

Attachment 2 - Draft 2024-2025 Revenue Policy - Public Exhibition - Extraordinary Meeting - 2 May 2024



DRAFT
Revenue
Policy
2024-2025



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SNOWY VALLEYS COUNCIL

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INTRODUCTION

Snowy Valleys Council's Revenue Policy goal is to effectively and equitably manage revenue raising, service level and asset management decisions, and to ensure ongoing financial sustainability. Council is committed to a user-pay principle and will recover the full cost of services provided unless the cost of the service is controlled by another authority or where a community service obligation is clearly identified.

INCOME AND EXPENDITURE 2024-25 – FINANCIAL ESTIMATES

	2024-25 (\$ '000)
Income	
Rates and Annual Charges	24,219
User Charges and Fees	15,428
Interest and Investment Revenues	1,627
Other Revenues	1,528
Grants & Contributions - Operating	13,333
Grants & Contributions - Capital	29,440
Total Income from Continuing Operations	86,542
Expenses	
Employee Costs	23,197
Borrowing Costs	211
Materials & Contracts	20,454
Depreciation	12,152
Other Expenses	1,559
Total Expenses from Continuing Operations	57,573
Net Operating Result from Continuing Operations	(471)

SCHEDULE OF FEES AND CHARGES

Detailed information of the Schedule of Fees and Charges that will apply in 2024-25 are located in a separate document. This document can be found on Council's website, at Council Libraries and Council's Service Centres.

The 2024-25 Schedule of Fees and Charges have been prepared on the following basis:

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

Council carries out work for external parties on private land. In performing this work, Council is generating additional income and/or acting in a community service role. Income from these works will cover all incremental direct costs and overheads and, where appropriate, add a profit element. The profit element of pricing varies with the relevant organisations taking into account the considerations of service to the community and general market competitiveness.

Interest on overdue Rates and Charges

Council will apply the maximum permissible rate of interest payable as set by the Minister of Local Government on outstanding rates, water charges, wastewater charges and all sundry debtor accounts. The maximum rate of interest payable on overdue rates and charges for the 2024-25 period has been announced by the Minister for Local Government at 10.5% per annum.

Payment of Rates and Charges

Council land rates and annual charges are paid in a single annual payment or by quarterly instalments. If a payment is made by a single annual payment, it is due by 31 August, and if it is paid by quarterly instalments, it is due by 31 August, 30 November, 28 February and 31 May. On or before 31 October, 31 January and 30 April, Council will send reminder notices (Instalment Notices) separately from the Rates Notice to each person paying by quarterly instalments. There is no discount available for early payment of rates and charges.

For the payment of rates and charges, Council accepts payment by BPay, BPoint (telephone and online), credit card, EFTPOS, and cash. Council provides an optional direct debit facility through a third party provider for the periodical payment of rates and charges. Any dishonoured scheduled direct debit attracts a dishonour fee in addition to any applicable bank charge and will be added onto the rates and charges balance owing.

Copies of Notices

The fee to reproduce and supply a copy of a previously issued Rates or Water & Wastewater charges notice will be \$22.40 per notice, payable in advance. A copy of a previously issued notice shall only be supplied to the owner of the property or their nominated and correctly authorised agent.

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LEVIED RATES AND CHARGES

For the complete schedule of Council's fees and charges refer to the *2024-25 Fees & Charges Schedule*.

Resource Recovery (Waste) Management Charges

	Charge (\$)	Number	Estimated Yield (\$)
Waste access charge	68	7405	503,540
Vacant Land	68	420	28,560
Domestic waste	550	5449	2,996,950
Domestic Recycling fortnightly (additional bin)	125	14	1,750
Domestic Waste fortnightly (additional bin)	210	52	10,920
Domestic FOGO weekly (additional bin)	142	1	142
Commercial waste	625	731	456,875
N/S Commercial 1 x 240L FOGO Weekly	200	6	1,200
N/S Commercial 1 x Waste 240L Fortnightly	440	31	13,640
N/S Commercial 1 x Waste 240L Weekly	880	47	41,360
N/S Commercial 1 x 240L Recycle Fortnightly	175	68	11,900
N/S Commercial 1 x Waste 140L Fortnightly	250	15	3,750
N/S Commercial Waste - 3 x 240L Bins	790	3	2,370
School waste	550	62	34,100
Total charges			4,107,057

