for Local Government under Section 506 of the Act unless approval is provided. Council is seeking an increase in rates above the permissible rate peg level for the coming year. The Independent Pricing and Regulatory Tribunal of NSW (IPART) has advised that the rate peg for 2024 will be 4%.

To cover the increased costs of providing services to the community, SMRC has applied for a Special Rate Variation (SRV). The application has been submitted to IPART. The table on page 5 shows the rating structure proposed in the application. The application would allow Council to increase revenue from the General Rate by 55.25% (a total of 5 annual increases) stepped over a five year period with an increase of 12.25% in 2023/2024 and 10.75% for the following four years. The compounding effect of the proposed rate rise would result in an increase to council revenue of 68.87% over the 5 years.

The land values take into account the land revaluation effective from 1/7/2023, with a base date of 1/7/2022.

## Rates Policy

- There will only be one rate subcategory, which is for the centre of activity being electricity generation.
- The business, farmland, mining and residential categories of rates will pay a base rate and an ad valorem rate.
- That rate will be the same for the business, farmland and residential categories.
- The subcategory of electricity generation will be set at 2.5 times the rate set for the business category, to reflect the increased capacity to pay of this business type.
- The category of mining will be set to 2.5 times the rate set for the business category, to reflect the increased capacity to pay of this business type.
- The base rate will be determined by calculating the maximum level that can be applied to not breach the requirement for only 50% of the rates levied to come from the base rate.
- The ad valorem will then be calculated to raise the maximum permissible yield.
- As part of developing the delivery plan following a Council election the Council will determine the proposed cost of delivering services to the different localities across the region and determine whether the rate structures align reasonably with the cost of providing services to the various landowners based on the rating categories and potential sub categories.

## **1. Categorisation of Land**

Land valued as one assessment is rateable and must be categorised as Farmland, Residential, Mining or Business. The following is a brief explanation of these categories. For more detailed information please refer Sections 514 to 519 of the Local Government Act 1993.

### **Residential**

Land is categorised as residential if its dominant use is for residential accommodation (but not as a hotel, motel, guesthouse or nursing home) including;

- it is vacant land zoned for residential purposes
- it is rural residential land

### **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.

### **Farmland**

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

Rural residential land is not categorised as farmland.

### **Mining**

Land is categorised as mining if its dominate use is for mining coal or metals.

## **2. Payment of Rates**

Annual Rates are due 31 August or alternatively Ratepayers may pay their rates in four (4) instalment payments, due:

- 31 August
- 30 November
- 28 February
- 31 May

Council is required to forward instalment notices one month in advance.

### **Interest on Overdue Rates and Annual Charges**

Interest is chargeable on each instalment not paid by the due date. The applicable interest is set each year by the Minister for Local Government. In accordance with section 566(3) of the Act, it has been determined that the maximum rate of interest payable on overdue rates and charges for the 2023-2024 financial year is 9% per annum.

## Rates Table

The following tables set out the rates that will apply to each rate category and subcategory of land.

### Categories and Subcategories

Short Title	Category	Description
Business	Business	All land that meets the definition of business category under the Local Government Act other than land that meets the definitions within any business sub category.
Electricity Generation	Business	All land that meets the definition of business category under the Local Government Act that is located in the centres of activity being Eucumbene Dam, Lake Jindabyne, the associated watercourses and associated land and used for generation of electricity.
Farmland	Farming	All land that meets the definition of farmland category under the Local Government Act other than land that meets the definitions within any farmland sub category.
Mining	Mining	All land that meets the definition of mining category under the Local Government Act other than land that meets the definitions within any mining sub category.
Residential	Residential	All land that meets the definition of residential category under the Local Government Act other than land that meets the definitions within any residential sub category.

Council will levy ordinary rates for 2023 – 2024 based on the following rating schedule:

Category	Subcategory	Base	Ad Valorem (Rate in dollar)	Yield	% of yield	% from base rate
Business		\$496.87	0.00172065	\$1,086,023	5.38%	48.95%
	Electricity Generation	\$1,242.17	0.00430414	\$337,559	1.67%	4.42%
Farmland		\$496.87	0.00172065	\$6,506,437	32.24%	21.85%
Mining		\$1,242.17	0.00430414	\$0	0%	0.0%
Residential		\$496.87	0.00172065	\$12,253,794	60.71%	43.31%

Total estimated ordinary rates to be raised from the 2023/2024 Rates is \$20,183,813.

