



**MINUTES OF THE  
SPECIAL MEETING OF COUNCIL  
22 JULY 2020**

## **ORDER OF BUSINESS:**

<b>ACKNOWLEDGEMENT TO COUNTRY .....</b>	<b>1</b>
<b>1. ATTENDANCE .....</b>	<b>1</b>
<b>2. APOLOGIES .....</b>	<b>1</b>
<b>3. DECLARATIONS OF CONFLICTS OF INTEREST .....</b>	<b>1</b>
<b>4. CORPORATE SERVICES REPORTS .....</b>	<b>2</b>
4.1 Adoption of Differential General Rates for the 2020/2021 Financial Year..	2
4.2 Adoption of Investment Policy and Debt Policy for the 2020/2021 Financial Year.....	9
4.3 Adoption of the Budget, Revenue Statement and Revenue Policy for the 2020/2021 Financial Year .....	10
4.4 Adoption of the Rates and Charges for the 2020/2021 Financial Year ....	11
4.5 Draft 2020/2021 Budget Submissions.....	24
4.6 Policies Review .....	25
4.7 2020-2021 Operational Plan .....	25
4.8 Queensland Resilience and Risk Reduction Funding (QRRRF) 2019-20 Program.....	26

**MINUTES OF THE SPECIAL COUNCIL MEETING OF  
SOUTHERN DOWNS REGIONAL COUNCIL HELD ON 22 JULY 2020 IN THE  
WARWICK TOWN HALL, PALMERIN STREET, WARWICK AT 9:00AM**

**ACKNOWLEDGEMENT TO COUNTRY**

**1. ATTENDANCE**

Present: Crs Pennisi (Chair), Bartley, Gale, Gliori, Gow, McDonald, McNally, Tancred and Windle

Officers: Jane Stroud (Acting Chief Executive Officer), Seren McKenzie (Director Infrastructure Services), Craig Magnussen (Acting Director Sustainable Development), Joanne Morris (Director Corporate and Community Services), Marion Seymour (Minute Secretary)

**2. APOLOGIES**

Nil

**3. DECLARATIONS OF CONFLICTS OF INTEREST**

Nil

## 4. CORPORATE SERVICES REPORTS

### 4.1 Adoption of Differential General Rates for the 2020/2021 Financial Year

#### Resolution

Moved Cr A Gale

Seconded Cr M Giori

THAT Council adopt the Differential General Rates for the 2020/2021 financial year as follows:

- a. Pursuant to section 81 of *Local Government Regulation 2012*, the categories in to which rateable land is categorised, the description of those categories and, pursuant to sections 81(4) and 81(5) of *Local Government Regulation 2012*, the method by which land is to be identified and included in its appropriate category is as follows:

Column 1 – Category (section 81)	Column 2 – Description (section 81)	Column 3 – Identification (sections 81(4) and 81(5))
Residential 1	Land used, or capable of being used, for residential purposes , that are required to pay water access charges according to this Revenue Statement and the assessment size is less than or equal to 4,047 m <sup>2</sup>	01A, 02, 03, 06A, 07B, 08A, 09A, 72A
Residential 2	Land used, or capable of being used, for residential purposes , that are required to pay water access charges according this Revenue Statement and the assessment size is greater than 4,047 m <sup>2</sup>	01A, 02, 03, 06A, 07B, 08A, 09A, 72A
Residential 3	Land used, or capable of being used, for residential purposes , that are not required to pay water access charges according to this Revenue Statement and the assessment size is less than or equal to 4.4 ha	01A, 02, 03, 06A, 07B, 08A, 09A, 72A
Residential 4	Land used, or capable of being used, for residential purposes , that are not required to pay water access charges according to this Revenue Statement and assessment size is greater than 4.4 ha	01A, 02, 03, 06A, 07B, 08A, 09A, 72A
Major Shopping Facility	Land used, or capable of being used, in whole or in part as a major shopping facility, including shopping centres, a group of shops or supermarkets with car parking provided	12, 14, 16

