

2020 - 2021
REVENUE POLICY

Snowy Valleys 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 2020-2021 – Financial Estimates

Income	2020-2021 (\$ '000)
Rates and Annual Charges	17,361
User Charges and Fees	9,958
Interest and Investment Revenues	471
Other Revenues	962
Grants & Contributions - Operating	10,705
Grants & Contributions - Capital	7,310
Total Income from Continuing Operations	46,767
Expenses	
Employee Costs	16,497
Borrowing Costs	477
Materials & Contracts	9,259
Depreciation	11,093
Other Expenses	5,382
Total Expenses from Continuing Operations	42,708
Net Operating Result from Continuing Operations	4,059

Schedule of Fees and Charges

Detailed information of the Schedule of Fees and Charges that will apply in 2020-2021 are located in a separate document. This document can be found on Council's website, at Shire Libraries and Council's Service Centres.

The 2020-2021 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 as set by the Minister of Local Government on outstanding rates, water charges, sewer charges and all sundry debtor accounts. For the financial year 2020/21 the rate has been set at 0.0% per annum for the period 1 July 2020 to 31 December 2020 and at 70% per annum for the period 1 January 2021 to 30 June 2021.

Special Rate Variation

In 2005 and 2006 the former Tumut Shire Council applied and was successful in gaining a special rate variation of total 10% for 15 years. This Special Rate Variation expired at 30 June 2020 and on advice from the NSW Office of Local Government has been removed from the rates calculation on properties in the former Tumut Shire Council area.

Levied Rates

Waste Management Charges

	Charge (\$)	Number	Estimated Yield (\$)
Domestic waste	460	5,325	2,449,500
Commercial waste	515	506	260,590
School waste	460	50	23,000
Waste access charge	55	7,498	412,390
Vacant Land	55	180	9,900
Special Recycling Only – Commercial	165	14	2,310
Special Recycling Only - Domestic	105	5	525
Waste only – Domestic (additional bin)	175	5	875
Total charges			3,159,090

Sewer Charges

	Charge (\$)	Number	Estimated Yield (\$)
Residential access charge	730	4,657	3,399,610
Unoccupied Sewerage Charge	730	150	109,500
Commercial access charge - 20mm	515	557	286,855
Commercial access charge - 25mm	805	112	90,160
Commercial access charge – 32mm	1,320	34	44,880
Commercial access charge - 40mm	2,060	33	67,980
Commercial access charge - 50mm	3,220	33	106,260
Commercial access charge - 65mm	5,440	1	5,440
Commercial access charge - 80mm	8,240	6	49,440
Commercial access charge - 100mm	12,880	8	103,040
Sewer Access Charge – 50mm + 100mm	16,100	1	16,100
Total charges			4,279,265

Water Access Charges

	Charge (\$)	Number	Estimated Yield (\$)
Water Access Charge – 20mm	144	6,001	864,144
Water Access Charge – 25mm	225	151	33,975
Water Access Charge – 32mm	370	35	12,950
Water Access Charge – 40mm	575	43	24,725
Water Access Charge – 50mm	900	38	34,200
Water Access Charge – 65mm	1520	1	1,520
Water Access Charge – 80mm	2,300	6	13,800
Water Access Charge – 100mm	3,600	10	36,000
Water Access Charge – 150mm	8,100	4	32,400
Unmetered Annual Charge	690	7	4,830
Total charges			1,058,544

Meter Size – Raw Water	Charge (\$)	Number	Estimated Yield (\$)
Raw Water Access Charge – 20mm	144	9	1,296
Raw Water Access Charge – 25mm	225	2	450
Raw Water Access Charge – 32mm	370	1	370
Raw Water Access Charge – 40mm	575	3	1,725
Raw Water Access Charge – 50mm	900	6	5,400
Raw Water Access Charge – 80mm	2,300	2	4,600
Raw Water Access Charge – 100mm	3,600	4	14,400
Total Charges			28,241

Liquid Trade Waste

Liquid Trade Waste - Annual Charge	Charge (\$)	Number	Estimated Yield (\$)
Category 1 Charge	165	113	18,645
Category 2 Charge	350	19	6,650
Category 3 Charge	650	2	1,300
Total Charges			26,595

Tumbarumba Area – Stormwater Charges (LG Circular 05/69)

	Charge (\$)	Number	Estimated Yield (\$)
Residential	25	780.5	19,513
Commercial (max charge)	Max. 75	119	7,550
Total charges			27,063

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 2.6% 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 plus one year period. Only the rate increase of 2.6% is allowed.

RATING 2020-2021 (RATE IN \$) or Minimum \$554 after applying the 2.6% Rate Cap.

Former Tumbarumba Shire Council Area:

Category	Base Amount	Ad Valorem (per 1 cent)	Estimated Yield
Farmland	\$100.67	0.3030	\$1,727,880.74
Residential	\$238.60	0.5247	\$516,213.74
Rural Residential	\$261.24	0.3505	\$230,972.12
Business		1.0889	\$151,164.91
Rural Clubs		0.4854	\$5,057.87
Inundated		0.6670	\$22,758.04
			\$2,654,047.42

Former Tumut Shire Council Area:

Category	Ad Valorem (per 1 cent)	Estimated Yield
Farmland	0.36199	\$2,428,466.37
Residential	0.70191	\$2,673,521.44
Rural Residential	0.64784	\$480,463.84
Business	1.18414	\$785,087.15
Inundated	0.63364	\$18,248.83
		\$6,385,787.63

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 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.