### Reason for variations to rates

To provide transparency around the way rates are calculated, the reason why rates vary is included in the revenue policy. The variations in the rates above are to reflect that the electricity generation activity has historically provided more than other landowners and it is intended to retain an equivalent gap between land categorized as for electricity generation use and other business land. While there are no current mining landowners, this type of land used has been assessed as providing the owner with a higher capacity to pay than other land owners. The nature of the use of the land for mining also creates a high higher cost of providing services, specifically the transport network and this should be reflected in the contribution made.

## Annual Charges

Snowy Monaro Regional Council adopts a user pays principle in determining Rates, Charges and Fees. This philosophy aims to have those users of Council's services and facilities pay an appropriate charge.

In accordance with Section 496, Section 501 and Section 502 of the Local Government Act, 1993 those charges which Council intends to levy for 2023 are as set out below.

## 1. Waste Management

Item	Description	Relevant Section of LG Act	2024	2023
1.1	Waste Management Charge	501	<b>\$133.90</b>	<b>\$128.75</b>
1.2	Domestic Waste Collection Service	496	<b>\$280.65</b>	<b>\$269.86</b>
	Domestic Waste Collection – Upsize to 240 Lt Bin from 120 Lt Bin	496	<b>\$168.18</b>	<b>\$161.71</b>
1.3	Domestic Recycling Collection Service	496	<b>\$183.39</b>	<b>\$125.66</b>
1.4	Domestic Food and Garden Organic Collection Charge (Cooma-Monaro Region ONLY)	496	<b>\$67.60</b>	<b>\$65.00</b>
1.5	Domestic Waste Vacant Land Charge	496	<b>\$21.00</b>	<b>\$20.00</b>
1.6	Change over Domestic Bin Charge (per event)	496	<b>\$37.49</b>	<b>\$36.05</b>
1.7	Bank of Bins	501, 502	<b>\$267.80</b>	<b>\$257.50</b>
1.8	Wheel Out/Wheel In Service	496	<b>\$951.23</b>	<b>\$914.64</b>
1.9	Commercial Waste Management			
	Adaminaby/Bredbo/Bombala/Delegate/Nimmitabel/Michelago Areas (If Kerbside Collection Services are provided)	502, 540		
	240L Bin		<b>\$494.89</b>	<b>\$475.86</b>
	360L Bin		<b>\$739.13</b>	<b>\$710.70</b>
	All other areas	502, 540	<i>Per fees &amp; charges</i>	<i>Per fees &amp; charges</i>
1.10	Commercial Recycling Management	502, 540		
	Adaminaby/Bredbo/Bombala/Delegate/Nimmitabel/Michelago Areas (If Kerbside Collection Services are provided)	502, 540	<b>\$331.21</b>	<b>\$267.80</b>
	All other areas	502, 540	<i>Per fees &amp; charges</i>	<i>Per fees &amp; charges</i>
	Commercial Food and Garden Organic Management	502, 540		
	Cooma-Monaro Region		<b>\$155.32</b>	<b>\$149.35</b>
	All other areas		<b>N/A</b>	<b>N/A</b>



### **1.1. Waste Management Charge (Section 501 of the Act)**

- 1.1.1. This is an annual charge levied on all rateable assessments.
- 1.1.2. This charge is billed on the annual rates and charges notice and is able to be paid by quarterly instalments.
- 1.1.3. Discount available for approved residents, as per the Council's Waste Management Charge Policy 277 <https://www.snowymonaro.nsw.gov.au/DocumentCenter/View/6583>

### **1.2. Domestic Waste Service Charges (Section 496 of the Act)**

- 1.2.1. This charge will apply to rateable assessments within the Kerbside Collection Area (as defined within the SMRC Domestic Kerbside Collection Policy) where the domestic kerbside waste service is available and a service is provided. Residents can apply to have multiple services per domestic property as set out in the Snowy Monaro Regional Council Domestic Kerbside Collection Policy. The charge will also apply to rateable assessments outside of the Kerbside Collection Area where an application to receive the service has been submitted and approved.
- 1.2.2. The annual domestic waste collection service charge is per domestic premises serviced weekly.
- 1.2.3. Multiple service charges will be applicable to assessments with more than one domestic premises.
- 1.2.4. Multiple service charges will be applicable to assessments which request an additional domestic services
- 1.2.5. An additional service charge will apply to assessments where a request has been made to upgrade the bin size from 120 Lt to 240 Lt. This additional fee will not apply to residents in the former Snowy River Council area until such time that a Council resolution is made to adjust the standard waste collection service from 240 Lt bins to 120 Lt bins.
- 1.2.6. This charge is billed on the annual rates and charges notice and is able to be paid by quarterly instalments.