Commercial and Industrial – CBD	<p>Land used, or capable of being used, in whole or in part, for commercial and/or industrial purposes and where any part of the land is:</p> <ul style="list-style-type: none"> <li>• Facing Palmerin Street, located between Victoria Street and Percy Street in Warwick; and</li> <li>• Facing High Street and Maryland Street, located between Davadi and Corundum Streets and the northern end of Carnarvon Bridge in Stanthorpe</li> </ul>	01B, 06B, 07A, 08B, 09B, 10, 11A, 13, 17, 18A, 21, 22, 23, 24, 25, 26, 28, 29, 30, 33, 34, 35, 36, 37A, 38, 41, 42, 43, 44, 45, 47, 49, 72B, 91B
Commercial and Industrial – Town	<p>Land used, or capable of being used, in whole or in part, for commercial and/or industrial purposes located within the locality boundaries of Warwick, Morgan Park, Rosenthal Heights and Stanthorpe.</p> <p>The locality boundary is defined by the Department of Natural Resources, Mines and Energy in accordance with the Committee for Geographical Names in Australasia (CGNA) guidelines.</p>	01B, 06B, 07A, 08B, 09B, 10, 11A, 13, 17, 18A, 21, 22, 23, 24, 25, 26, 28, 29, 30, 33, 34, 35, 36, 37A, 38, 41, 42, 43, 44, 45, 47, 49, 72B, 91B
Commercial and Industrial - Rural	<p>Land used, or capable of being used, in whole or in part, for commercial and/or industrial purposes outside the locality boundaries of Warwick, Morgan Park, Rosenthal Heights and Stanthorpe.</p> <p>The locality boundary is defined by the Department of Natural Resources, Mines and Energy in accordance with the Committee for Geographical Names in Australasia (CGNA) guidelines.</p>	01B, 06B, 07A, 08B, 09B, 10, 11A, 13, 17, 18A, 21, 22, 23, 24, 25, 26, 28, 29, 30, 33, 34, 35, 36, 37A, 38, 41, 42, 43, 44, 45, 47, 49, 72B, 91B
Solar / Wind Farm 1 < 30MW	Land used, or capable of being used, in whole or in part, as a solar / wind farm with a combined output capacity at greater or equal to 1 MW but less than 30 MW.	91B
Solar / Wind Farm 30 < 75MW	Land used, or capable of being used, in whole or in part, as a solar / wind farm with a combined output capacity at greater or equal to 30 MW but less than 75 MW.	91B

Solar / Wind Farm 75MW and above	Land used, or capable of being used, in whole or in part, as a solar / wind farm with a combined output capacity of greater than or equal to 75 MW.	91B
Extractive	Land used, or capable of being used, in whole or in part, as extracting quarrying or mining minerals from the ground and related activities. Assessments that are a lease for mining activities are included in this category.	40A, 40B
Noxious and Hazardous Industry	Land used, or capable of being used, in whole or in part, as a fuel dump or storage, oil refinery, abattoir or industry which emanates offensive noise, odour, dust etc.	31, 37B
Agriculture and farming 1 Value between \$0 - \$325,000	Land with a value of less than or equal to \$325,000, and used, or capable of being used for farming, agriculture or rural in nature including grazing, breeding, fattening, dairying, pig and poultry farming, aquaculture, vegetable growing, the growing or gathering of crops of any kind or the rearing of livestock.	60, 65, 67, 69, 71, 73, 74, 76, 77, 78, 83, 85, 86, 87, 89, 88A including land identified as land use 88A not located within the boundary shown in red on attached Map A. Land in this category receive a concessional value for primary production.
Agriculture and farming 2 Value between \$325,001 - \$850,000	Land with a value of greater than \$325,000 and less than or equal to \$850,000, and used, or capable of being used for farming, agriculture or rural in nature including grazing, breeding, fattening, dairying, pig and poultry farming, aquaculture, vegetable growing, the growing or gathering of crops of any kind or the rearing of livestock.	60, 65, 67, 69, 71, 73, 74, 76, 77, 78, 83, 85, 86, 87, 89, 88A including land identified as land use 88A not located within the boundary shown in red on attached Map A. Land in this category receive a concessional value for primary production.
Agriculture and farming 3 Value greater than \$850,000	Land with a value of greater than \$850,000, and used, or capable of being used for farming, agriculture or rural in nature including grazing, breeding, fattening, dairying, pig and poultry farming, aquaculture, vegetable growing, the growing or gathering of crops of any kind or the rearing of livestock.	60, 65, 67, 69, 71, 73, 74, 76, 77, 78, 83, 85, 86, 87, 89, 88A Land in this category receive a concessional value for primary production.