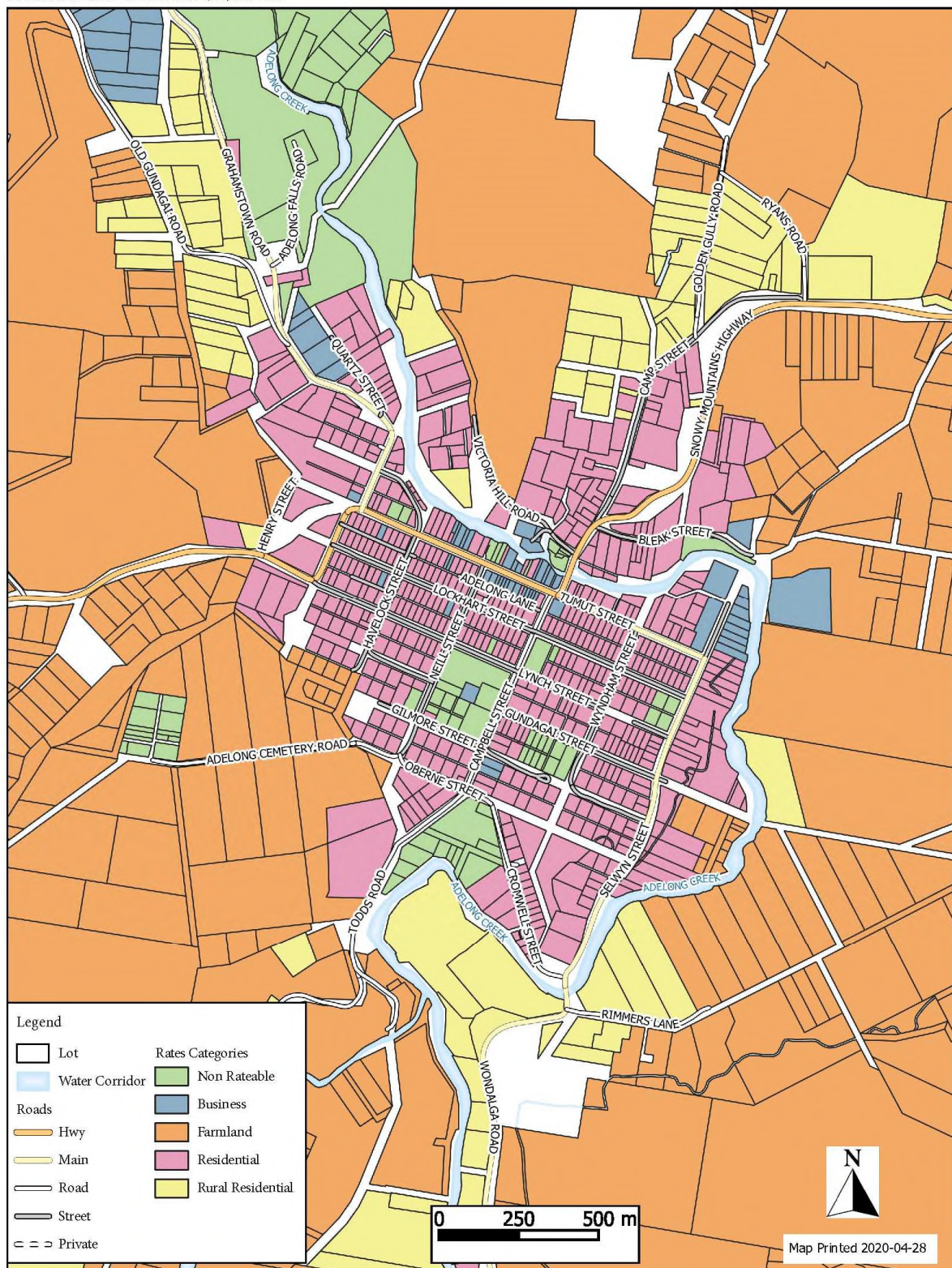
ZONING UNDER A LOCAL ENVIRONMENT PLAN (LEP)

The categorisation of land for rating purposes under the Local Government Act should not be confused with a lands zoning under a 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.

