

# 2023/2024

## Annual Statement of Revenue Policy



## TABLE OF CONTENTS

PART 1	INTRODUCTION	3
PART 2	REVENUE POLICY (SEC 405(2))	3
PART 3	RATES STATEMENT	3
PART 4	ANNUAL CHARGES STATEMENT (SECTION 405(2))	6
PART 5	CHARGES FOR ACTUAL USE OF SERVICES STATEMENT (SECTION 405 (2))	10
PART 6	FEES AND CHARGES STATEMENT (SECTION 405(2))	11
PART 7	STATEMENT OF PROPOSED BORROWINGS (SECTION 405(2))	12
PART 8	GST IMPLICATIONS	12
PART 9	INTEREST ON OVERDUE RATES AND CHARGES	12

## PART 1 INTRODUCTION

1.1 The Independent Pricing and Regulatory Tribunal (IPART) has determined that Council's general income may be increased by the rate peg, which is 3.70% for the 2023/2024 year. The rate peg is only applicable to Ordinary Rates and does not apply to Annual Charges, with the exception of the Drainage Service Charge which is part of Council's general income.

## PART 2 REVENUE POLICY (SEC 405(2))

### Revenue Policy (Sec 405(2))

2.1 Section 405 of the Local Government Act 1993 requires a Statement of Council's Revenue Policy to be included in the Operational Plan. This document constitutes the Dubbo Regional Council Revenue Policy and is prepared in accordance with Section 405(2) of the Local Government Act 1993.

2.2 The Revenue Policy includes the following statements for the 2023/2024 year:

1. Rates Statement
2. Annual Charges Statement
3. Charges for Actual Use of Services Statement
4. Fees and Charges Statement
5. Statement of Proposed Borrowings
6. GST Implications
7. Interest on Overdue Rates & Charges

## PART 3 RATES STATEMENT

### The Local Government Act

#### 2023/2024 Rate Peg

3.1 IPART has determined that Council's general income may be increased by the rate peg which is 3.70% for the 2023/2024 year.

#### Ordinary Rates

3.2 Section 494 of the Local Government Act 1993 requires Council to make and levy ordinary rates for the year 2023/2024.

3.3 In accordance with the provisions of Section 514 of the Act, all parcels of rateable land in the Council's area have been declared to be within one or other of the following categories.

- Residential
- Farmland
- Mining
- Business

3.4 Council utilises the provisions of Section 528 and 529 of the Local Government Act 1993 in determining sub-categories for one or more rating categories and in applying differential rating to the categories of ordinary rates.

## ANNUAL STATEMENT OF REVENUE POLICY

3.5 Dubbo Regional Council has determined the following categories/sub categories of rates will apply in the 2023/2024 rating year.

- Residential Ordinary
- Residential Dubbo Urban
- Residential Firgrove
- Residential Richmond
- Residential Wellington
- Residential Village
- Residential Geurie
- Business Ordinary
- Business Central Business District
- Business Wellington
- Business East Dubbo
- Business Cobra Street
- Business Wellington Road
- Farmland Ordinary
- Mining Ordinary

3.6 The determination of the category for each parcel of rateable land is in accordance with the definitions set out in Sections 515, 516, 517, 518 and 519 of the Act.

3.7 All parcels of land within the Council area have been categorised for rating purposes in accordance with the requirements of the Local Government Act 1993.

3.8 New parcels of land are categorised when supplementary or new rate notices are issued. Strata lots and Company titles are taken to be separate parcels of land for the purposes of categorisation.