Wastewater Charges

	Charge (\$)	Number	Estimated Yield (\$)
Residential access charge	875	4784	4,186,000
Unoccupied Sewerage Charge	875	227	198,625
Commercial access charge - 20mm	620	495	306,900
Commercial access charge - 25mm	970	97	94,090
Commercial access charge - 32mm	1,590	24	38,160
Commercial access charge - 40mm	2,480	31	76,880
Commercial access charge - 50mm	3,880	32	124,160
Commercial access charge - 65mm	6,550	1	6,550
Commercial access charge - 80mm	9,920	6	59,520
Commercial access charge - 100mm	15,500	8	124,000
Sewer Access Charge - 50mm + 100mm	19,380	1	19,380
Total charges			5,234,265

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Water Access Charges

	Charge (\$)	Number	Estimated Yield (\$)
Vacant land within access water charge area	260	226	58,760
Water Access Charge – 20mm	260	5867	1,525,420
Water Access Charge – 25mm	410	154	63,140
Water Access Charge – 32mm	670	34	22,780
Water Access Charge – 40mm	1,040	44	45,760
Water Access Charge – 50mm	1,630	39	63,570
Water Access Charge – 65mm	2,750	1	2,750
Water Access Charge – 80mm	4,160	6	24,960
Water Access Charge – 100mm	6,500	10	65,000
Water Access Charge – 150mm and above	14,630	4	58,520
Total charges			1,930,660

Meter Size – Raw Water	Charge (\$)	Number	Estimated Yield (\$)
Raw Water Access Charge – 20mm	260	9	2,340
Raw Water Access Charge – 25mm	410	1	410
Raw Water Access Charge – 32mm	670	1	670
Raw Water Access Charge – 40mm	1,040	3	3,120
Raw Water Access Charge – 50mm	1,630	6	9,780
Raw Water Access Charge – 65mm	2,750	0	0
Raw Water Access Charge – 80mm	4,160	2	8,320
Raw Water Access Charge – 100mm	6,500	4	26,000
Raw Water Access Charge – 150mm and above	14,630	0	0
Total Charges			50,640

Liquid Trade Waste

Liquid Trade Waste - Annual Charge	Charge (\$)	Number	Estimated Yield (\$)
Category 1 Charge	199	115	22,885
Category 2 Charge	430	20	8,600
Category 3 Charge	785	2	1,570
Total Charges			33,055

Tumbarumba Area – Stormwater Charges (NSW LG Reg 125AA)

	Charge (\$)	Number	Estimated Yield (\$)
Residential	25	785.5	19,538
Commercial (max charge)	Max. 75	119	8,925
Total charges			28,463

On-Site Sewer Management Charge

	Charge (\$)	Number	Estimated Yield (\$)
Annual charge	37	2344	86,728
Total charges			86,728

RATES

Rating Principles

The objective of the Revenue Policy is to ensure that rates are levied in a fair and equitable manner so as to provide sufficient funds to carry out the general services which benefit all the ratepayers of the area. Council aims to set rates and charges at a level that provides a sustainable income but does not impose undue hardship on property owners. Council is committed to a rates and charges process that is ethical, transparent, open, accountable, and compliant with legal obligations, including the NSW Local Government Act 1993 and the Local Government (General) Regulation 2021 (NSW).

Rate Pegging

The Independent Pricing and Regulatory Tribunal (IPART) determines the rate peg, or allowable annual increase, that applies to local government rate income. Current Rate pegging is set by the Minister of Local Government for 2024/25 at 5%.

Rateable Areas within Snowy Valleys Council

In accordance with the NSW Local Government Act 1993 (the Act), Council will adopt four categories of ordinary rate, being Farmland, Residential, Business and Mining. An ordinary rate will be applied to each parcel of rateable land within the local government area. The ordinary rate applicable for each assessment will be determined by the property’s categorisation, which is dependent upon the dominant use.

Ratepayers that experience difficulty in paying their rates by due dates are encouraged to consider Council’s Rates Hardship Policy.

Valuations

Snowy Values Council’s land values were last updated by the NSW Valuer-General (VG) in 2022. For the purposes of the 2024-25 rating year, the base date for land values is 1 July 2022.