### **1.3. Domestic Recycling Collection Charge (Section 496 of the Act)**

- 1.3.1. This charge will apply to rateable assessments within the Kerbside Collection Area (as defined within the SMRC Domestic Kerbside Collection Policy) where the domestic kerbside waste service is available and a service is provided. Residents can apply to have multiple services per domestic property as set out in the Snowy Monaro Regional Council Domestic Kerbside Collection Policy. The charge will also apply to rateable assessments outside of the Kerbside Collection Area where an application to receive the service has been submitted and approved.
- 1.3.2. The annual domestic recycling collection service is per domestic premises serviced fortnightly.
- 1.3.3. Multiple service charges will be applicable to assessments with more than one domestic premises.
- 1.3.4. Multiple service charges will be applicable to assessments which request additional domestic services
- 1.3.5. This charge is billed on the annual rates and charges notice and is able to be paid by quarterly instalments.
- 1.3.6. In December 2022 the Hume Recycling Facility was destroyed by fire. The charge increase is to cover the cost of transport of reusable waste to Sydney until the Canberra facility is reopened.

**1.4. Domestic Food and Garden Organic Collection Charge (Section 496 of the Act)**

- 1.4.1. This charge will apply to rateable assessments where the domestic kerbside Food and Garden Organic Collection service is available and a service is provided. Residents can apply to have multiple services per domestic property as set out in the Snowy Monaro Regional Council Domestic Kerbside Collection Policy.
- 1.4.2. The annual domestic kerbside Food and Garden Organic Collection service is per domestic premises serviced fortnightly.
- 1.4.3. Multiple service charges will be applicable to assessments with more than one domestic premises. The charge is available to multi-unit dwelling houses and strata units on an opt in basis, at the same rate per unit as for single dwelling houses.
- 1.4.4. This charge is billed on the annual rates and charges notice and is able to be paid by quarterly instalments.

**1.5. Domestic Waste Vacant Land Charge (Section 496 of the Act)**

- 1.5.1. This charge will apply to vacant rateable assessments where the Domestic Waste Collection service is available but no service is provided.
- 1.5.2. The annual Domestic Waste Vacant Land Charge is per assessment, where no service is provided.
- 1.5.3. This charge is billed on the annual rates and charges notice and is able to be paid by quarterly instalments.

**1.6. Change Over Domestic Bin Charge (per event) (Section 496 of the Act)**

- 1.6.1. This charge will apply to residents who have applied to alter the size of their Waste, Recycling or FoGo bin as issued by Council.
- 1.6.2. This charge will only apply when a resident makes an application to Council to vary the size of their respective bin. It will not apply when Council undertakes a program which involves a change to the size of the bin provided to a property
- 1.6.3. This charge will be applied to the resident at the time an application is made. This is not an annual charge and must be paid in full before the bin will be changed over.

**1.7. Bank of Bins Charge (Section 501 & 502 of the Act)**

- 1.7.1. This charge will apply to residents who have elected to participate in this service where available.
- 1.7.2. Bank of Bins is provided to collect domestic household waste and recycling collection only.
- 1.7.3. Approval for this service will be determined upon application.
- 1.7.4. This charge is billed on the annual rates and charges notice and is able to be paid by quarterly instalments.

**1.8. Wheel Out/Wheel in Service (Section 496 of the Act)**

- 1.8.1. This charge will apply to residents who have elected to participate in this service where available.
- 1.8.2. Approval for this service will be determined upon application.
- 1.8.3. Exemptions to the Wheel Out / Wheel In Service charge is available to eligible residents upon application as per the requirements provided in the application form 250.2016.24.2 which is available on the Council website. (Conditions apply)

- 1.8.4. This charge is billed on the annual rates and charges notice and is able to be paid by quarterly instalments.

**1.9. Commercial Waste Collection Charges (Section 502 & 540 of the Act)**

Commercial Waste Management Charges are in the process of being harmonised across the Council. Charges are only applied to areas where the program is provided and variations in fees exist accordingly

- 1.9.1. This charge will apply to the users of the Commercial Waste Service.