## ANNUAL STATEMENT OF REVENUE POLICY

The details of the rate structure adopted for 2023/2024 is shown below					
Ordinary Rate Category / Sub-category	Ordinary Rate Sub-category Definition	Ad Valorem (or rate in \$) Amount	Minimum Amount	Estimated Total Yield	Yield %
Residential Ordinary	Within the areas that are outside the defined Dubbo Urban, Firgrove, Richmond, , Wellington, Village and Geurie areas	0.3618	\$577.09	\$3,520,420	8.58%
Residential Dubbo Urban	Within the defined Dubbo Urban area	0.6198	\$759.24	\$18,127,236	44.19%
Residential Firgrove	Within the defined Firgrove development	0.4545	\$742.13	\$277,300	0.68%
Residential Richmond	Within the defined Richmond development	0.4545	\$742.13	\$197,670	0.48%
Residential Wellington	Within the defined Wellington Urban area	1.4190	\$572.84	\$1,706,862	4.16%
Residential Village	Within the defined Village areas of Ballimore, Brocklehurst, Eumungerie and Wongarbron	0.5258	\$599.39	\$255,934	0.62%
Residential Geurie	Within the Village Geurie	0.5258	\$599.39	\$137,407	0.33%
Business Ordinary	Within the Dubbo, Wellington areas that are outside the township of Wellington and the defined CBD, East Dubbo, Cobra St, Wellington Rd areas	0.8286	\$759.24	\$4,108,528	10.02%
Business - Central Business District	Within the defined CBD area	2.3571	\$759.24	\$4,533,351	11.05%
Business Wellington	Within the township of Wellington	2.4094	\$759.24	\$366,068	0.89%
Business East Dubbo	Within the defined East Dubbo area	2.8209	\$759.24	\$493,125	1.20%
Business Cobra Street	Within the defined Cobra Street bulky goods precinct	2.8209	\$759.24	\$270,780	0.66%
Business Wellington Rd	Within the defined Wellington Road area	2.8209	\$759.24	\$281,972	0.69%
Farmland Ordinary	All land which has been declared Farmland	0.3169	\$403.60	\$6,741,130	16.43%
Mining Ordinary	All land which has been declared Mining	6.0000	\$599.39	\$1,199	0.00%
Estimated Total Yield \$				\$41,018,982	

## ANNUAL STATEMENT OF REVENUE POLICY

- 3.9 All figures are based on valuations on hand as at 4 February 2023. Council, in levying the 2023/2024 rates must take necessary steps to avoid exceeding the allowable notional yield for 2023/2024. The ad-valorem amounts contained within this document may be varied prior to the Making of the Rates and Charges for 2023/2024, depending on the current land valuations at the adoption of the rates, to ensure Council does not exceed its allowable notional yield.

### PART 4 ANNUAL CHARGES STATEMENT (SECTION 405(2))

- 4.1 In accordance with the provisions of Section 405 of the Act, the Council has resolved to make and levy the following annual charges:

#### **DOMESTIC WASTE MANAGEMENT SERVICE CHARGE (SECTION 496)**

##### **Domestic Waste Management Service Charge – 3 Bin Service**

- 4.2 A Domestic Waste Management Service is to be available to all residential properties in the urban areas of Brocklehurst, Dubbo, Geurie, Wellington and Wongarbron which have been defined on a map marked for this purpose.
- 4.3 The annual charge for 2023/2024 is \$445.40. This charge provides for a once weekly kerbside collection service of one weekly 240 litre food and garden waste bin service, a once weekly kerbside collection of 140 litre garbage bin and a fortnightly kerbside collection for one 240 litre bin of mixed recycling
- 4.4 Under section 496(2) of the Local Government Act 1993 Council may make an annual charge for the provision of a domestic waste

management service for a parcel of land that is exempt from rating if the service is available for that land and the owner of that land requests or agrees to the provision of the service to that land.

- 4.5 Council will grant a voluntary pension rebate of \$52.00 on the Domestic Waste Management Service Charge – 3 Bin Service in 2023/2024.
- 4.6 To be eligible to receive the voluntary rebate the property owner must be eligible to receive a Pensioner Concession on their Ordinary Rates and Annual Charges under section 575 of the Local Government Act 1993.
- 4.7 The voluntary Pension Rebate – Domestic Waste will be granted or abandoned on a quarterly basis as per the eligibility criteria for a Pension Concession granted under section 575 of the Local Government Act 1993 and granted as per part eligibility conditions of the Act.
- 4.8 The estimated yield from this annual charge in 2023/2024 is \$7,166,932.