Supplementary notices of valuations are issued by the VG outside the usual valuation cycle because of changes to property that are recorded on the Register of Land Values. Council is advised of these changes and makes resulting adjustments to rates.

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RATING 2024-25**Snowy Valleys Council Area – Rate Pegging 5% (No SRV)**

Category	Base Amount	Ad Valorem (per 1 cent)	Estimated Yield
Farmland	\$484.30	0.1761	\$6,149,861
Residential	\$472.08	0.4113	\$5,792,233
Business	\$216.44	0.9429	\$1,279,638
Mining	\$355.16	0.7746	\$10,674
Total			\$13,232,406

Snowy Valleys Council Area – SRV 12.5% scenario

Category	Base Amount	Ad Valorem (per 1 cent)	Estimated Yield
Farmland	\$518.90	0.1890	\$6,598,307
Residential	\$505.80	0.4399	\$6,199,964
Business	\$231.90	1.0083	\$1,368,693
Mining	\$380.53	0.8283	\$11,417
Total			\$14,178,381

RATING CATEGORIES**Farmland**

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 of 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 (other 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.

Mining

Section 517(1) of the Act states that land is to be categorised as “mining” if it is a parcel of rateable land valued as one assessment and its dominant use is for a coal mine or metalliferous mine.

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 ENVIRONMENT PLAN (LEP)

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

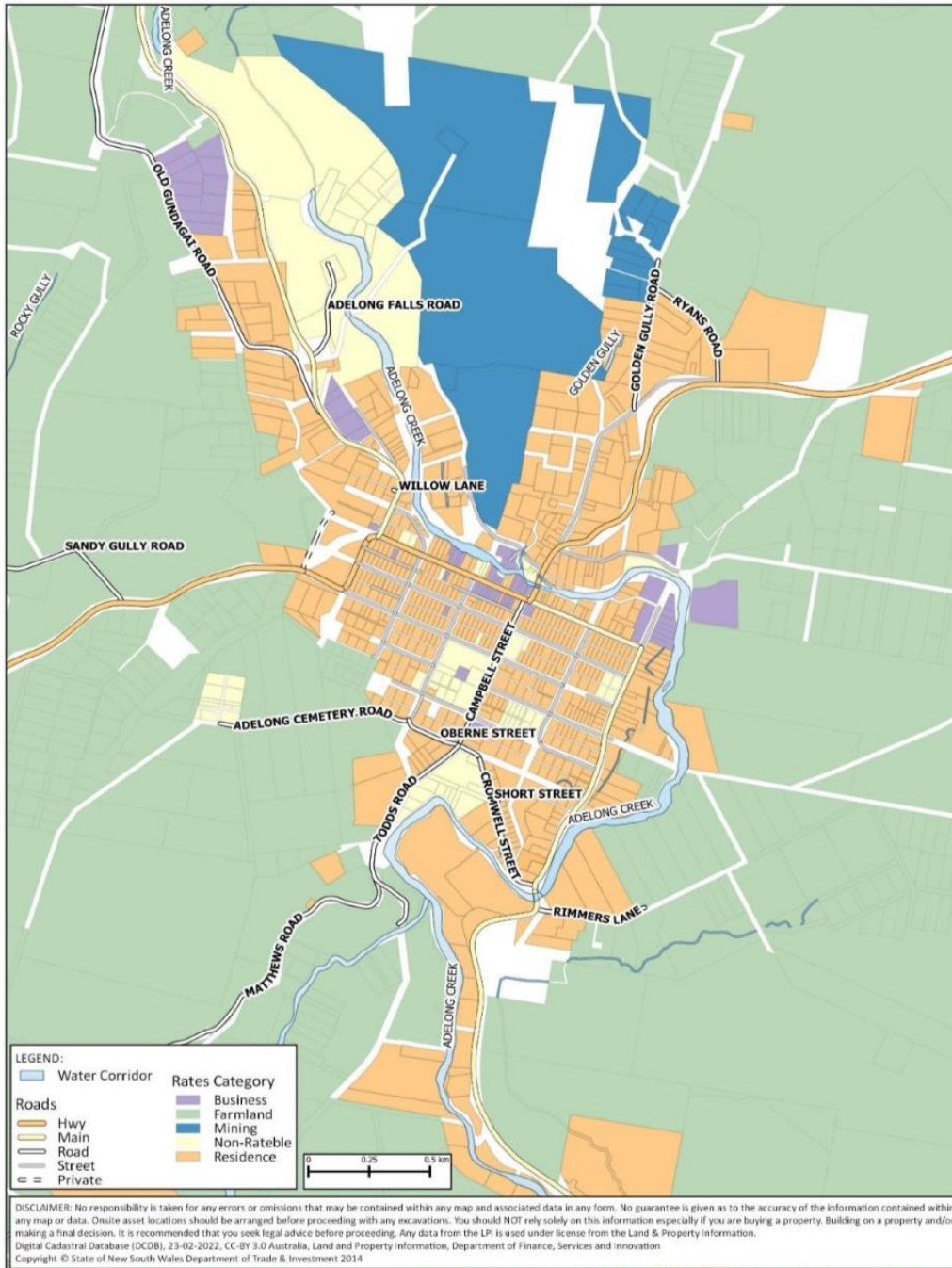
The maps on the following pages provide an indication of where each rating category will apply. The maps have been broken into each town and village.