- 1.9.2. The Commercial Waste Management Charge is based on:

**Adaminaby/Bredbo/Bombala/Delegate/Nimmitabel/Michelago Areas:** Annual charge per 240L or 360L bin serviced weekly. Billed on the annual rates and charges notice and able to be paid by quarterly instalments.

SMRC is considering changes to current commercial collection arrangements in some rural townships and as a result this service may be available in additional areas if the current commercial arrangements are withdrawn.

**Cooma:** Volume of waste collected, charged quarterly to property owner.

**Former Snowy River Area:** Number of collections, charged monthly to business owner.

**1.10. Commercial Recycling Collection Charge (Section 502 & 540 of the Act)**

- 1.10.1. This charge will apply to the users of the Commercial Recycling Service.

- 1.10.2. The Commercial Recycling Charge is based on:

**Adaminaby/Bredbo/Bombala/Delegate/Nimmitabel/Michelago Areas:** Annual charge per bin serviced, 360L bin serviced fortnightly. Billed on the annual rates and charges notice and able to be paid by quarterly instalments.

SMRC is considering changes to current commercial collection arrangements in some rural townships and as a result this service may be available in additional areas if the current commercial arrangements are withdrawn.

**Cooma:** Volume of waste collected, charged quarterly to property owner.

**Former Snowy River Area:** Number of collections, charged monthly to business owner.

**1.11. Commercial Food & Garden Organic Collection Charge (Section 502 & 540 of the Act)**

- 1.11.1. This charge will apply to the user of the Commercial Food and Garden Organic Collection Service.

- 1.11.2. In December 2022 the Hume Recycling Facility was destroyed by fire. The charge increase is to cover the cost of transport of reusable waste to Sydney until the Canberra facility is reopened.

- 1.11.3. The Commercial Food and Garden Organic Collection charge is based on:

**Bombala/Delegate/Nimmitabel/Bredbo/Michelago Areas:** Not available

**Cooma:** Annual charge per 240 Lt bin serviced fortnightly. Billed on the annual rates and charges notice and able to be paid by quarterly instalments.

**Former Snowy River Area:** Not available.



## Reference Notes

For clarification of meanings see NSW Consolidated Acts – LGA 1993 Dictionary

See Resource and Waste Management Policy and Procedures for further information in relation to meanings and charges.

The Short names for the Domestic Waste Service Charges are:

- Domestic Waste Collection Charge
- Domestic Recycling Collection Charge
- Domestic Food and Garden Organic (FoGo) Collection Charge
- Domestic Waste Vacant Land Charge

The Short names for Waste Management Charges are:

- Waste Management Charge
- Bank of Bins

Domestic Premises include, but are is not limited to, premises types that are used, or capable of being used for domestic residential purposes, in so far as the waste generated is only domestic waste and is of a kind and quantity ordinarily generated on a domestic premises:

- House
- Flat
- Strata Unit
- Granny Flat
- Attached unit
- Detached unit
- Apartment
- Villa
- Dual Occupancy
- Multi-Unit Dwellings

Where a premises is used, or capable of being used for domestic residential purposes, and generates waste not of a kind or quantity ordinarily generated on a domestic premises, Council reserves the right to apply an additional charge under s501 or s502 of the Act for waste that is in addition to that of a kind and quantity ordinarily generated on a domestic premises.

## 2. Stormwater Management Charge

In accordance with Section 496A of the Local Government Act, 1993 Council levy an annual Stormwater Management Charge of \$20 per annum for each parcel of rateable (occupied) land for which the service is available within the former Bombala/Delegate Council areas.

Council do not currently levy an annual Stormwater Management Charge in either the Cooma-Monaro or Snowy River regions.

A new SMRC Development Service Plan (DSP) for Stormwater is being developed. Until an SMRC DSP for stormwater has been adopted, stormwater issues in the areas outside of Bombala and Delegate will be addressed in conjunction with roads works (capital and maintenance).

### 3. Water Supply, Sewer Services and Liquid Trade Waste

Refer to Snowy Monaro Regional Council's Schedule of Fees and Charges.

### 4. Onsite Sewage Management System

Properties that have an Onsite Sewage System Management (OSSM) (e.g. septic tank, aerobic and worm systems) pay an annual renewal fee. This fee will be listed on your annual rates notice as a single bill.

It should be noted that the program is still being subsidised from the general rate, on the basis of it being recognised that some benefits of the program accrue to the wider community.

