



REVENUE POLICY 2021 – 2022

Rates

Council proposes to levy four ordinary rates for the 2021-2022 year - Farmland, Residential, Business and Mining. The Residential and Business categories have various sub-categories, a detailed list of the sub-categories appears in the Statement of Proposed Rates to be levied (as attached).

Council proposes to use an ad valorem (rate in the dollar) with a common minimum rate. A detailed summary of the revenue yields appears in the Statement of Proposed Rates to be levied (as attached).

Interest on Overdue Rates & Charges

Council will charge interest on overdue rates and charges in accordance with Section 566 (3) of the Local Government Act, 1993, using the maximum rate of interest as set by the Office of Local Government. The Minister for Local Government has announced the maximum interest rate applicable for 2021 – 2022 is 6%.

Charges

Council introduced best practice water, sewerage and trade water charges in the 2005-2006 year. With the increasing demands being placed on NSW water resources, the State Government considers it important for water supply authorities (referred to as LWU – local water utility) to set best-practice tariffs for water supply, sewerage and liquid trade waste. Such tariffs are designed to better recognise the true cost of providing the services and comply with the Independent Pricing and Regulatory Tribunal's (IPART) Pricing Principles for Local Water Authorities handed down in 1996. The IPART Pricing Principles are consistent with the Council of Australian Governments' (COAG) Strategic Framework for Water Reform developed in 1994. All Australian Governments agreed to comply with this framework in 1998 and such compliance is required under National Competition Policy.

Water

The pricing for water for properties in Walcha is based on an access charge and a usage charge. In accordance with Sections 501 and 502 of the Local Government Act 1993, Council will levy an access charge to all assessments connected and all those that are capable of being connected (within 225 metres of a water main) to Council's water supply. Where connection to a Council main is required or a mains extension is required, the owner shall pay the relevant connection fee calculated in accordance with Council's fees and charges.

The fixed access charge is calculated according the following formula:

$$AC = AC_{20} \times \frac{D^2}{400}$$

Where:

AC	=	Customer's Annual Access Charge (\$)
AC ₂₀	=	Annual Access Charge for a 20mm diameter water supply service connection (\$)
D	=	Diameter of customer's water supply service connection (mm)



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The basis for this formula comes from fluid mechanics where in simple terms, the flow through a pipeline is directly proportional to the area of the pipeline. As the area of a pipeline is equal to $\pi \frac{D^2}{4}$ then the flow through a pipeline is directly proportional to the diameter squared.

Therefore if the diameter of a pipeline doubles the flow and therefore the access charge increase fourfold assuming everything else remains constant.

Using the abovementioned formula the following access charges are proposed for 2021-2022:

Connection Size	Access Fee \$
20 mm	\$337.70
25 mm	\$542.40
32 mm	\$888.60
38 mm	\$1,253.00
50 mm	\$2,169.40
75 mm	\$4,881.00
100 mm	\$8,677.40

The usage charge for residential customers in 2021-2022 will comprise the following two steps:

0 - 300 kilolitres	-	\$3.53 per kilolitre
301 and above	-	\$5.15 per kilolitre

The usage charge for non residential customers will be a flat \$3.53 per kilolitre. The usage charge for untreated will be a flat \$1.77 per kilolitre.

Sewerage

Residential – For residential customers, the best practice guidelines recommend that there should be a uniform sewerage bill for all properties based on the estimated volume of sewerage discharged from all residential customers. In accordance with Sections 501 and 502 of the Local Government Act 1993, Council will levy an access charge to all assessments connected and all those that are capable of being connected (within 75 metres of a sewer main) to Council’s sewerage system. Where connection to a Council main is required or a mains extension is required, the owner shall pay the relevant connection fee calculated in accordance with Council’s fees and charges.