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Map Printed 2022-02-23

ADELONG

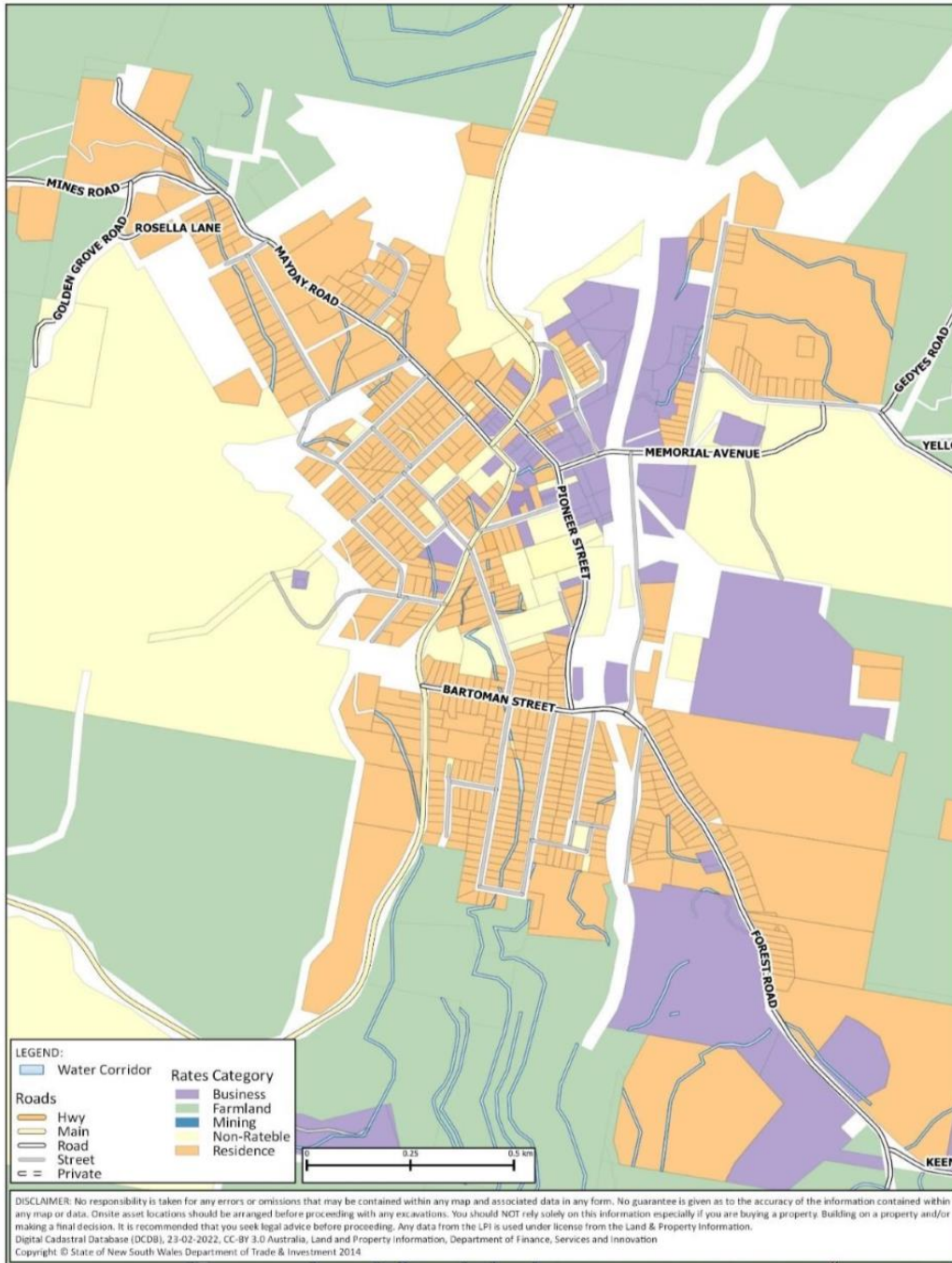


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Map