#### Operating Approval/Renewal Charge (Section 501 and 107A of the Act)

This operating approval/renewal fee will apply to all onsite sewage management systems in the Snowy Monaro Region. This fee is billed on the annual rates notice and is able to be paid by quarterly instalments.

Annual Charge	2024	2023
OSSM	\$30.00	\$26.00

The fee outlined above does not cover the initial approval to install or operate a sewage management system, transfer of approval to operate – when a new owner takes over a system, re-inspection fees required if a system requires review, consulting fees or administration fees applicable to any notice that may have been issued.

The Short name for the Onsite Sewage Management System Charge that allows onsite disposal of effluent is - OSSM

### 5. Annual Charges on Rails Pipes etc.

In accordance with the provisions of Section 611 of the Local Government Act 1993 Council may make an Annual Charge for any rail, pipe, wire, pole, cable, tunnel or structure laid, erected, suspended, constructed or placed on, under or over a public place.

The annual charge for 2024 shall be:

1. Under a public place \$742 per kilometre
2. On or over a public place \$154 per pole or structure

### 6. Pensioner Concessions

Pensioner Concessions are available and the calculation and application of the reduction is in accord with Section 575 of the Local Government Act.

Pensioners who hold the Pensioner Concession Card or who otherwise qualify, are eligible to have their rates on their sole or principal place of residence reduced by the following rebates:-

	Maximum Rebate per Annum
Ordinary rates and domestic waste management charge	\$250.00
Water Charges	\$87.50
Sewerage Charges	\$87.50

## **Borrowings**

### **1. Credit Cards**

Council also uses credit cards for the purchase of supplies by approved staff with individual card limits of between \$1,000 and \$8,500, with a total maximum limit of \$200,000. At present Council has 34 credit cards.

### **2. Loan Borrowing Policy**

Any new borrowings must be in accordance with the Clause 230 Local Government (General) Regulations 2005 and under Section 624 of the Local Government Act 1993 which imposes restrictions on borrowings by councils.

Any new external loan borrowings must have regard to:

- Self-funding ability
- Interest rates
- Alternative finance options
- Statutory loan borrowing limits
- Asset management principles
- Net debt service cost
- Long term debt reductions

Council currently has no overdraft facility.

Council may internally borrow money from funds for which the source of income may only be used for that purpose eg. Water Fund. Council will need to make an application under Section 410 of the Local Government Act and have this approved by the minister before money can be used.

## **Fees and Charges**

Council levies fees in accordance with Section 608 of the Local Government Act 1993. Council may charge a fee for any service it provides. The purpose of raising these fees is to recover, or assist the Council in recovering the cost of providing these services.

Fees are substantially based on the user pay principle however, there is recognition of people's ability to pay, where Community Service Obligations (CSO) are identified. These services with CSOs are cross subsidised for the common good of the community.

When setting the Fees and Charges the following was taken into consideration, as per Section 610D of the Local Government Act.

- the cost to the council of providing the service,
- the price suggested for that service by any relevant industry body or in any schedule of charges published, from time to time, by NSW Government Departments,
- the importance of the service to the community,
- any factors specified in the regulations



### **3. Schedule of Fees and Charges**

All fees and charges for 2024 are set out in the accompanying Schedule of Fees and Charges and relate to the period 1 July 2023 to 30 June 2024.

The Schedule of Fees and Charges should be read in conjunction with the Revenue Policy.

The CEO has delegated authority to vary the non-legislated fees upon request.

### **4. Goods and Services Tax (GST)**

GST is charged in accordance with requirements from the Australian Taxation Office. Should these regulations change, Council reserves the right to amend these fees accordingly without notice if GST regulations are amended.

#### Further Information

The Snowy Monaro 2042 Community Strategic Plan, Delivery Program, Operational Plan and Annual Reports can be viewed on Council's website.

For further information visit:

 [www.snowymonaro.nsw.gov.au](http://www.snowymonaro.nsw.gov.au)

 Snowy Monaro Regional Council

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 Snowy Monaro Regional Council

#### Your Feedback

A copy of this document can be obtained from Council's website: [www.snowymonaro.nsw.gov.au](http://www.snowymonaro.nsw.gov.au)

We are interested to know your thoughts about Council Plans. Your comments and suggestions are valuable because they highlight opportunities for us to improve the quality of our services, plans and reports. If you would like to comment, or require additional information regarding this report please contact us.

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