



Revenue Policy 2019 - 2020

Snowy Valleys Council is committed to a user-pay principle and will recover the full cost of services provided to rate payers, unless the cost of the service is controlled by another authority or where a community service obligation is clearly identified.

Income and Expenditure 2019-2020 – Financial Estimates

INCOME	
Rates and Annual Charges	17,840,082
User Charges and Fees	8,796,335
Interest and Investment Revenues	865,000
Other Revenues	1,152,064
Grants & Contributions - Operating	10,282,380
Grants & Contributions - Capital	5,377,000
Total Income from Continuing Operations	44,312,861
EXPENSES	
Employee Costs	15,589,324
Borrowing Costs	499,732
Materials & Contracts	9,742,400
Depreciation	11,047,000
Other Expenses	3,831,640
Total Expenses from Continuing Operations	40,710,096
Net Operating Result from Continuing Operations	3,602,765

Schedule of Fees and Charges

Detailed information of the Schedule of Fees and Charges that will apply in 2019-2020 are located in a separate document. This document can be found on Council's website, at Shire Libraries and Council's Administration Building.

The 2018-19 Schedule of Fees and Charges have been prepared on the following basis:

- Increased where permissible;
- Calculated on the basis of full cost recovery from the user where such a recovery is approved by Council; and
- Identifying the true cost of community service obligations.

Council will apply the maximum permissible rate of interest payable of 7.5% as set by the Minister of Local Government on outstanding rates, water charges, sewer charges and all sundry debtor accounts.

Special Rate Variation

In 2005/2006 the former Tumut Shire Council applied and was successful in gaining a 10% special rate variation for 15 years.

The application was approved in two segments:

1. 29 June 2005 5.01% for 15 years \$205,066 plus annual rate cap; and
2. 27 June 2006 4.99% for 14 years \$225,142 plus annual rate cap

The 10% increase to rates must be reversed in the 2020/2021 financial year.

The revenue is to be raised and utilised for existing infrastructure maintenance in the areas of roads, bridges and storm water, as well as a minor component going towards funding the Open Space Strategy.

Access Charges have been harmonised across the LGA. Only our rating income was to remain frozen until 2020.

Levied Rates

Waste Management Charges			
	Charge	Number	Estimated Yield
Domestic waste	\$448.00	5,311	\$2,379,328
Commercial waste	\$500.00	504	\$252,000
Special Recycling Only - Commercial	\$160.00	14	\$2,240
School waste	\$420.00	50	\$21,000
Waste access charge	\$53.00	7531	\$399,143
Special Recycling Only - Domestic	\$100.00	4	\$400
Vacant Land	\$53.00	190	\$10,070
Total Charges			\$3,064,181

Sewer Charges			
	Charge	Number	Estimated Yield
Residential access charge	\$710.00	4,636	\$3,291,560
Unoccupied Sewerage Charge	\$710.00	166	\$117,860
Commercial access charge - 20mm	\$500.00	559	\$279,500
Commercial access charge - 25mm	\$781.00	114	\$89,034
Commercial access charge - 32mm	\$1280.00	34	\$43,520
Commercial access charge - 40mm	\$2,000.00	33	\$66,000
Commercial access charge - 50mm	\$3,125.00	32	\$100,000
Commercial access charge - 65mm	\$5,280.00	1	\$5,280
Commercial access charge - 80mm	\$8,000.00	6	\$48,000
Commercial access charge - 100mm	\$12,500.00	9	\$112,500
Commercial access charge - 150mm	\$15,625	1	\$15,625
Total charges			\$4,168,879

Water Access Charges			
	Charge	Number	Estimated Yield
Water access charge – 20mm	\$140.00	5987	\$838,180
Water access charge – 25mm	\$219.00	151	\$33,069
Water access charge – 32mm	\$359.00	36	\$12,924
Water access charge – 40mm	\$560.00	43	\$24,080
Water access charge – 50mm	\$875.00	37	\$32,375
Water access charge – 65mm	\$1,480.00	1	\$1,480
Water access charge – 80mm	\$2,240.00	6	\$13,440
Water access charge – 100mm	\$3,500.00	11	\$38,500
Water access charge – 150mm	\$7,875	4	\$31,500
Unmetered annual charge	\$690.00	7	\$4,830
Total charges			\$1,030,378

Meter Size - Raw Water			
	Charge	Number	Estimated Yield
Raw Water Access Charge – 20mm	\$140.00	8	\$1,120
Raw Water Access Charge – 25mm	\$219.00	2	\$438
Raw Water Access Charge – 32mm	\$359.00	1	\$359
Raw Water Access Charge – 40mm	\$560.00	3	\$1,680
Raw Water Access Charge – 50mm	\$875.00	6	\$5,250
Raw Water Access Charge – 80mm	\$2,240.00	2	\$4,480
Raw Water Access Charge – 100mm	\$3,500.00	5	\$17,500
Total Charges			\$30,827

Former Tumbarumba Area - Stormwater Charges (LG Circular 05/69)

	Charge	Number	Estimated Yield
Residential	\$25.00	779.5	\$19,487
Commercial (max charge)	\$75.00	120	\$9,000
Total charges			\$28,487