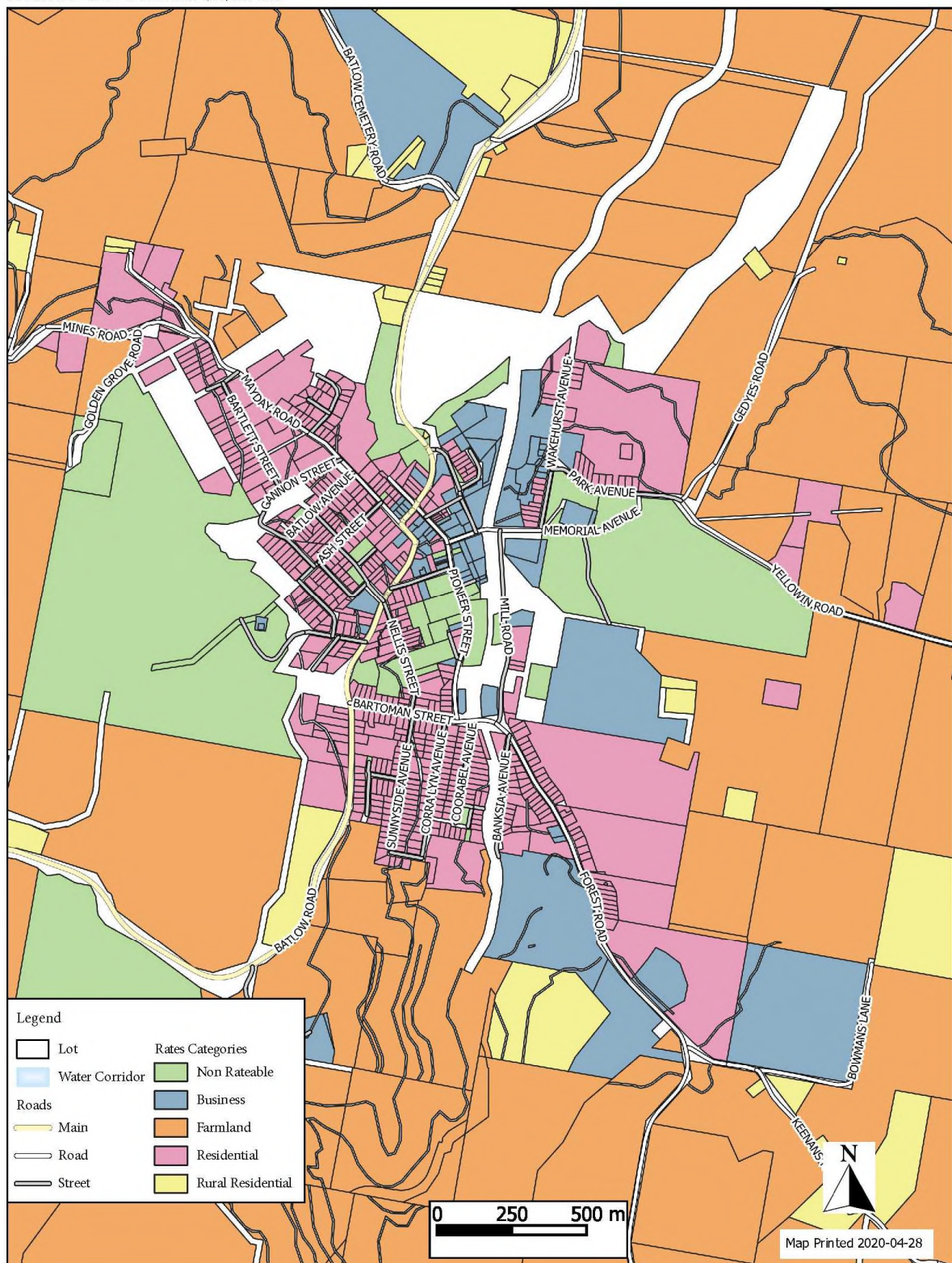
DISCLAIMER: No responsibility is taken for any errors or omissions that may be contained within any map and associated data in any form. No guarantee is given as to the accuracy of the information contained within any map or data. Onsite asset locations should be arranged before proceeding with any excavations. You should NOT rely solely on this information especially if you are buying a property. Building on a property and/or making a final decision. It is recommended that you seek legal advice before proceeding. Any data from the LPI is used under license from the Land & Property Information.