##### **Domestic Waste Management Service Charge – 2 Bin Service**

- 4.9 A Domestic Waste Management Service is to be available to all residential properties located in the urban fringe and outer areas of Brocklehurst, Dubbo, Geurie, Wellington and Wongarbron, the villages of Ballimore, Bodangora, Dripstone, Elong Elong, Euchareena, Eumungerie, Mogriguy, Mumbil, Nanima, North Yeoval and Stuart Town, and the areas of Cadonia Estate, Firgrove

## ANNUAL STATEMENT OF REVENUE POLICY

Estate, Richmond Estate, Ponto Falls and Wellington Caves; which have been defined on a map marked for this purpose.

- 4.10 The Domestic Waste Management Service Charge – 2 Bin Service will apply to multiple unit dwellings on single title lots such as retirement villages, gated communities and apartment blocks and to Strata title units with greater than 2 lots in the registered Strata Plan.
- 4.11 The annual charge for 2023/2024 is \$363.10. This charge provides for a once weekly kerbside collection service of a 240 litre Garbage bin and a fortnightly kerbside collection for one 240 litre bin of mixed recycling.
- 4.12 Multiple unit dwellings situated on a single title property will be levied a Domestic Waste Management Service Charge – 2 Bin Service for each unit for dwellings comprising up to and including eight (8) units.
- 4.13 Multiple unit dwellings comprising more than eight (8) units will be levied (8) times the Domestic Waste Management Service Charge – 2 Bin Service (\$2,904.80) plus one (1) Domestic Waste Management Service Charge – 2 Bin Service for every two (2) unit dwellings in excess of eight (8) (rounded up to the next whole number in the case of an odd number of units).
- 4.14 The estimated yield from this annual charge in 2023/2024 is \$1,742,880.

### Capacity Upgrade – 3 Bin Service

- 4.15 In exceptional circumstances, and as approved by the Manager Resource Recovery and Efficiency, approval may be granted for a

weekly 240 litre Garbage Bin rather than the standard weekly 140 litre bin.

- 4.16 The additional charge for this extra capacity will be \$92.65 in 2023/2024. This is an annual charge and will not be levied on a pro-rata basis.
- 4.17 The estimated yield from this annual charge in 2023/2024 is \$16,863.

### Domestic Waste Management Charge – Vacant Land

- 4.18 A Domestic Waste Charge – Vacant Land for 2023/2024 of \$112.15 is applicable to all vacant parcels of land categorised as Residential for rating purposes within the defined three (3) bin or two (2) bin kerbside collection areas.
- 4.19 The estimated yield from Domestic Waste Management Services for 2023/2024 is \$99,926.

### Additional Domestic Waste Management Services

- 4.20 Additional Domestic Waste Management Recycling Service for residential dwellings.
- 4.21 The annual charge for 2023/2024 is \$148.50. This charge provides for a once fortnightly kerbside collection for one 240 litre bin of mixed recycling. The estimated yield from Additional Domestic Waste Management Recycling Services is \$445.
- 4.22 Additional Domestic Waste Management Food Organics and Garden Organics Service for residential dwellings.

## ANNUAL STATEMENT OF REVENUE POLICY

4.23 The annual charge for 2023/2024 is \$145.20. This charge provides for a once weekly kerbside collection service of one weekly 240 litre food and garden waste bin service. The estimated yield from the Additional Domestic Waste Management Food Organics and Garden Organics Service is \$4,646.

### OTHER WASTE MANAGEMENT CHARGES (SECTION 501)

#### Non-Domestic Waste Collection Service Charge

4.24 A weekly kerbside garbage collection service is available to all non-residential properties in the designated kerbside collection area. The annual charge will only be applied to those properties for which the service is provided.

4.25 The annual charge for 2023/2024 is \$248.50. This charge provides for a once weekly kerbside collection service of one 240 litre garbage bin.

4.26 The estimated yield from this annual charge for 2023/2024 is \$438,793.

#### Non-Domestic Recycling Service Charge

4.27 Fortnightly Non-Domestic Recycling collections will be provided to all non-residential properties in the designated kerbside collection area that require the service. The annual charge

provides for a fortnightly kerbside collection of the 240 litre bin of mixed recycling.

4.28 The annual charge proposed for 2023/2024 is \$148.50 per bin, per annum.

4.29 The estimated yield from this annual charge is \$177,755.

#### Non-Domestic Green Waste Collection Service Charge

4.30 Food and Garden Waste collections will be available to all non-residential properties in the designated 3-bin kerbside collection area that require the service. The annual charge provides for a weekly kerbside garbage collection service of one 240 litre Food and Garden Waste bin.