Tumut Area - On-site Sewerage Management			
	Charge	Number	Estimated Yield
Residential	\$32.00	1400	\$44,800
Non-residential	\$32.00	58	\$1,856
Total charges			\$ 46,656

Tumut Area - Liquid Trade Waste Charges

	Charge	Number	Estimated Yield
Category 1	\$162.00	118	\$19,116
Category 2	\$341.00	19	\$6,479
Category 3	\$630.00	2	\$1,200
Total charges			\$26,855

Rateable Areas within Snowy Valleys Council

Council undertakes rating in line with the Local Government Act 1993, 3 categories that applied to the former Councils at this time:

- Farmland;
- Residential (with a sub category 'Rural Residential')
- Business (with a sub category 'Inundated' and 'Rural Clubs')

Council's rating policy is based upon a 2.7% rate increase as announced by the Independent Pricing and Regulatory Tribunal of NSW. With the merger of the former Tumbarumba and Tumut Shire Councils, rates are fixed for a four year period. Only the rate increase of 2.7% is allowed.

RATING 2019 – 2020 (RATE IN \$) or Minimum \$540 after applying the 2.7% Rate Cap

Farmland

Former Tumbarumba Shire Council Area			
Category	Base Amount	Ad Valorem (per 1 cent)	Estimated Yield
Farmland	98.12	0.4337	1,684,113.34
Residential	232.55	0.5888	500,557.91
Rural Residential	254.62	0.4371	224,272.24
Business		1.2713	148,525.13
Rural Clubs		0.5082	4,929.54
Inundated		0.8525	21,849.58
			2,584,247.74

Former Tumut Shire Council Area		
Category	Ad Valorem (per 1 cent)	Estimated Yield
Farmland	0.53449	2,349,627.09
Residential	1.02508	3,079,095.76
Rural Residential	0.75126	469,009.94
Business	1.59229	909,449.90
Inundated	0.96077	17,755.03
		6,824,937.72

Section 515(1) of the Act sets out the prerequisites for occupied land to be categorised as "farmland". Section 519 facilitates the categorisation of vacant land and it should be noted that scope exists for vacant land to be categorised as "farmland" in certain circumstances via those provisions.

For land to be categorised as farmland in terms of section 515 it must be:

- a parcel of rateable land
- valued as one assessment
- the dominant use of which is for farming (that is, the business or - industry of grazing, animal feedlots, dairying, pig-farming, poultry farming, viticulture, orcharding, beekeeping, horticulture,
- vegetable growing, the growing of crops of any kind, forestry, or aquaculture within the meaning of the Fisheries Management Act 1994, or any combination of those businesses or industries) which has a significant and substantial commercial purpose or character; and
- is engaged in for the purpose of profit on a continuous or repetitive basis (whether or not a profit is actually made).

However, land is not to be categorised as farmland if it is "rural residential land": section 515(2).

Residential

Section 516(1) of the Act states that land is to be categorised as residential if it is a parcel of rateable

land valued as one assessment and:

- its dominant use is for residential accommodation (otherwise than as a hotel, motel, guest-house, backpacker hostel or nursing home or for any other form of residential accommodation, not being a boarding house or lodging house, prescribed by the regulations); or
- in the case of vacant land, it is zoned or otherwise designated for use under an environmental planning instrument (with or without development consent) for residential purposes; or
- it is rural residential land.

Rural Residential

Rural residential land under the Local Government Act is defined in the Dictionary at the end of the Act to mean land that:

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

In order to determine whether the farming has a significant and substantial commercial purpose or

character, it is legitimate for council to enquire whether the particular activity or activities carried on

are “too slight” or “too minor” to be reasonably regarded as having the requisite degree of commercial purpose or character. Thus, in the case of farming activities producing very small returns, it may be difficult, if not impossible, to designate those activities as a business having a significant and substantial commercial purpose or character. In addition, as mentioned above, there should be present in the activities some element of continuity and repetition.

Business

Section 518 of the Act states that land is to be categorised as business if it cannot be categorised as

farmland, residential, or mining.

Zoning under a Local Environmental Plan (LEP)

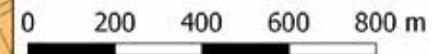
The categorisation of land for rating purposes under the Local Government Act should not be confused with a lands zoning under a LEP. They are two distinct classifications, each subject to the definitions under their respective legislations.

The maps below provide an indication of where each rating category will apply. The maps have been broken into each town and village.