Adelong



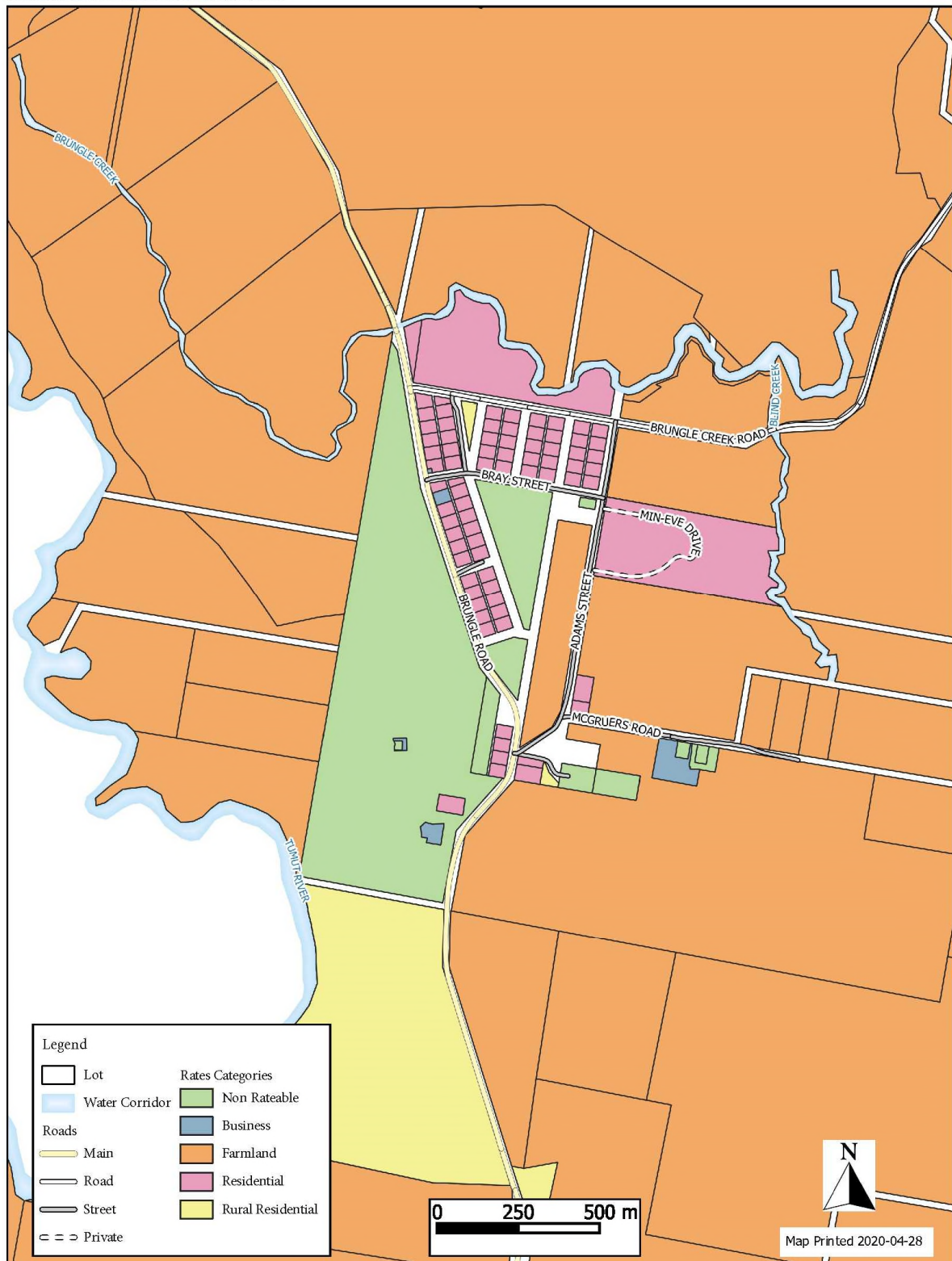
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Batlow



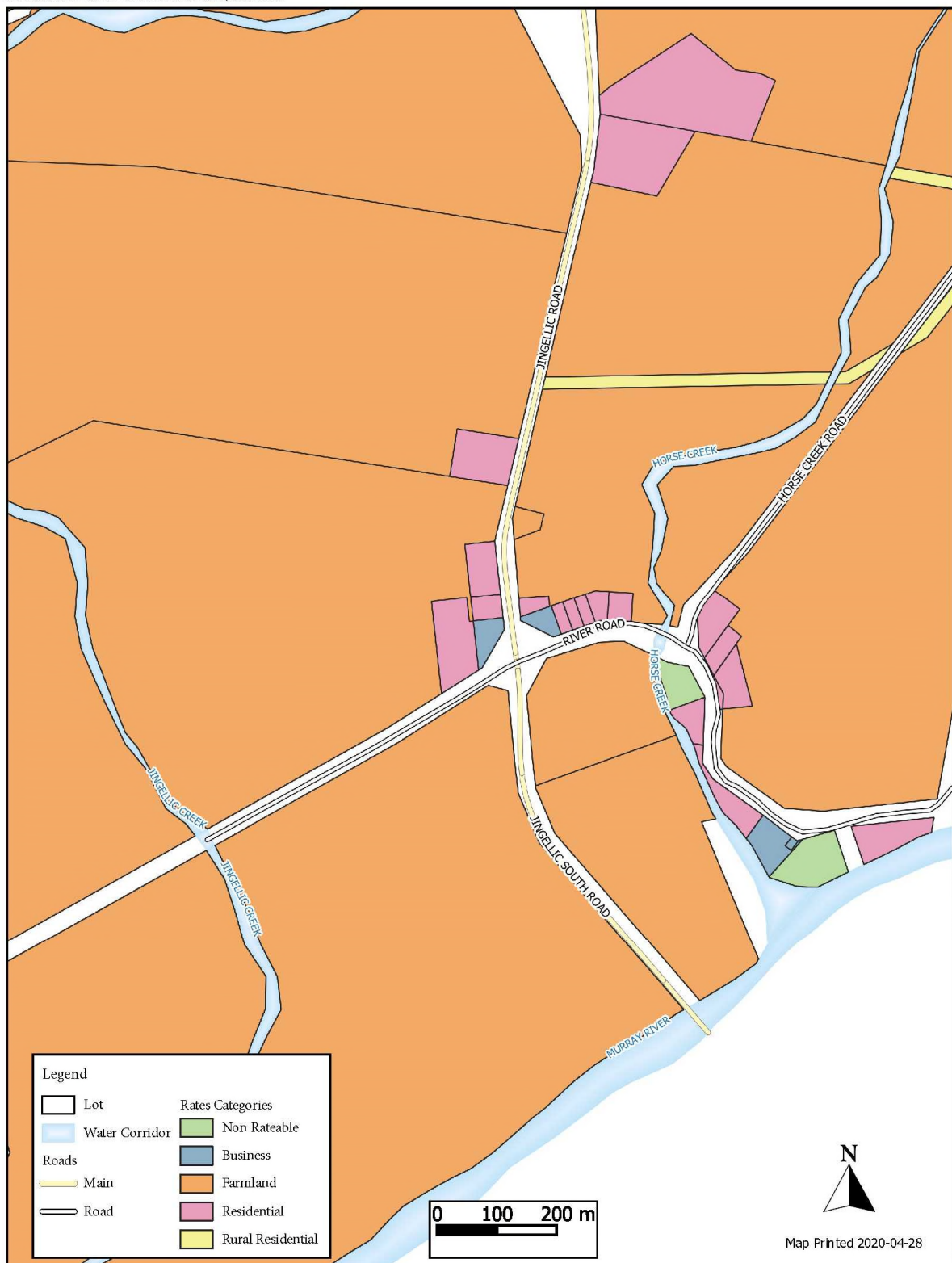
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Brungle