The annual residential sewerage bill is calculated as the Sewer Discharge Factor (SDF) times the annual non-residential sewerage access charge plus SDF times the product of the sewer usage charge (UC) and the average residential consumption. That is:

$$B_R = (SDF \times SAC_{20}) + (SDF \times C_R \times UC)$$

Where:

B_R	=	Annual residential sewerage bill (\$)
SDF	=	Sewer Discharge Factor – the proportion of total residential water consumption that is discharged to the sewerage system. A typical value for NSW is $SDF = 0.78$



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- SAC₂₀ = Annual Non Residential Sewer Access Charge service connection (\$). Calculated to be \$468.20 for Walcha.
- C_R = Average annual residential water consumption (kl) for Walcha is 136 kl.
- UC = Sewer usage charge (\$/kL). Has been set at \$1.03/kl.

Based on the above formula the proposed sewerage charge for residential customers is \$474.50 per year. The unoccupied sewerage charge for residential customers is \$239.30 per year.

Non – Residential – For non-residential customers, the sewerage bill recommended by the Guidelines is similar and is as follows:

$$B = (SDF \times SAC) + (SDF \times C \times UC)$$

Where:

- B = Annual non-residential sewerage bill (\$)
- SDF = Sewer Discharge Factor – the proportion of total water consumption that is discharged to the sewerage system
- SAC = Customers Annual Sewer Access Charge
- $SAC = SAC_{20} \times \frac{D^2}{400}$
- C = Customer’s annual water consumption (kL).
- UC = Sewer usage charge (\$/kL). This has been set at \$1.03/kL.

The SDF for non-residential customers varies according to the type of business. The non residential sewer access charge is set at \$468.20 per user, per annum. The vacant non-residential access charge is set at \$228.90 per user, per annum.

Trade Waste

The Guidelines also recommend that local water utilities responsible for sewerage must levy appropriate trade waste fees and charges on all its liquid trade waste dischargers in addition to the non-residential sewerage bills.

Council’s liquid trade waste recommended fees and charges in 2021-2022 are:

- ◆ Application fee – fee based on category with a minimum charge of \$175.80
- ◆ Annual Trade Waste Fee:
 - Classification A \$86.30
 - Classification B \$171.70
 - The annual fee for Classification C dischargers will be set on a case by case basis depending on the complexity of monitoring required (for charging purposes and other administrative requirements).
- ◆ Re-inspection fee - \$82.20
- ◆ Trade Waste usage charge - \$1.56/kL with appropriate pre-treatment.
- ◆ Trade Waste usage charge - \$14.40/kL without appropriate pre-treatment.
- ◆ Food waste disposal charge - \$27.50/bed.
- ◆ Portable toilet - \$16.20/kL.



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◆ Septic Waste

- Normal (combined effluent and sludge) - \$2.69/kL.
- Effluent only - \$2.24/kL.
- Sludge only - \$23.24/bed.

Dischargers requiring nil or minimal pre-treatment of their liquid trade waste will only pay an annual trade waste fee together with a re-inspection fee where required. That is:

$$TW = A + I$$

Where:

- TW = Total annual trade waste fees and charges (\$)
- A = Annual trade waste fee (\$)
- I = Re-inspection fee (\$) (where required)

Dischargers with prescribed pre-treatment will pay a trade waste usage charge per kL plus the annual trade waste fee. That is:

$$TW = A + I + (C \times UC_{TW} \times TWDF)$$

Where:

- TW = Total annual trade waste fees and charges (\$)
- A = Annual trade waste fee (\$)
- I = Re-inspection fee (\$) (where required)
- C = Customer's annual water consumption (kL)
- UC_{TW} = Trade waste usage charge (\$/kL) of \$1.56/kL
- TWDF = Trade waste discharge factor

The TWDF represents the estimated proportion of a customer's metered water consumption that is discharged to the sewerage system as liquid trade waste.



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The following table represents sewerage and trade waste discharge factors.