Adelong

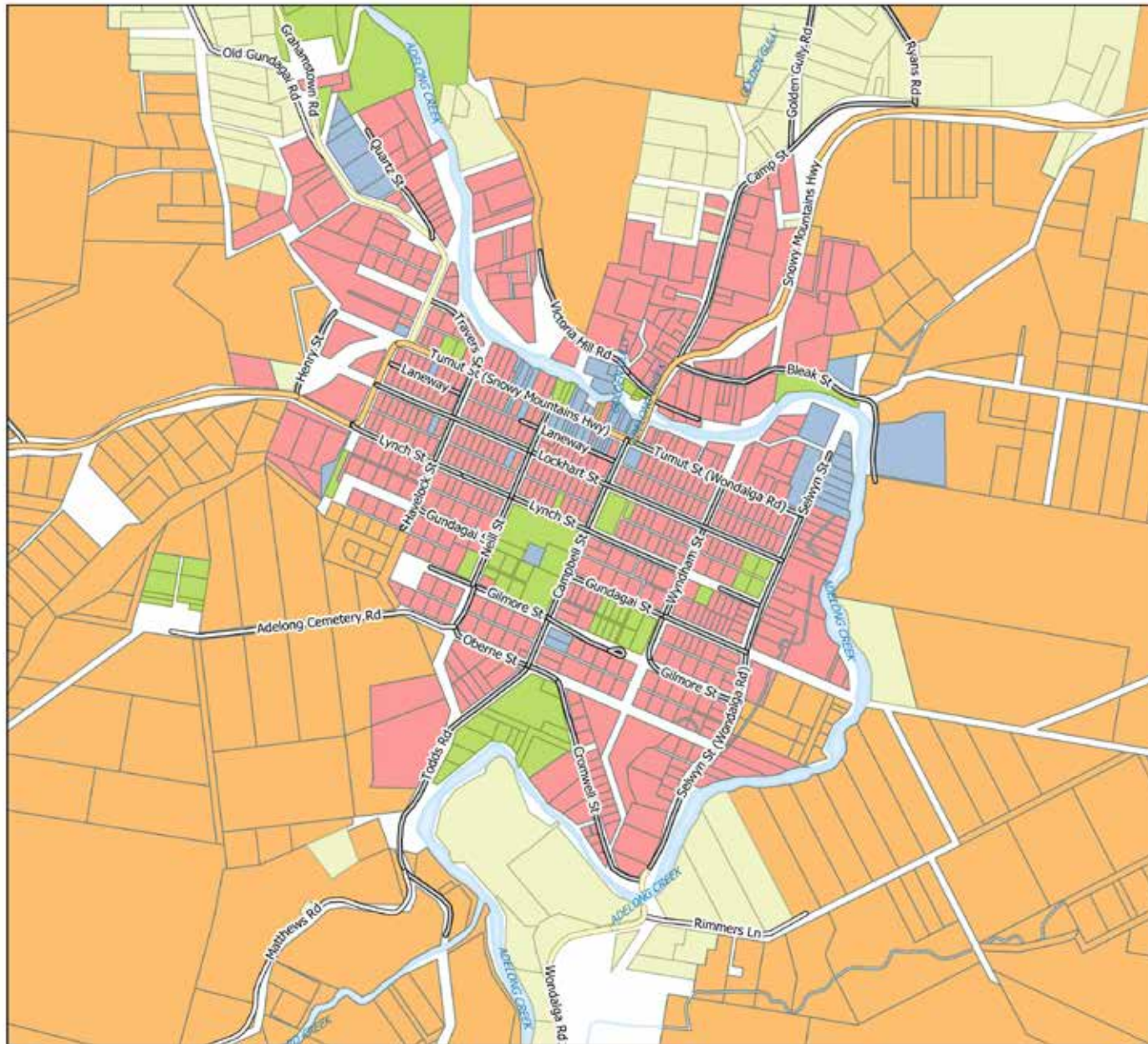
Legend

- Lots
- Water Feature
- Roads**
 - Hwy
 - Main
 - Road
 - Street
 - Private
- matched_cadastre**
 - 1 - Farmland
 - 2 - Residential
 - 3 - Business
 - 4 - Non rateable
 - 5 - Business - inundated
 - 6 - Rural Residential