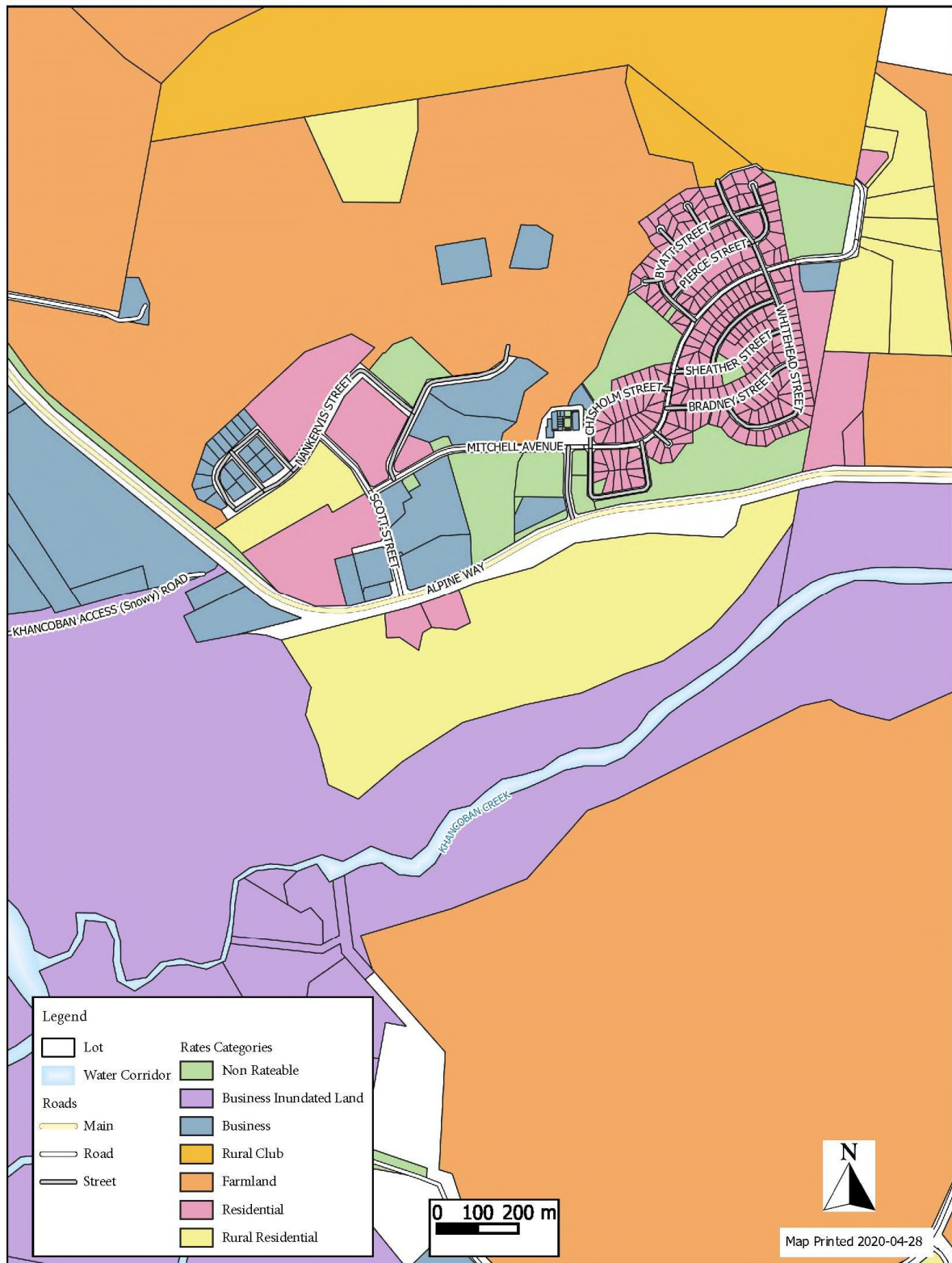
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Jingellic