Business Description	Discharge Factor	
	Sewer	Trade Waste
Bakery	95	25
With a residence attached ¹	70	18
Bed and Breakfast/Guesthouse (max. 10 persons)	75	NA ²
Butcher	95	90
With residence attached ¹	70	65
Cakes/Patisserie	95	50
Car Dealership	80	70
Car Detailing	95	90
Caravan Park (with commercial kitchen)	75	25
Caravan Park (no commercial kitchen)	75	NA ²
Caravan Park + Laundry (no commercial kitchen)	75	50
Club	95	30
Community Hall (minimum food only)	95	NA ²
Concrete Batching Plant	2	1
Craft/Stonemason	95	80
Day Care Centre	95	NA ²
Delicatessen, mixed business (no hot food)	95	NA ²
With residence attached	70	
Dental Surgery with X-ray	95	80
With a residence attached ¹	70	60
Hairdresser	95	NA ²
High School	95	25 ⁵
Hospital	95	60
Hotel	100	25
Joinery	95	10
Laundry	95	92 ⁵
Mechanical Workshop ³	95	70
Mechanical Workshop with car yard	85	70
Medical Centre	95	25 ⁵
Motel small (breakfast only, no hot food)	90	NA ²
Motel (other than breakfast only, no hot food)	90	20
Nursing Home	90	50
Office Building	95	NA ²
Panel Beating/Spray Painting	95	70
Primary School	95	10 ⁵
Printer	95	85
Restaurant ⁴	95	50
Self Storage	90	NA ²
Service Station	90	70
Supermarket	95	70
Swimming Pool (commercial)	85	NA ²
Take Away Food	95	50
Veterinary (no X-ray), Kennels, Animal Wash	80	NA ²

Notes:

¹ If a residence is attached, that has garden watering, the residential SDF should be applied.

² A trade waste usage charge is not applicable for this Category 1 activity.

³ Includes lawn mower repairers, equipment hire.

⁴ Includes café, canteen, bistro, etc.

⁵ A trade waste usage charge applies if appropriate pre-treatment has not been installed or has not been properly operated or maintained.



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Waste Management Charges

Annual Domestic Waste Management (DWM) service charge is comprised of – 1 x 140L (Red) General Waste bin, 1 x 240L (Yellow) Recycling Waste bin and 1 x 240L (Green) Green Waste bin.

Annual Commercial Waste Management (CWM) service charge is comprised of – 1 x 240L (Red) General Waste bin and 1 x 240L (Yellow) Recycling Waste bin.

Fees

Council proposes to charge fees for 2021-2022 year. Generally, Council will endeavour to ensure that all fees charges are raised equitably. A Statement with respect to each type of fee proposed to be charged and the amount of each charge is attached in the Statement of Fees and Charges (as attached).

Private Works

Private works will only be performed by Council when the Director of Infrastructure so approves but shall not be carried out if such private work interferes with Council's works programme. Charges to be calculated on Council's comprehensive hire rates or Council cost plus twenty five per cent (25%). Materials charged as per fees and charges. Quotes will be provided by the Director of Infrastructure as requested. Payment in advance for work being carried out is not required except where:

- ◆ considered necessary by the General Manager
- ◆ the customer is not currently a rate payer, full payment in advance is required unless prior approval by the General Manager

Where payment in advance is required, 50% of the work value shall be paid prior to the work being commenced. Details of individual private works charges are available from the Infrastructure Department.

Where required by law, the 10% Goods and Services Tax (GST) will be added to the cost of all private works.

Goods and Services Tax (GST)

All fees and charges have been prepared using the most current available information in relation to the GST impact on the fees and charges at the time of publication of the Strategic Plan. However the GST legislation is subject to change during the year, accordingly if a fee that is shown as being subject to GST is subsequently proven not to be liable to the tax the fee or charge will be reduced by the amount of the tax. Conversely if Council is advised that a fee, which is shown not to be subject to GST, becomes liable to the tax the charge or fee will be increased by the amount of the tax.

Proposed Borrowings

Council is in the process of assessing the potential for borrowing funds to replace critical infrastructure at the water treatment plant and also support an investment portfolio. The details and scale of these borrowings are not yet confirmed. Detailed submissions will be provided to Council for review and resolution prior to any borrowings being undertaken in 2021 – 2022.