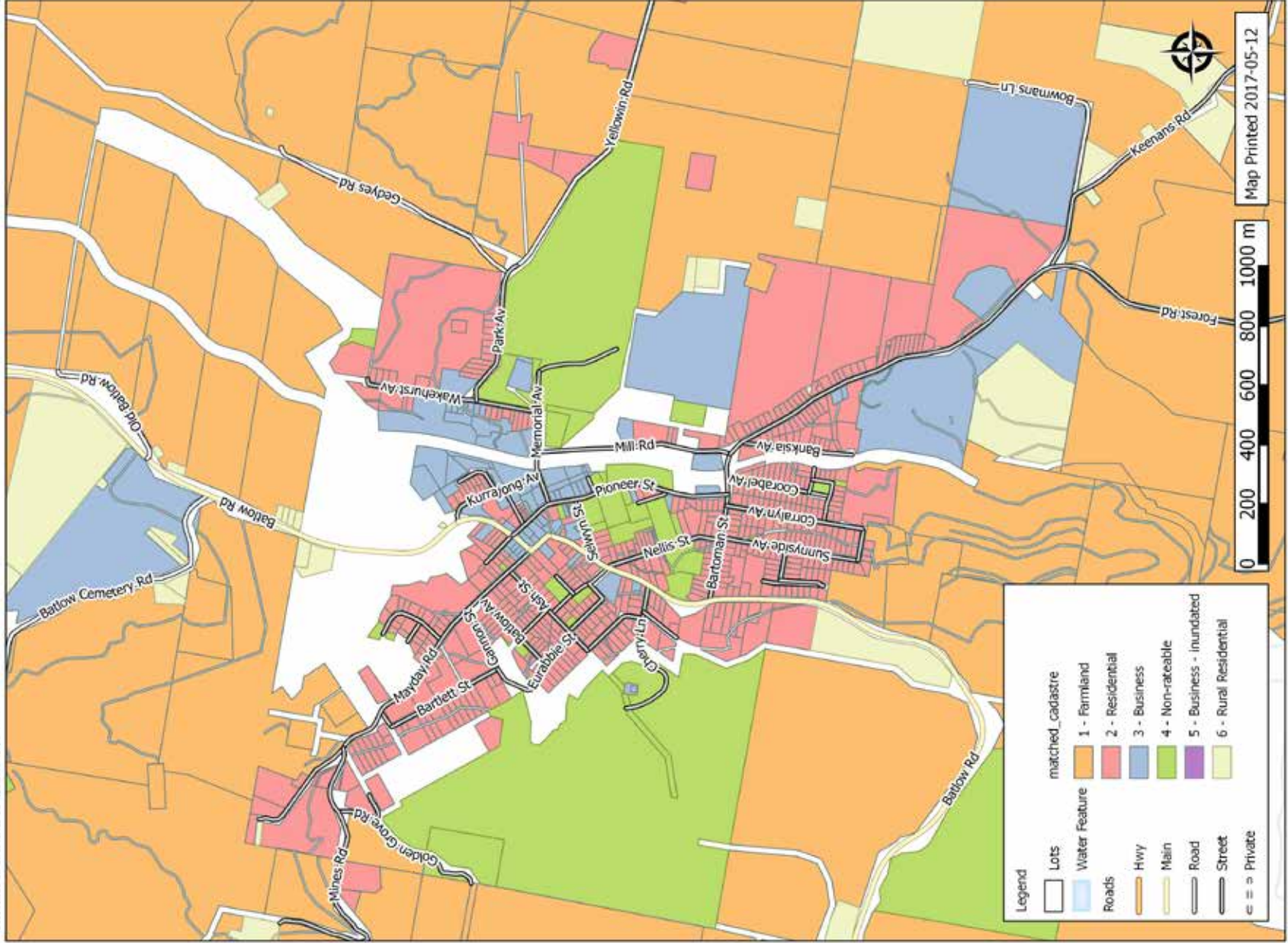
Map Printed 2017-05-12

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Batlow

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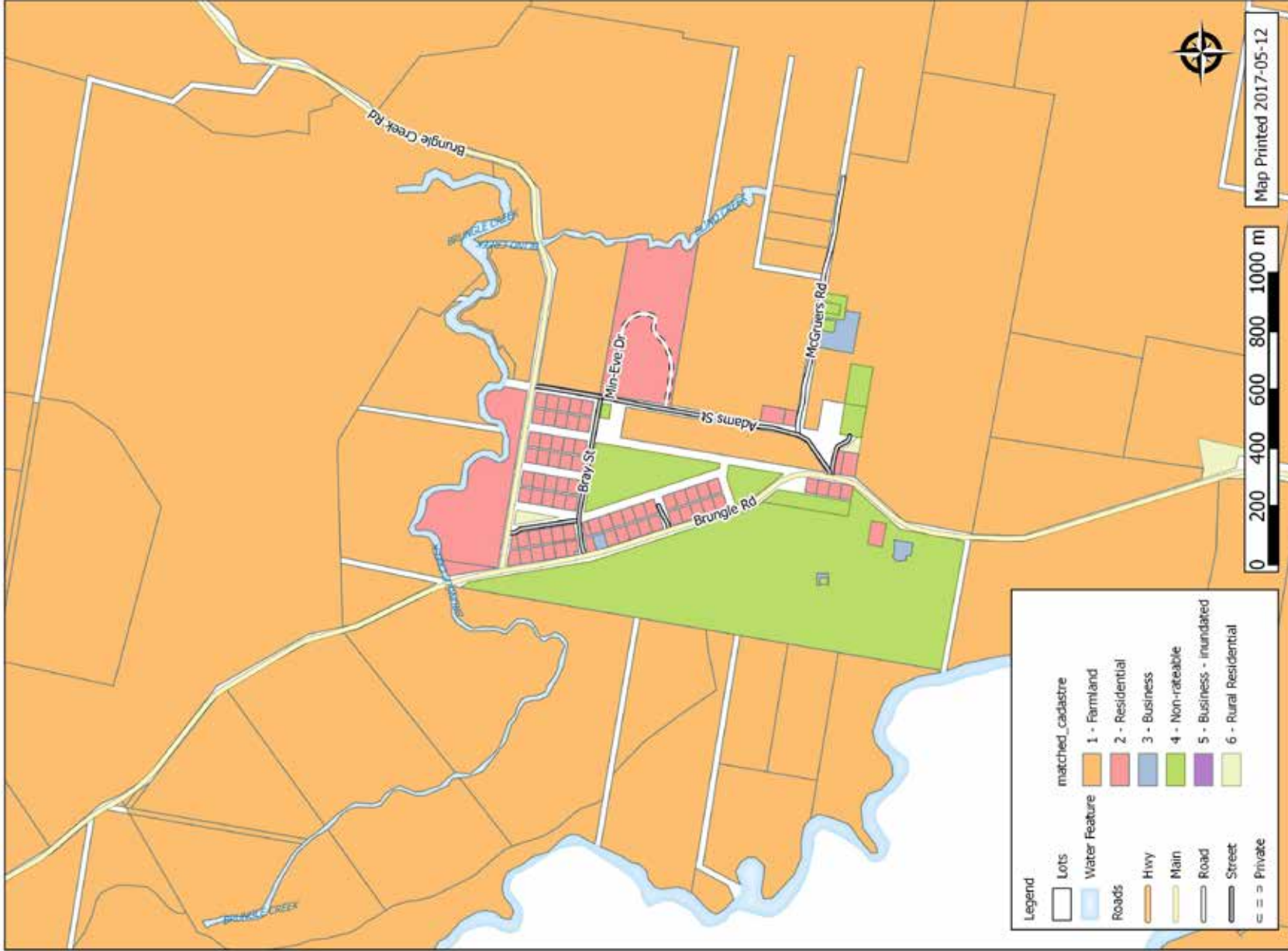