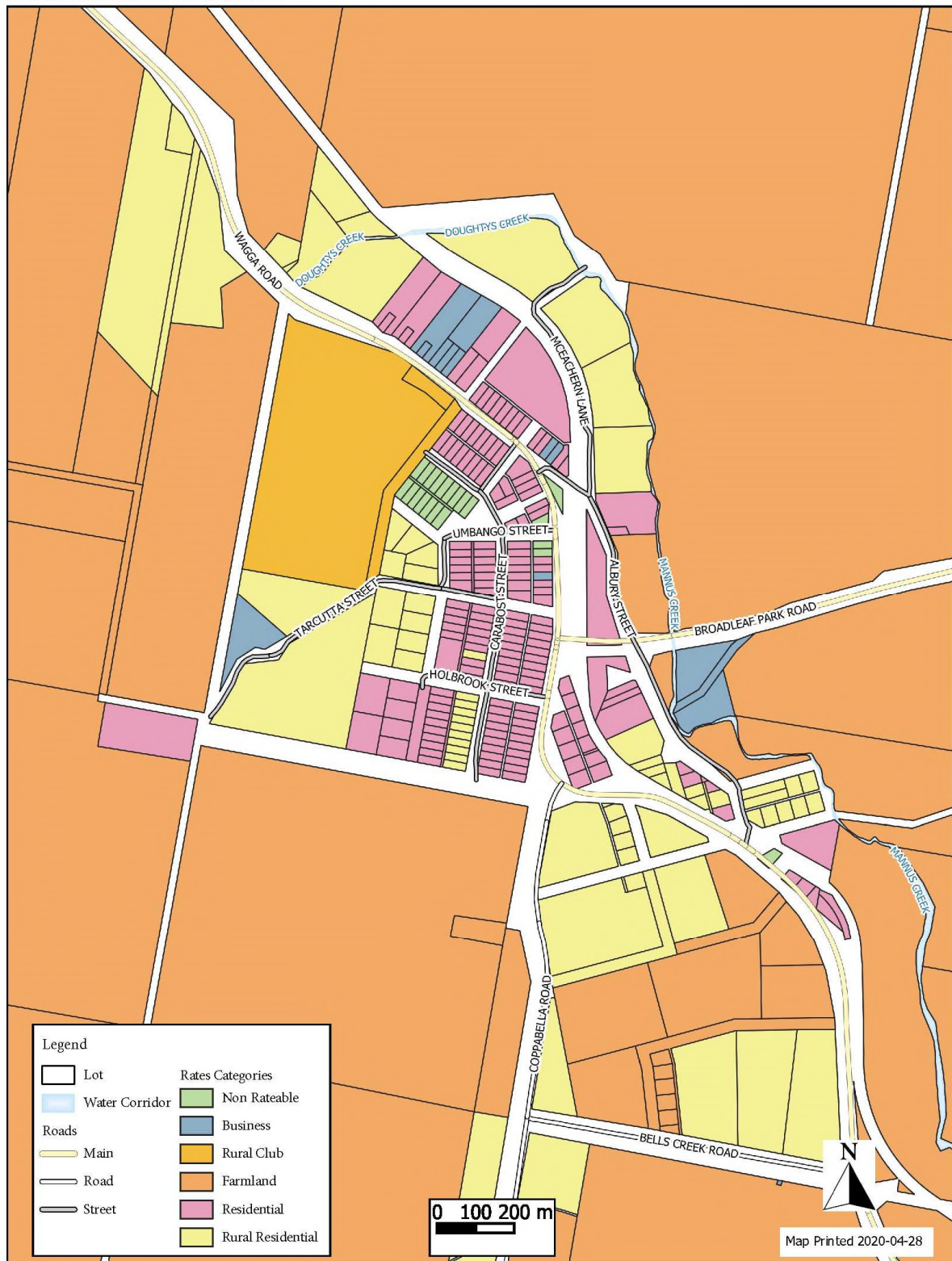
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Khancoban