Printed 2022-02-23

BATLOW



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Map Printed 2022-02-23

JINGELLIC

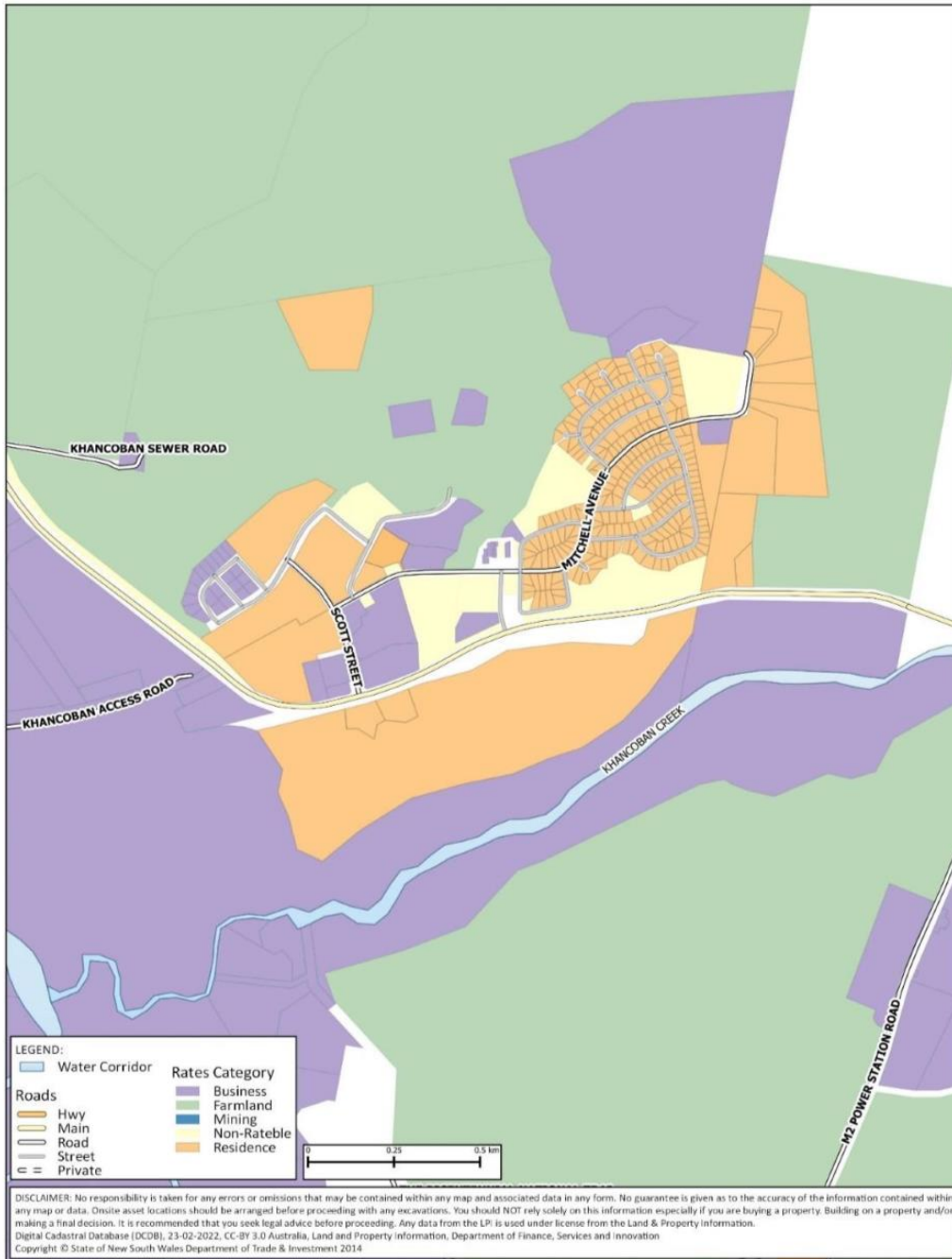