4.31 The annual charge for 2023/2024 is \$145.20 per bin, per annum.

4.32 The estimated yield from this annual charge is \$10,019.

#### Waste Management Service (Rural) Charge

A waste management service (Rural) charge is applicable to all rural parcels of rateable land with households located thereon located outside the defined waste collection zones and covers the disposing of small domestic quantities (equivalent to wheelie bin capacity).

4.33 The annual charge finances the operation of rural household waste transfer stations and the cost of disposing of small



## ANNUAL STATEMENT OF REVENUE POLICY

quantities of rural household waste at the Whylandra Waste and Recycling Centre and Wellington Waste Facility.

- 4.34 The annual charge for 2023/2024 is \$159.35 (including GST) and the charge is based on the revenue required to cover the “reasonable cost” of providing this service for 2023/2024.
- 4.35 The estimated yield from this annual charge for 2023/2024 is \$196,797.

### SEWERAGE SERVICE CHARGE – RESIDENTIAL

- 4.36 It has been resolved to make and levy an annual sewerage service charge on residential properties.
- 4.37 The annual sewerage service charge to apply to all single dwellings, and each rateable parcel of land which has been created under a Strata Title subdivision, Community or Neighbourhood Plan and vacant land where a sewerage service is available will be \$806.25.
- 4.38 The annual sewerage service charge to apply to all residential multiple residence properties where individual separate occupancies are situated on a single parcel of land (includes non-strata flats, units, villas and dwellings within retirement villages) will be the number of occupancies x the residential single dwelling annual charge x .5.
- 4.39 The estimated yield from the above annual charge for 2023/2024 is \$14,687,053.

### WATER SUPPLY SERVICE ACCESS CHARGE

- 4.40 The pricing policy for 2023/2024 will comprise – An access charge (annual charge under Section 501).
- 4.41 The amount of the access charge applicable to each property will be in accordance with the size of the water service provided to that property.

The access charge for each size of water service proposed for 2023/2024 is as follows:

Meter Size	Annual Charge
20mm	\$301.75
25mm	\$471.48
30/32mm	\$772.48
40mm	\$1207.00
50mm	\$1,885.94
65mm	\$3,187.23
80mm	\$4,828.00
100mm	\$7,543.75
150mm	\$16,973.44
200mm	\$30,175.00

- 4.42 A minimum charge being the amount equivalent to a 20mm water service charge will apply to each rateable parcel of land which has been created under a strata title subdivision, community or neighbourhood plan.
- 4.43 A minimum charge being the amount equivalent to a 20mm water service charge will apply to each parcel of rateable land which does not have a water service connected but to which a water

ANNUAL STATEMENT OF REVENUE POLICY

service is available in accordance with the provision of Section 552 (1) (b) of the Local Government Act 1993.

4.44 The total estimated yield from these annual charges for 2023/2024 is \$8,632,777.

DRAINAGE SERVICE CHARGE - DUBBO

4.45 It has been resolved to make and levy an Annual Charge for drainage services as provided for by the provisions of Section 501(1).

4.46 The Annual Charge will be levied on each parcel of rateable land in the defined “urban” area. The defined “urban” area is the same area to which the Residential - Urban Ordinary Rate is applied.

4.47 The amount of the Annual Charge per rateable parcel for 2023/2024 is \$106.87

4.48 The estimated yield from the Annual Charge in 2023/2024 is \$1,729,209.

PART 5 CHARGES FOR ACTUAL USE OF SERVICES  
STATEMENT (SECTION 405 (2))

5.1 In accordance with the provisions of Section 502 of the Act, the Council has resolved to make and levy the following charges for the actual use of services as follows:

WATER SUPPLY SERVICE USAGE CHARGE

5.2 A charge will be raised for the use of the water supply service on a consumption year basis recorded by the meter or meters servicing each property.