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Brungle

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Legend	
	LOTS
	Water Feature
	Hwy
	Main Road
	Street
	Private
	matched_cadastre 1 - Farmland
	2 - Residential
	3 - Business
	4 - Non-rateable
	5 - Business - inundated
	6 - Rural Residential

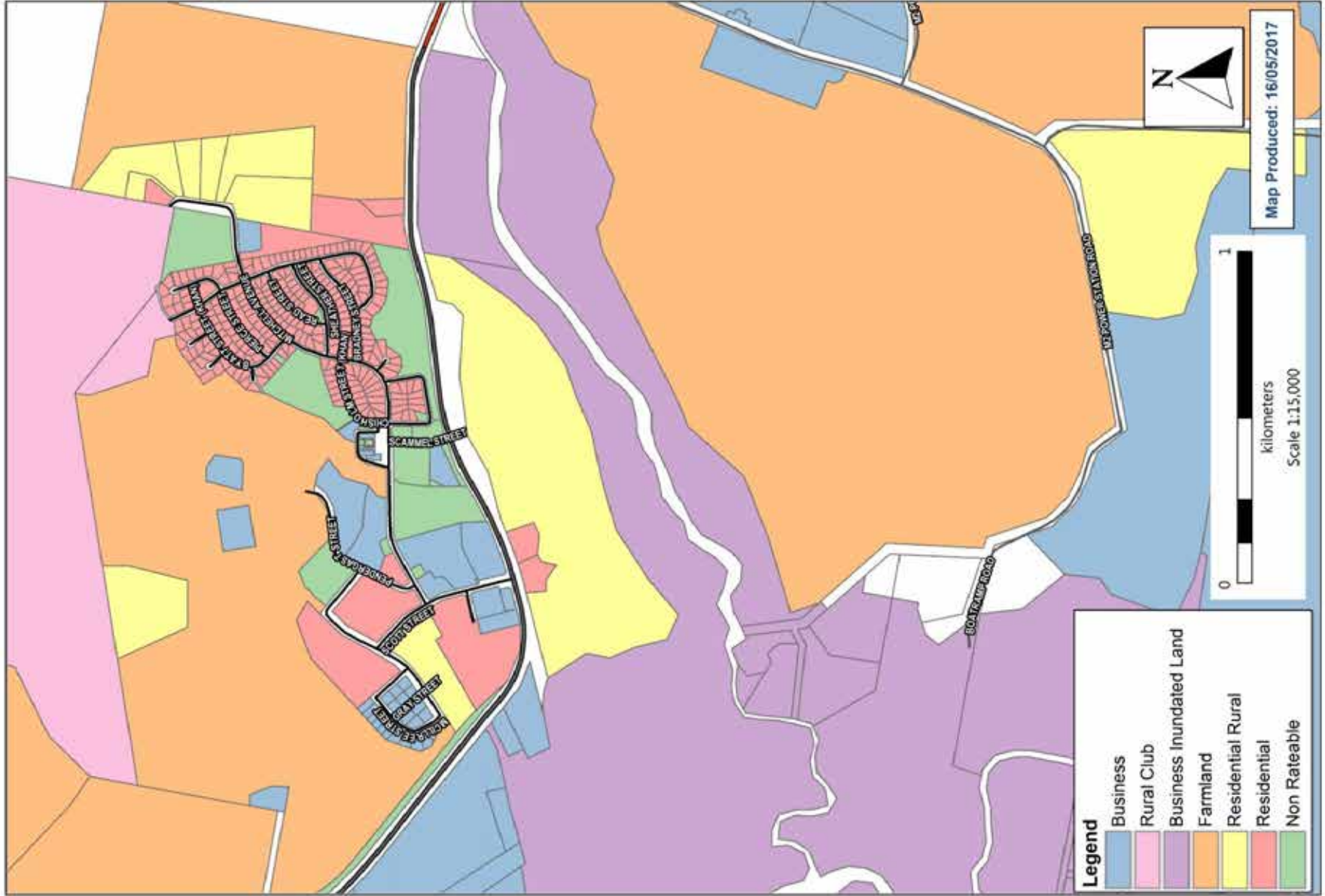


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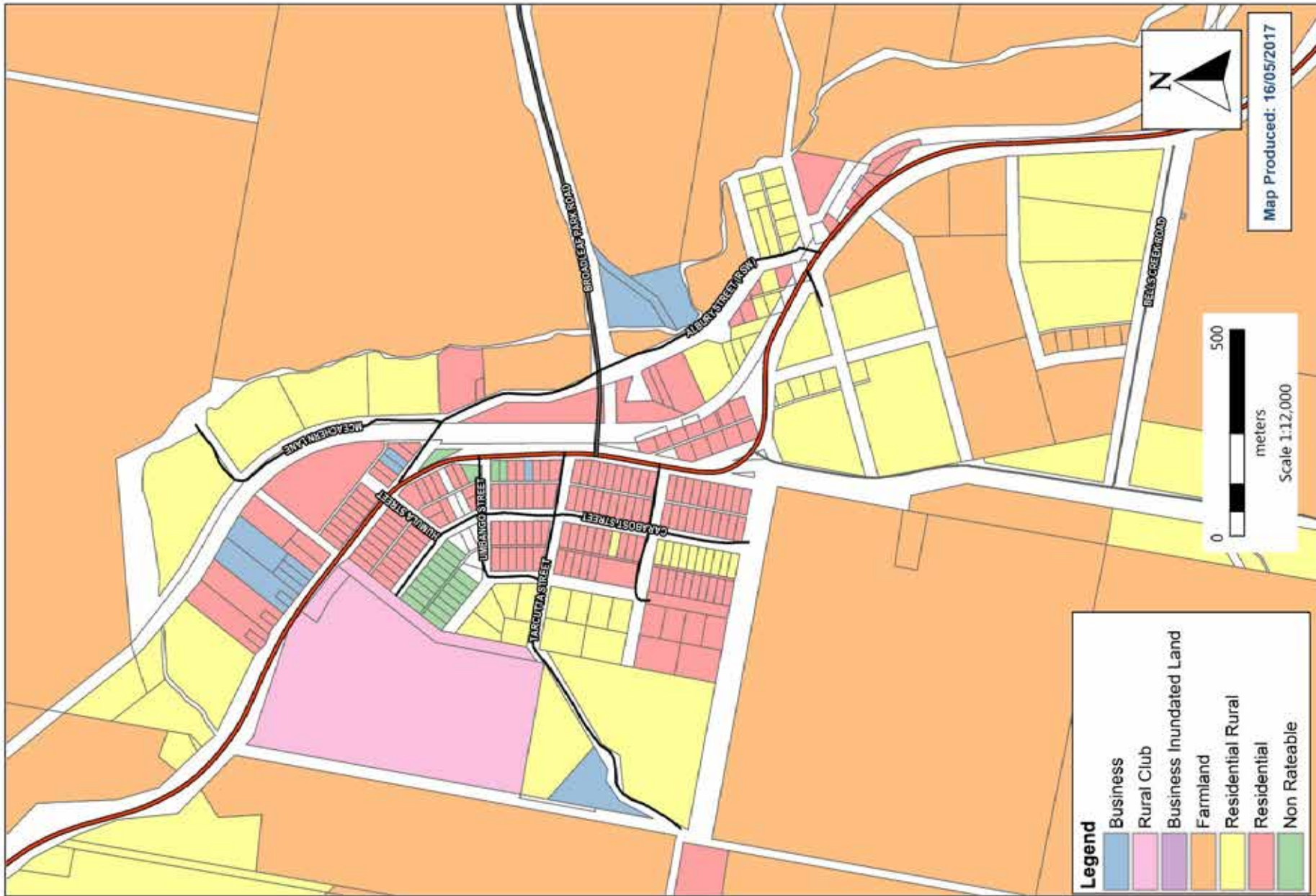
Jingellic