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Map Printed 2022-02-23

KHANCOBAN

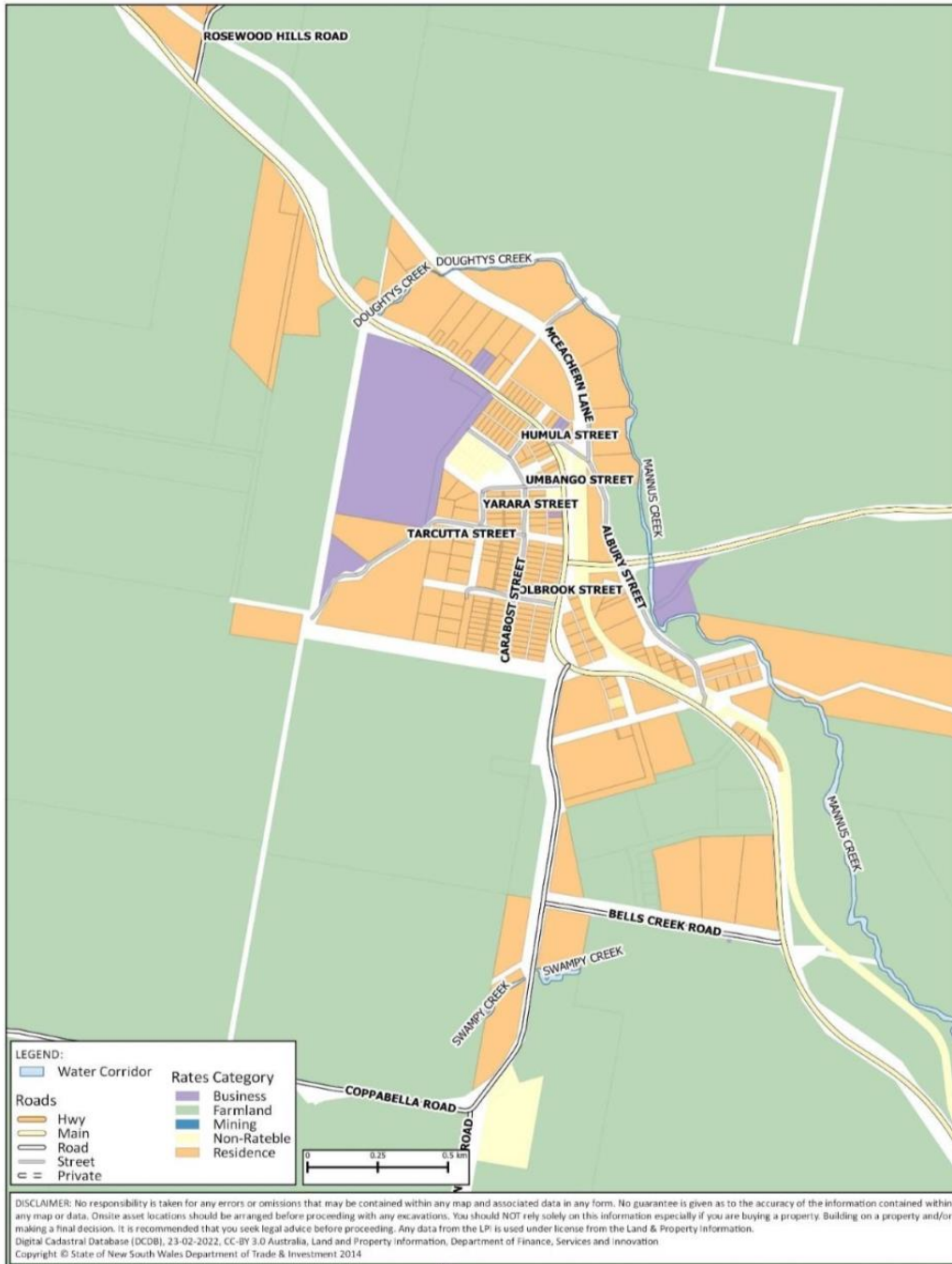