5.3 The usage charge will apply as follows:

<b>Residential Properties</b>	
All consumption – per kilolitre	\$2.28
<b>Non Residential Properties</b>	
All consumption – per kilolitre	\$2.28

5.4 The total estimated yield from the above usage charges for 2023/2024 is \$12,899,329.

SEWERAGE SERVICE CHARGES – NON RESIDENTIAL

5.5 The use of the Sewerage Service by all non-residential properties will be charged on a quarterly basis in accordance with the following pricing structure.

B = SDF x (AC + C x UC)  
B = Quarterly Sewerage Service Charge – Non Residential  
SDF = Sewerage Discharge Factor  
 $AC = \frac{(AC_{20} \times D^2)}{400}$

## ANNUAL STATEMENT OF REVENUE POLICY

5.6 This equates to the following Access charge (AC) for the various water connection sizes.

	Quarterly Amount	Annual Equivalent
20mm	\$112.50	\$450.00
25mm	\$175.78	\$703.13
32mm	\$288.00	\$1,152.00
40mm	\$450.00	\$1,800.00
50mm	\$703.13	\$2,812.50
65mm	\$1,188.28	\$4,753.13
80mm	\$1,800.00	\$7,200.00
100mm	\$2,812.50	\$11,250.00
150mm	\$6,328.13	\$25,312.50
200mm	\$11,250.00	\$45,000.00

5.7 The Access Charge (AC) is applicable to each water service connected to a property in accordance with the size of the meter fitted to the service.

D = Water Supply Service Connection Size  
C = Annual Water Consumption  
UC = Usage Charge \$2.50/KL  
Minimum Quarterly Sewerage Charge – Non Residential \$201.56

5.8 The estimated yield from the above charges for 2023/2024 is \$4,213,706.

## PART 6 FEES AND CHARGES STATEMENT (SECTION 405(2))

6.1 Council has resolved to apply fees and user charges in respect of its regulatory functions and the services it provides.

6.2 Section 608 (1) of the Act provides that Council may charge and recover an approved fee for any services it provides.

6.3 Section 608 (2) provides that the services for which an approved fee may be charged include the following services provided under the Act or any other Act or the regulations by the Council:

- supplying a service, product of commodity
- giving information
- providing a service in connection with the exercise of the council's regulatory functions – including receiving an application for approval, granting an approval, making an inspection and issuing a certificate
- allowing admission to any building or enclosure

6.4 Section 610D provides that a council, if it determines the amount of an approved fee for a service, must take into consideration the following factors:

- 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 the department.
- the importance of the service to the community
- any factors specified in the regulations

## ANNUAL STATEMENT OF REVENUE POLICY

- 6.5 The actual fees and charges proposed to be applied by Council for 2023/2024 are detailed in the Revenue Policy document attached to the Chief Executive Officer's budget report.
- 6.6 The document includes the details of each fee, charge or contribution, Council's pricing policy and a comment as to the purpose of the fee, charge or contribution.

### **PART 7 STATEMENT OF PROPOSED BORROWINGS (SECTION 405(2))**

- 7.1 Council does not propose to secure long term external borrowings during 2023/2024 to fund major capital projects.