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Proposed Rates to be Levied

RATING CATEGORY	NUMBER OF ASSESSMENTS	LAND VALUE	MINIMUM RATE	MINIMUM REVENUE	CENTS IN \$	AD VALOREM REVENUE	TOTAL REVENUE
Farmland	91	9,041,550	\$476.17	43,331.16	\$0.00235584	\$3,006.867.13	3,050.198.29
	641	1,276,346,180					
Residential	141	7,939,420	\$476.17	67,139.49	\$0.00275991	32,384.78	99,524.27
	56	11,734,000					
Residential – Walcha	453	18,637,250	\$476.17	215,703.47	\$0.00854532	172,661.27	388,364.74
	271	20,205,360					
Business	12	215,680	\$476.17	5,714.00	\$0.00541220	3,003.77	8,717.77
	2	555,000					
Business – Walcha Centre	24	564,984	\$476.17	11,428.00	\$0.01219883	68,633.06	80,061.06
	65	5,626,200					
Business – Walcha Industrial	14	461,299	\$476.17	6,666.33	\$0.00956343	24,692.78	31,359.11
	22	2,582,000					
Mining	0	-	\$476.17	-	\$0.01083835	-	-
	0	-					
TOTALS:	1792	1,353,908,923		\$349,982.45		\$3,309,242.78	\$3,658,225.24



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ANNUAL CHARGES	No. Services	Amount	Total
Water Access		\$	\$
Residential (20mm) – Treated	715	337.70	241,455.50
Residential (25mm) - Treated	40	542.40	21,696.00
Residential (38mm) - Treated	3	1,253.00	3,759.00
Residential (50mm) – Treated	2	2,169.40	4,338.80
Residential (100mm) - Treated	1	8,677.40	8,677.40
Residential (Vacant) - Treated	18	337.70	6,078.60
Non-Residential (20mm) - Treated	131	337.70	44,238.70
Non-Residential (25mm) - Treated	20	542.40	10,848.00
Non-Residential (38mm) - Treated	8	1,253.00	10,024.00
Non-Residential (50mm) - Treated	5	2,169.40	10,847.00
Non-Residential (100mm) – Treated	4	8,677.40	34,709.60
Non-Residential (Vacant) – Treated	13	337.70	4,390.10
Untreated (20mm)	4	337.70	1,350.80
Untreated (25mm)	5	542.40	2,712.00
Untreated (38mm)	2	1,253.00	2,506.00
			407,631.50
Sewer Access		\$	\$
Residential (Occupied)	689	474.50	326,930.50
Residential (Unoccupied)	32	239.30	7,657.60
Non-Residential (Occupied) – 20mm	96	468.20	44,947.20
Non-Residential (Occupied) – 25mm	10	731.60	7,316.00
Non-Residential (Occupied) – 38mm	5	1,690.20	8,451.00
Non-Residential (Occupied) – 50mm	3	2,926.30	8,778.90
Non-Residential (Occupied) – 100mm	1	11,705.00	11,705.00
Non-Residential (Unoccupied)	12	228.90	2,746.80
			418,533.00
Waste Management		\$	\$
Annual Domestic Waste Management (DWM)	811	655.00	531,205.00
DWM – Annual Additional 140L General Waste	2	229.40	458.80
DWM – Annual Additional 240L Recycling Waste	3	172.85	518.55
Annual Commercial Waste Management (CWM)	233	675.00	157,275.00
CWM – Annual 240L Green Waste Charge	22	52.40	1,152.80
CWM – Annual Additional 240L General Waste	10	343.60	3,436.00
CWM – Annual Additional 240L Recycling Waste	10	172.85	1,728.50
Annual Waste Management– Rural	866	252.00	218,232.00
Annual Waste Management - Unoccupied Town	63	201.00	12,663.00
Commercial Recycling – Cardboard and Paper - Woolpack Collection Service	452	17.15	7,751.80
Commercial Recycling – Cardboard and Paper– 240L Bin Collection Service	76	8.55	649.80
Supermarket Bale (min 12 bale load)	0	214.10	0
			935,071.25

¹ – Average rate – actual charge depends on water usage

² – Number of services varies depending on demand