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Map Printed 2022-02-23

ROSEWOOD

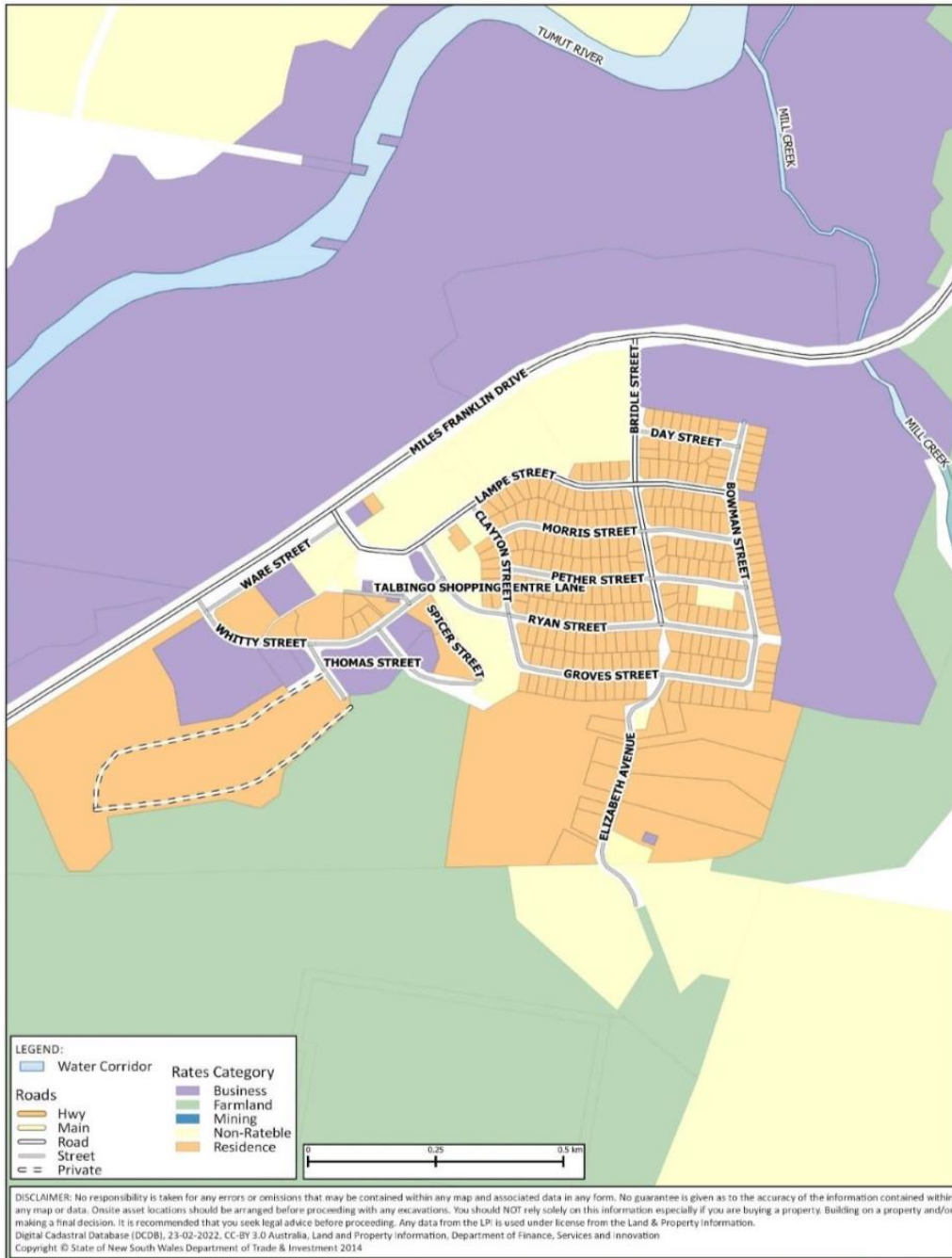


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