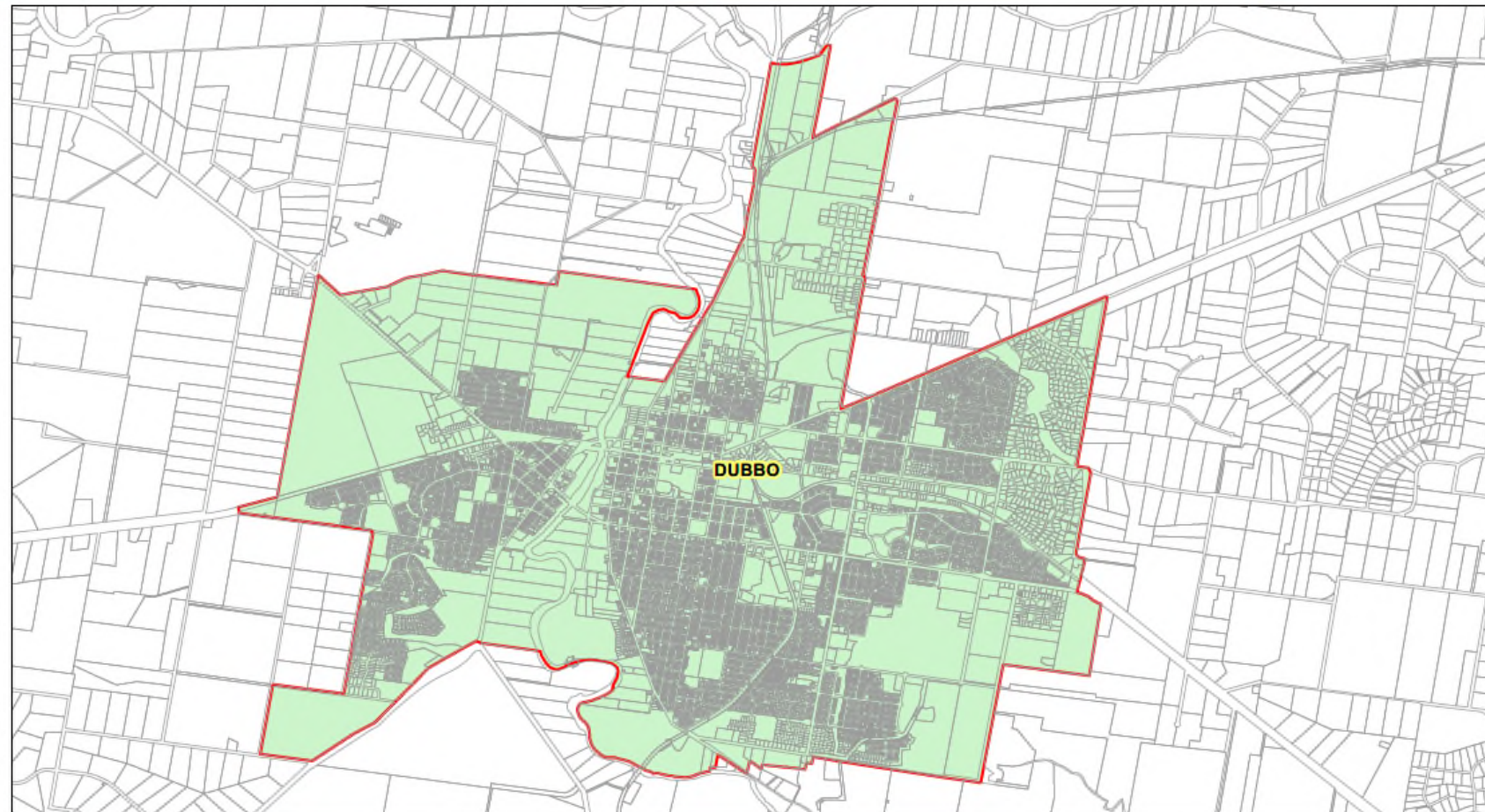
### **PART 8 GST IMPLICATIONS**

- 8.1 The GST legislation (Division 38) provides that the supply of water, sewer, drainage and child care services are GST free.
- 8.2 In addition Division 81 provides that certain fees and charges are excluded from GST.

- 8.3 All other goods and services provided by the Council are subject to GST and this is included in the amount of the fees and charges determined for 2023/2024.
- 8.4 The Revenue Policy document attached to the Chief Executive Officer's budget report details the Base Amount of each fee and charge, the GST amount if applicable and the actual amount that will be applied for each fee or charge.

### **PART 9 INTEREST ON OVERDUE RATES AND CHARGES**

- 9.1 Council will calculate interest on overdue rates and charges during 2023/2024 using the maximum charge as determined by the minister for Local Government, in accordance with Section 566(3) of the Local Government Act 1993.
- 9.2 The Minister for Local Government has not announced the maximum rate of interest payable on overdue rates and charges for the period 1 July 2023 to 30 June 2024 (inclusive).



### Residential Dubbo Rate Sub-Category Boundary

#### Legend

- Cadastral
- Existing Dubbo Urban Boundary



0 1 2 4  
Kilometers

Projection: GDA (MGA Zone 55)

Document Path: \\G:\Information Systems\GIS\Projects\Dubbo\Dubbo\_Rate\_Sub\_Category\_Boundary\_Map.mxd