Khancoban



Rosewood



Talbingo

Legend

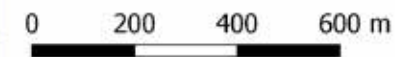
- Lots
- Water Feature

Roads

- Hwy
- Main
- Road
- Street
- Private

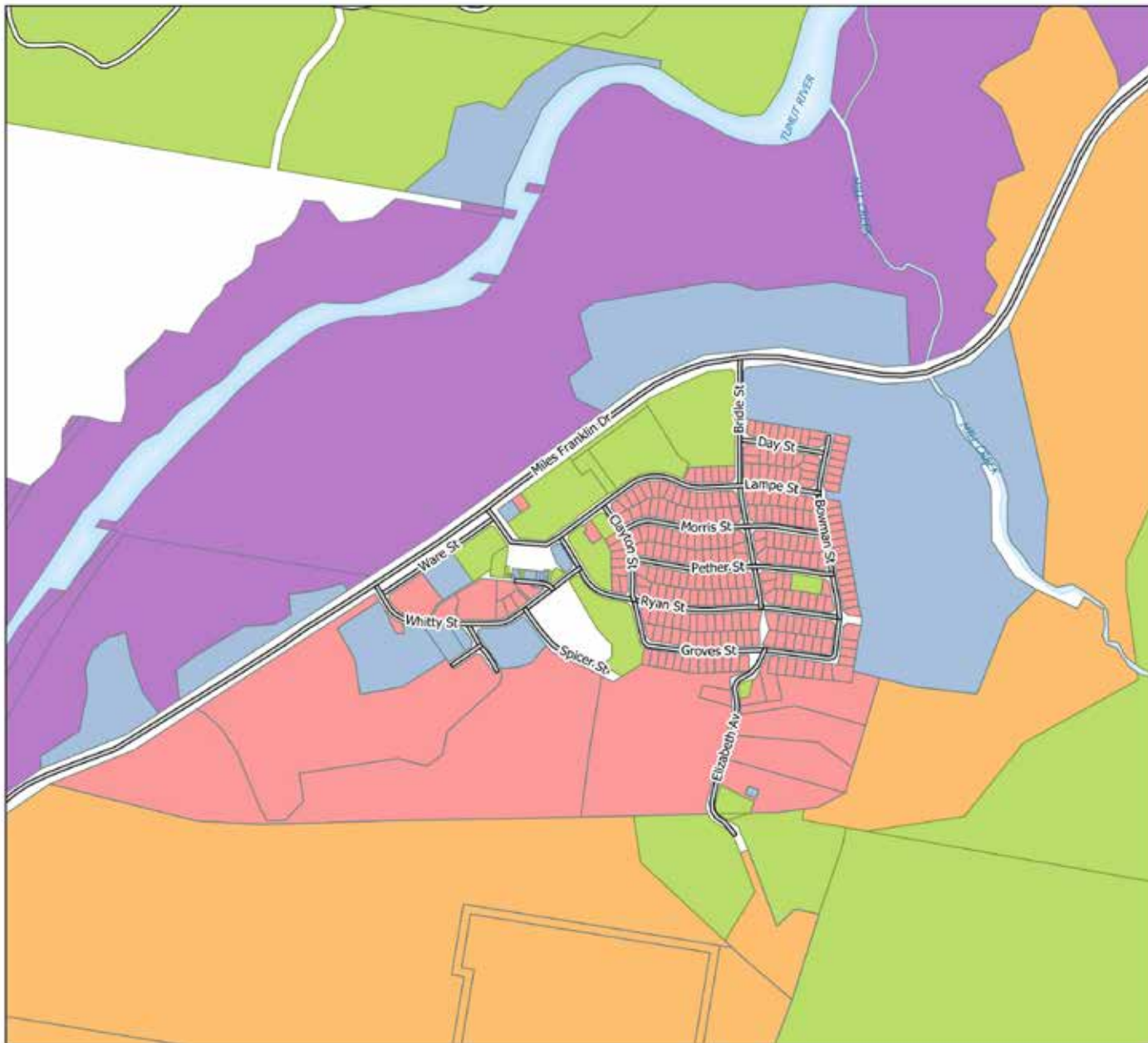
matched_cadastre

- 1 - Farmland
- 2 - Residential
- 3 - Business
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- 6 - Rural Residential