Horticulture 1 Value between \$0 - \$50,000	Land with a value of less than or equal to \$50,000 and used, or capable of being used for agricultural in nature related to orchards (citrus, exotic fruit, nut, stone and other fruit and nuts etc) and/or vineyards, such as grapes and related cultivation and may include a winery and/or a cellar door.	79, 82 Land in this category receive a concessional value for primary production.
Horticulture 2 Value between \$50,001 - \$100,000	Land with a value of greater than \$50,000 and less than or equal to \$100,000 and used, or capable of being used for agricultural in nature related to orchards (citrus, exotic fruit, nut, stone and other fruit and nuts etc) and/or vineyards, such as grapes and related cultivation and may include a winery and/or a cellar door.	79, 82 Land in this category receive a concessional value for primary production.
Horticulture 3 Value greater than \$100,000	Land with a value of greater than \$100,000 and used, or capable of being used for agricultural in nature related to orchards (citrus, exotic fruit, nut, stone and other fruit and nuts etc) and/or vineyards, such as grapes and related cultivation and may include a winery and/or a cellar door	79, 82 Land in this category receive a concessional value for primary production.
Private Forestry	Land used, or capable of being used for the growing or harvesting of natural and/or plantation hardwood or softwood.	88P and located within the boundary of Map A.
Special Uses	Land used, or capable of being used for non-profit religious, community, welfare or defence oriented including aged residential institutions, nursing or convalescent homes, hospitals, sports clubs, cemeteries, showgrounds, airfields, libraries, educational, parks and gardens, defence force and community protection centres.	11B, 18B, 27, 48, 50, 51, 52, 55, 56, 57, 58, 92, 96, 97, 99
Other	All other land	00, 91A, 95, and other unclassified land

### Definitions for words used in this table

#### “intended use”

Reference to the intended use (or use intended) of land is a reference to use:

- (a) that is as-of-right for the land under the relevant planning scheme;
- (b) for which a development approval exists;
- (c) for which an application for development approval has been made but not finally

determined, or

- (d) when the owner or occupier of the land has informed Council of, or has stated, publicly, their intention to conduct activities upon the land.

**“Major Shopping Facility”**

Land that was used, is used, or intended to be used:

- As a shopping group of more than one shop and includes provision for car parking for greater than or equal to 30 car parking spaces; or
- As a supermarket – a large self-serving shop selling foods and household goods with provision of greater than or equal to 30 car parking spaces; or
- As a shopping centre – including regional, sub-regional and neighbourhood centres and having more than nine shops under one roof with greater than or equal to 30 car parking spaces.

**“mining”**

Land that was used, is used, or intended to be used:

- as a mine (or for purposes ancillary or associated with mining such as, for example, washing down, stockpiling and loading, haulage, water storage, buffering and rehabilitation); or
- in conjunction with other land as part of an integrated mining operation.

For the purposes of the definition of mining, “integrated mining operation” means land contained in more than one rateable assessment which land was used, is used, or intended to be used in an integrated manner for the purposes of mining or purposes ancillary or associated with mining such as, for example, washing down, stockpiling and loading, haulage, water storage, buffering and rehabilitation.