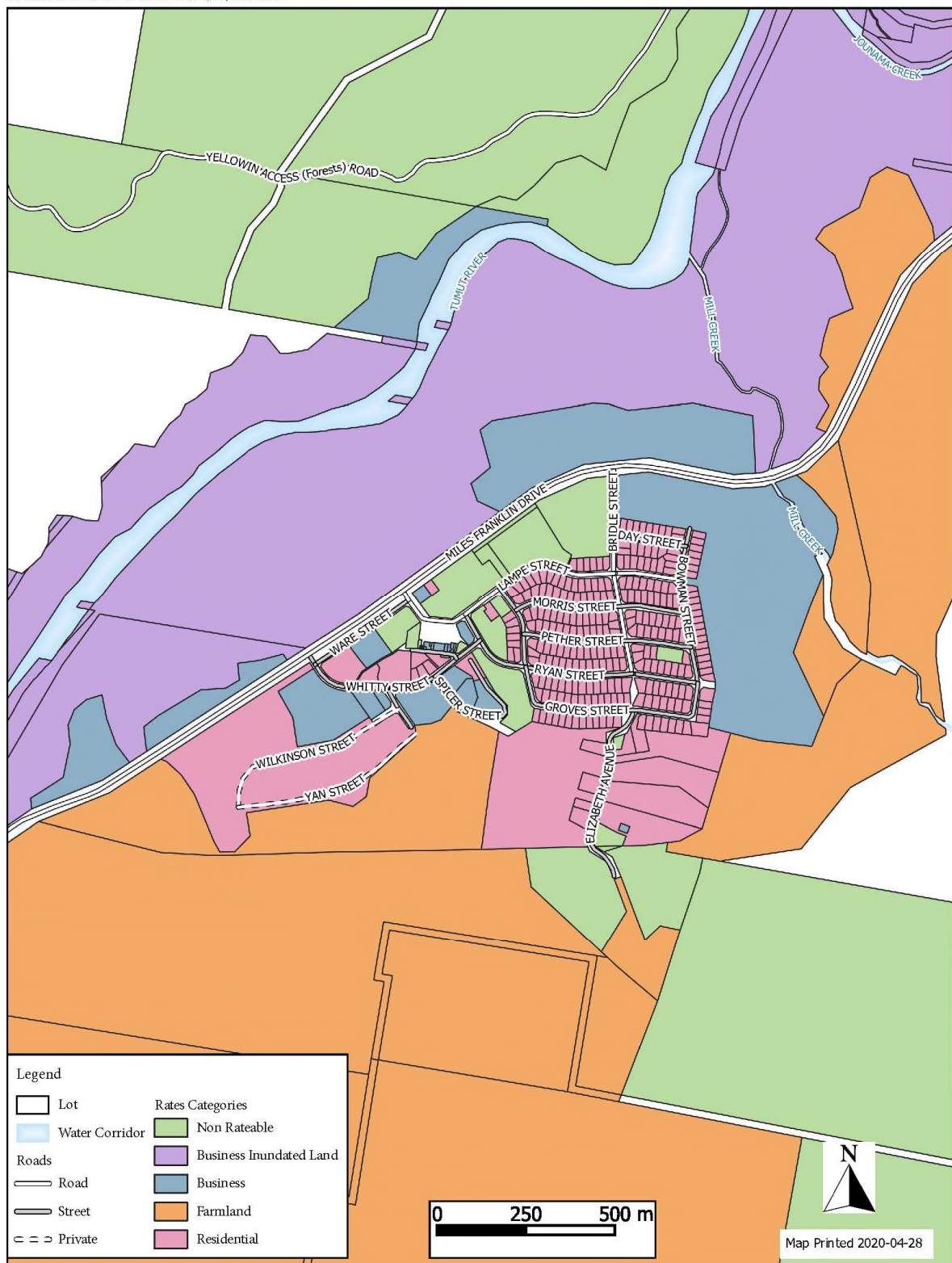
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Rosewood



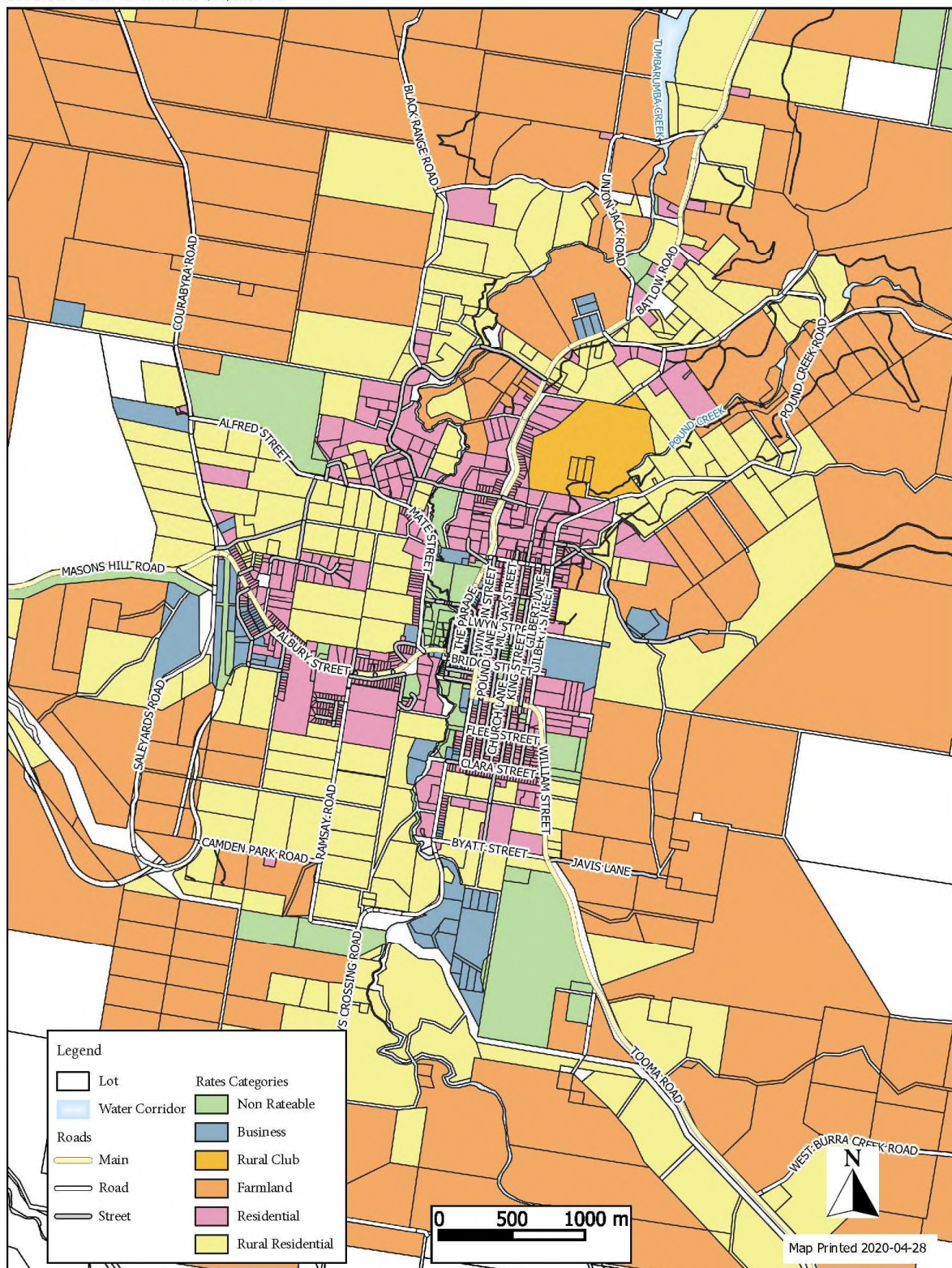
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Talbingo