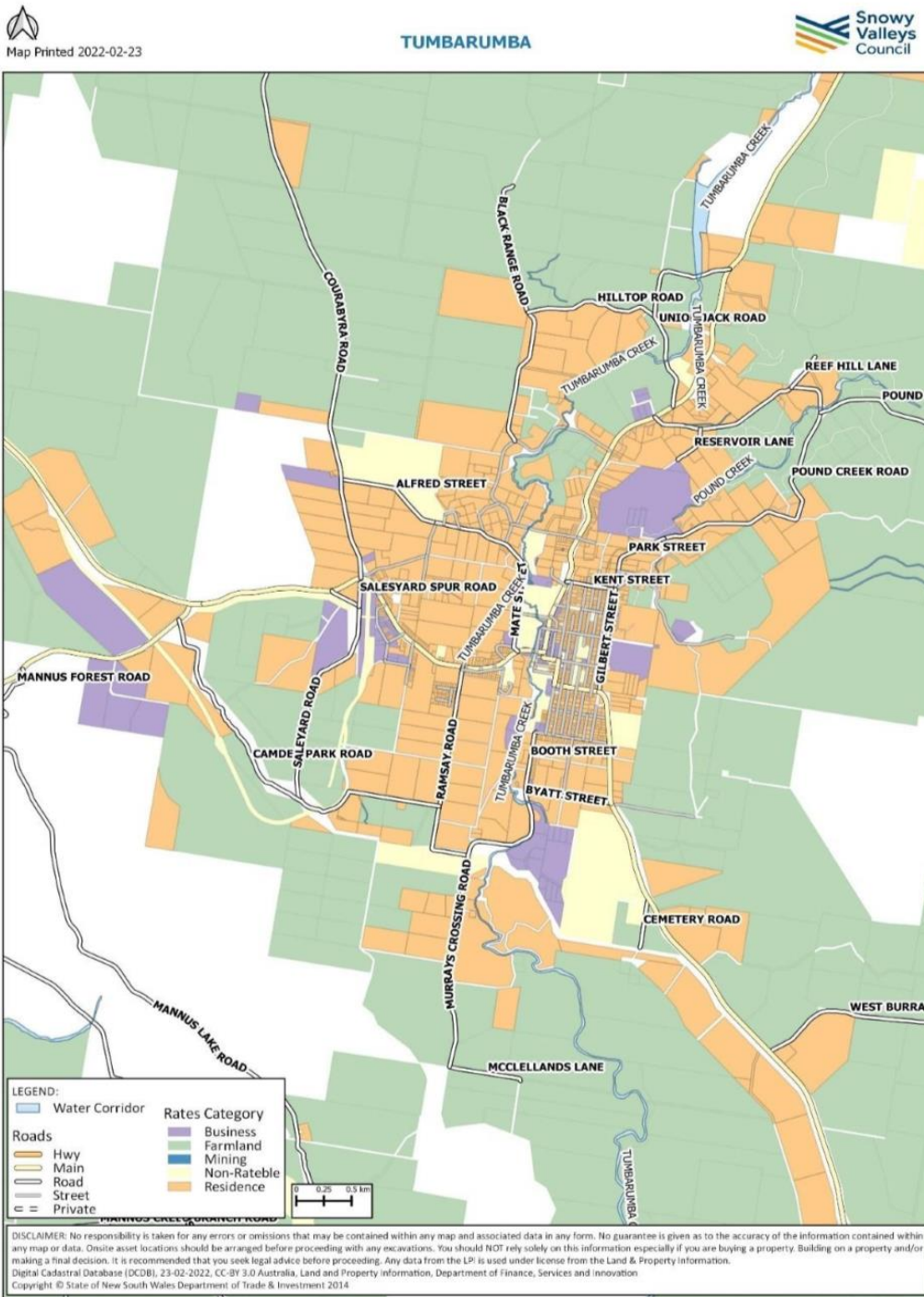
Map Printed 2022-02-23

TALBINGO



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Map Printed 2022-02-23

TUMUT