**“land use code”**

The land use codes referred to in column 3 above are prepared and adopted by the Southern Downs Regional Council for use in conjunction with the differential rating categorisation, description and identification table appearing above. Similarly, the definitions of these land use codes are prepared and adopted by the Southern Downs Regional Council for use in conjunction with the differential rating categorisation, description and identification table appearing above. A full list of the land use codes and their definitions are attached to Council's 2020/2021 Revenue Statement.

- b. Council delegates to the Chief Executive Officer the power, pursuant to sections 81(4) and 81(5) of *Local Government Regulation 2012*, to identify the rating category to which each parcel of rateable land belongs.



- c. Pursuant to section 94 of the *Local Government Act 2009* and section 80 of Local Government Regulation 2012, the differential general rate to be made and levied for each differential general rate category and, pursuant to section 77 of *Local Government Regulation 2012*, the minimum general rate to be made and levied for each differential general rate category, is as follows:

Category	Rate in the Dollar	Minimum Differential General Rate
Residential 1	1.487	\$1,155.00
Residential 2	1.285	\$1,155.00
Residential 3	1.214	\$1,155.00
Residential 4	1.141	\$1,155.00
Major Shopping Facility	1.83	\$12,645.00
Commercial and Industrial – CBD	1.678	\$1,255.00
Commercial and Industrial – Town	1.529	\$1,255.00
Commercial and Industrial – Rural	1.42	\$1,255.00
Solar / Wind Farm 1 < 30MW	9.591	\$15,590.00
Solar / Wind Farm 31 < 75MW	10.394	\$31,180.00
Solar / Wind Farm 75MW and above	11.841	\$46,770.00
Extractive	4.97	\$3,780.00
Noxious and Hazardous Industry	1.685	\$1,585.00
Agriculture and farming 1 Value between \$0 - \$325,000	1.335	\$1,155.00
Agriculture and farming 2 Value between \$325,001 - \$850,000	1.021	\$4,340.00
Agriculture and farming 3 Value greater than \$850,000	0.968	\$8,680.00
Horticulture 1	4.608	\$1,155.00

Value between \$0 - \$50,000		
Horticulture 2 Value between \$50,001 - \$100,000	3.542	\$2,305.00
Horticulture 3 Value greater than \$100,000	3.216	\$3,540.00
Private Forestry	1.553	\$865.00
Special Uses	1.125	\$1,045.00
Other	4.97	\$1,155.00

d. Pursuant to section 116 of the *Local Government Regulation 2012*, Council will limit the amount of general rate to be levied for the 2020/2021 financial year for land that meets the following criteria:

- i) The land has direct frontage to the Quart Pot Creek parkland; and
- ii) Prior to the Quart Pot Creek parkland development the land formed part of a parcel of land of which a part was donated to Council for the purpose of developing the creek parkland corridor; and
- iii) The land is still owned by the original owner who made the donation to the Council or is owned by a related member of the family of the original owner who made the donation and the land was gifted to that family member by the original owner.

The general rate to be levied will be an amount no more than an amount equal to the amount of general rate levied on that land in the 2019/2020 financial year increased by 1.9%.

The purpose of applying the 'cap' to these particular properties is to acknowledge the contribution the ratepayers made by voluntarily donating a portion of their land to the Quart Pot Creek parkland development.

**Carried**

## **4.2 Adoption of Investment Policy and Debt Policy for the 2020/2021 Financial Year**

### **Resolution**

**Moved Cr S Tancred**

**Seconded Cr R Bartley**

THAT Council:

1. Pursuant to Section 191 of the *Local Government Regulation 2012*, adopt PL-FS018 Investment Policy as presented; and
2. Pursuant to Section 192 of the *Local Government Regulation 2012*, adopt PL-FS005 Debt Policy as presented.