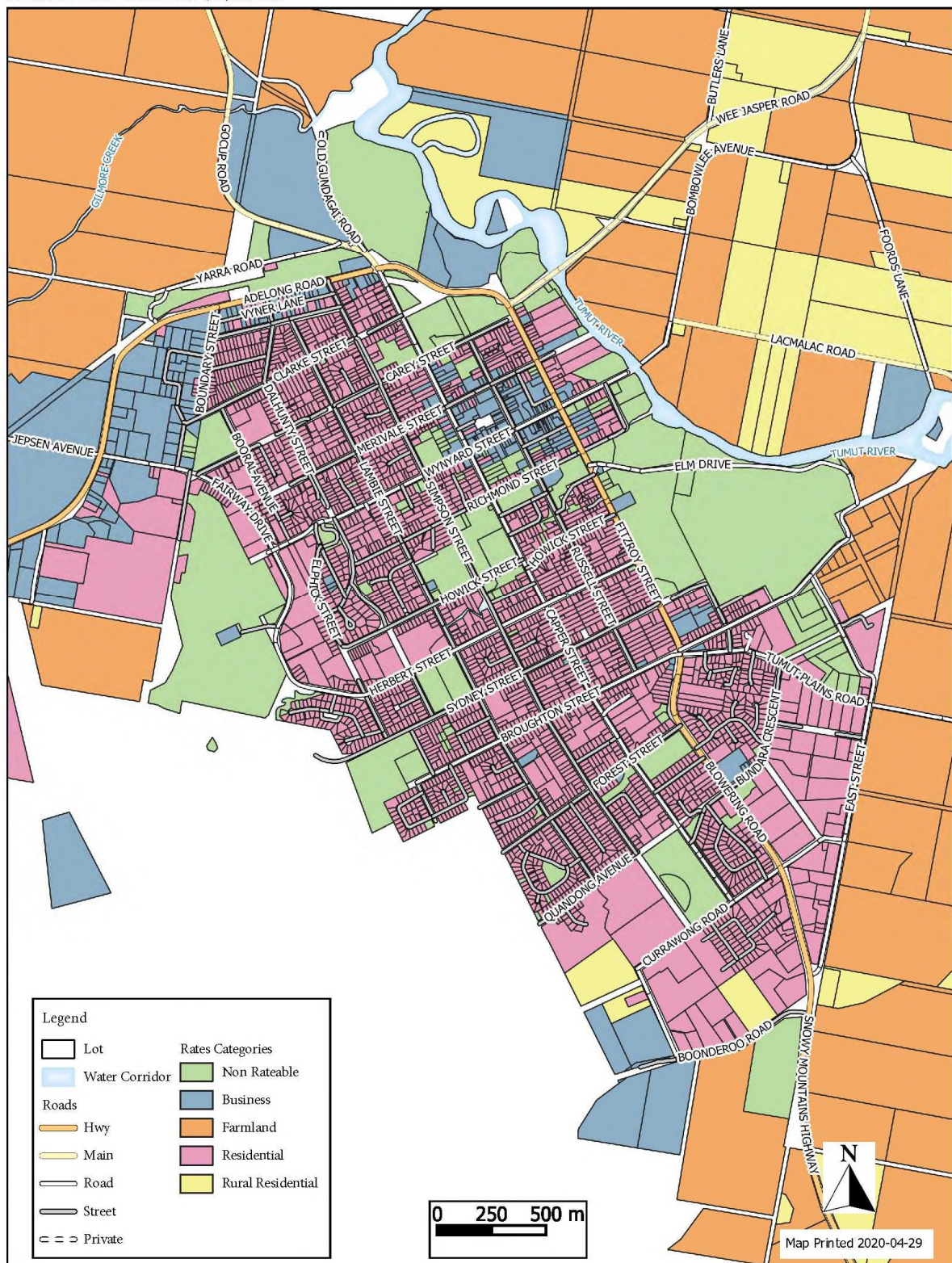
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Tumbarumba



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Tumut





REVENUE POLICY 2020 - 2021

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