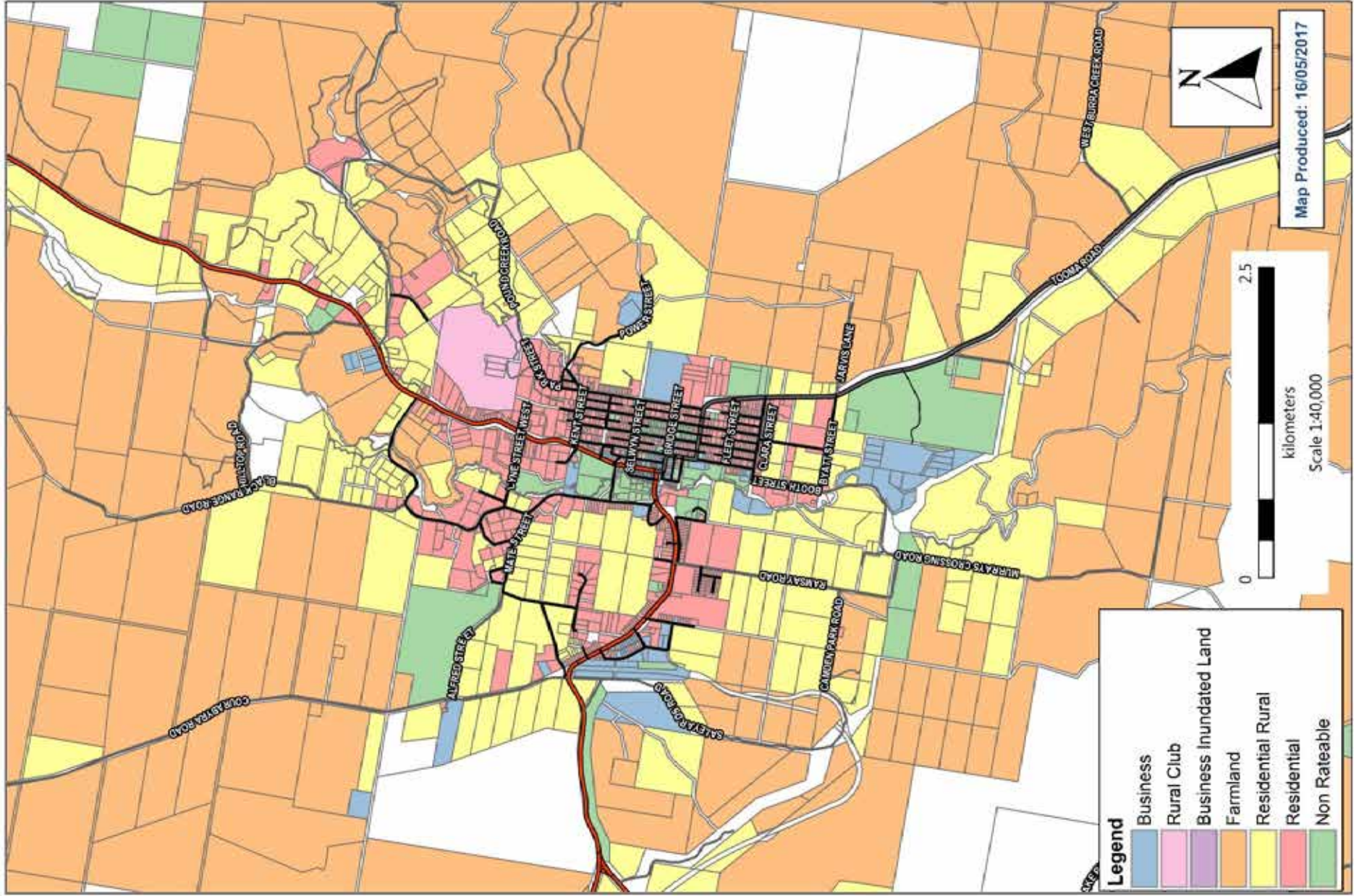


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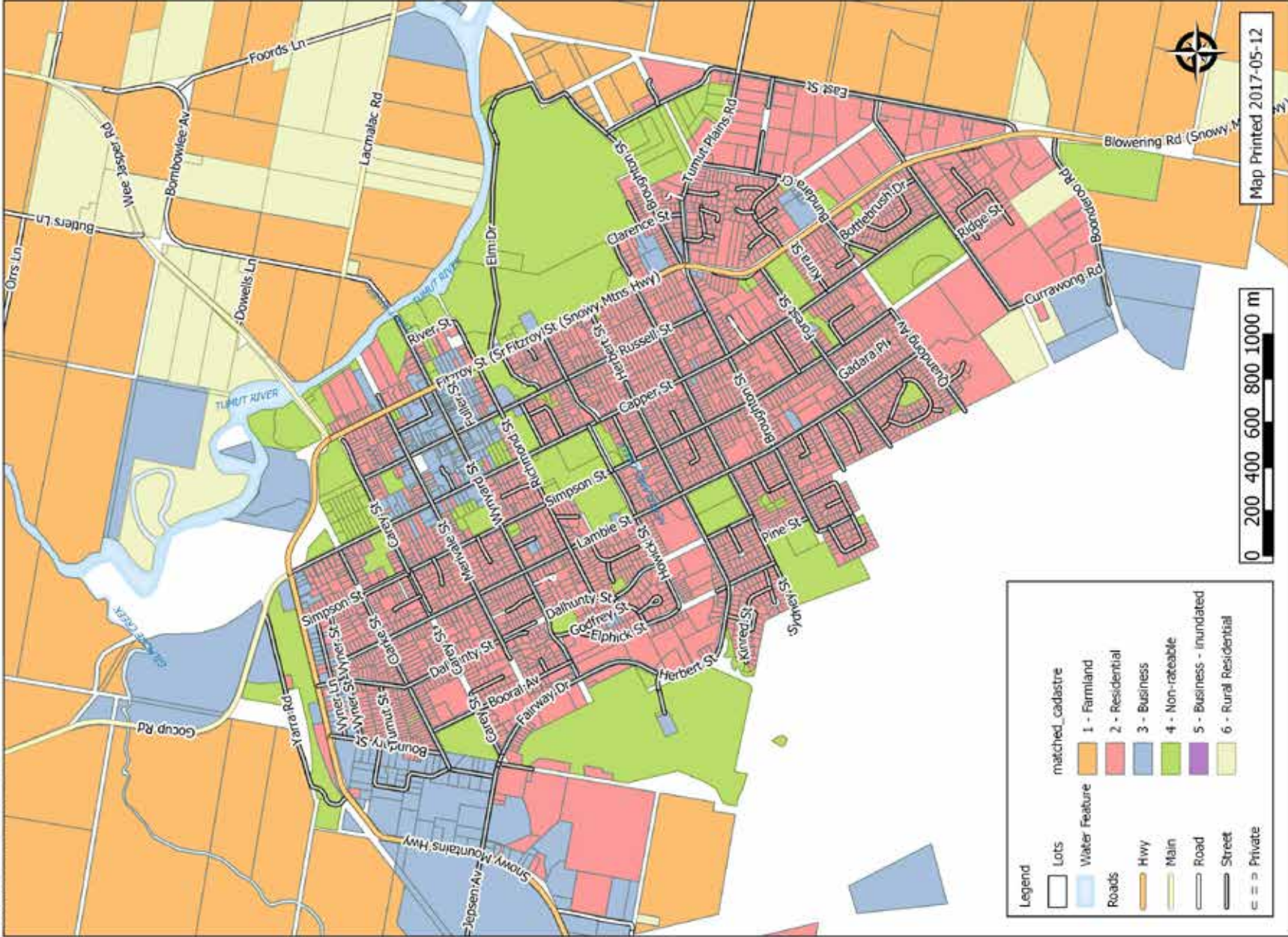
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Tumbarumba



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