**Carried**

### **Attachments**

1. Investment Policy - **Attached to the Minutes Under Separate Cover**
2. Debt Policy - **Attached to the Minutes Under Separate Cover**

#### 4.3 Adoption of the Budget, Revenue Statement and Revenue Policy for the 2020/2021 Financial Year

##### Resolution

Moved Cr A Gale

Seconded Cr M Giori

1. Pursuant to Section 107A of the *Local Government Act 2009* and Sections 169 and 170 of the *Local Government Regulation 2012*, Council's Budget for the 2020/2021 financial year, incorporating:
  - a. The statements of financial position (Attachment 1);
  - b. The statements of cash flow (Attachment 1);
  - c. The statements of income and expenditure (Attachment 1);
  - d. The statements of changes in equity (Attachment 1);
  - e. Budgeted statement of Financial Performance of Activities subject to Competition Reforms (Attachment 1);
  - f. The long-term financial forecast (Attachment 1);
  - g. The relevant measures of financial sustainability (Attachment 1)
  - h. The Revenue Statement (Attachment 2);
  - i. The Revenue Policy (Attachment 4);

As tabled, be adopted.

2. Total Value of Change in Rates and Charges

THAT Council adopt the following:

Pursuant to sections 169(6) and 169(7) of *Local Government Regulation 2012*, the total value of the change, expressed as a percentage, in the rates and charges budgeted to be levied for the 2020/2021 financial year compared with the rates and charges levied in the 2019/2020 financial year is 1.9%. For the purpose of this calculation any discounts and rebates are excluded.

3. Statement of Estimated Financial Position

THAT Council adopt the following:

Pursuant to section 205 of *Local Government Regulation 2012*, the statement of the financial operations and financial position of the Council in respect of the financial period from 1 July 2019 to 30 June 2020 ('the Statement of Estimated Financial Position') (Attachment 3) be received and its contents noted.

**Carried**

##### Attachments

1. Budget 2020/21 - **Attached to the Minutes Under Separate Cover**
2. Revenue Statement - **Attached to the Minutes Under Separate Cover**
3. Statement of Estimated Financial Position - **Attached to the Minutes Under Separate Cover**
4. Revenue Policy - **Attached to the Minutes Under Separate Cover**

#### 4.4 Adoption of the Rates and Charges for the 2020/2021 Financial Year

##### Resolution

Moved Cr J McNally

Seconded Cr C McDonald

**1. THAT Council adopts the Special Charge for the 2020/2021 Financial Year**

a. Rural Fire Equipment Levy

Pursuant to section 94 of the *Local Government Regulation 2012* and section 128A of the *Fire and Emergency Services Act 1990*, Council will levy a special charge (to be known as the "Rural Fire Levy") of \$35.00 on all rateable land within the region that is levied a Class E Emergency Management Levy (pursuant to Part 3 of the *Fire and Emergency Services Regulation 2011*), to fund the ongoing provision and maintenance of rural firefighting equipment, operations and buildings for the rural fire brigades that operate throughout the rural areas of the region.

**2. THAT Council adopts the Water Utility Charges for the 2020/2021 Financial Year**

a. Pursuant to section 94 of the *Local Government Act 2009* and section 99 of *Local Government Regulation 2012*, Council make and levy water utility charges upon all lands which have access or may have access to Council's water supply system.

b. Water Utility Charges be allocated into two supply areas:

- i. Supply Area 1 will be properties within 100 meters of the water reticulation network of: Allora, Warwick, Yangan, Killarney, Stanthorpe and Wallangarra;
- ii. Supply Area 2 will be properties within 100 meters of the water reticulation network of: Dalveen, Karara, Leyburn and Pratten.

c. The following be adopted as the basis and principles of the water charges be –

- i. An annual access charge; and
- ii. A charge for each kilolitre consumed which decreases for higher levels of consumption.

d. The following be adopted as the basis for making and levying the water access charge:

Unless otherwise specified, the access charge for properties with a water service connection will be calculated as a proportion of the cross sectional area of that water service connection compared to the area of a 20mm water service connection as indicated in the following table:

Connection Size	Times 20mm Connection
20 mm	1
25 mm	1.55
30 mm	2.25
40 mm	4

50 mm	6.25
75 mm	14.05
80 mm	16
100 mm	25
150 mm	56

Unless otherwise specified, the access charge for properties with a water service connection will be as per the following table:

Connection Size	Supply Area 1	Supply Area 2
20 mm	\$594.00	\$503.00
25 mm	\$921.00	\$780.00
30 mm	\$1,337.00	\$1,132.00
40 mm	\$2,376.00	\$2,012.00
50 mm	\$3,713.00	\$3,144.00
75 mm	\$8,346.00	\$7,067.00
80 mm	\$9,504.00	\$8,048.00
100 mm	\$14,850.00	\$12,575.00
150 mm	\$33,264.00	\$28,168.00

For each connection to a restricted flow main the access charge will be 70% of the applicable supply area charge listed above.

Where there exists on any property more than one water service connection, the applicable access charge applies to each water service connected to Council's reticulated water supply system.

An access charge does not apply where such water service connection is –

- i) A fire service connection
  - ii) An untreated water connection
  - iii) A master meter where child connections (whether metered or not) are individually charged
  - iv) A master meter on a property containing lots created pursuant to the provisions of the *Building Units and Group Titles Act 1980* or the *Body Corporate and Community Management Act 1997*.
- e. The following be adopted as the basis for making and levying a base access charge –
- i) To each parcel which is not connected to the Council's reticulated water supply system if the parcel is located within 100 metres of a water main and where Council is currently able to provide a reticulated water service. The base access charge does not apply to parcels that meet the above criteria and has at least one of the following:
    - a. A building or sporting infrastructure situated across two or more adjoining parcels; or
    - b. Incapable of further development.
  - ii) To each parcel created pursuant to the provisions of the *Building Units and*

*Group Titles Act 1980 or the Body Corporate and Community Management Act 1997 where individual meters are not connected to each parcel.*

The base access charge will be as per the following table:

Service type	Supply Area 1	Supply Area 2
For each parcel within 100 metres of a treated water main, not connected to the treated water supply system; and where Council is currently able to provide a reticulated water service to that parcel.  The maximum number of contiguous parcels under common ownership on which unconnected water charges may be levied shall be four (4).	\$446.00	\$377.00
For each parcel within a Community Title Schemes, Building Units and Group Title Units where individual meters are not connected to each parcel	\$594.00	\$503.00

For parcels not connected to the Council's reticulated water supply system, located within 100 metres of a restricted water main and where Council is currently able to provide a restricted reticulated water service to that parcel but is not capable of being connected to a full water main the base access charge will be 70% of the applicable supply area charge listed above.

- f. The following be adopted as the basis for making and levying the consumption charge -
- i) A two tiered water consumption charge be applied to water consumed. The higher tier water consumption charge be designated the 'first tier consumption charge', the lower tier water consumption charge be designated the 'second tier consumption charge'.
  - ii) In respect of either half of the 2020/2021 water year -
    - a. The first tier consumption charge apply to all water consumed during the course of either half of the 2020/2021 water year up to the first tier maximum water consumption limit applicable to the property.
    - b. The second tier consumption charge apply to all water consumed during the course of either half of the 2020/2021 water year above the first tier maximum water consumption limit applicable to the property and be applied only after the total quantity of water consumed during the course of either half of the 2020/2021 water year exceeds the first tier maximum water consumption limit.
  - iii) Except as hereinafter provided, the first tier maximum water consumption limit be as follows:

Service type	Supply Area 1	Supply Area 2
First Tier Maximum Water Consumption Limit – Treated water	2,500 kL	2,500 kL
First Tier Maximum Water Consumption Limit – Untreated water	No Limit	N/A

- iv) Where a property has more than one water service connection, the first tier maximum water consumption limit be applied individually to each separate connection.
- v) In respect of parcels created pursuant to the provisions of the *Building Units and Group Titles Act 1980* or the *Body Corporate and Community Management Act 1997* -
  - a. Where the supply of water to each parcel and to the common property is separately measured, the water consumption be separately charged in the manner specified in the *Building Units and Group Titles Act 1980* or the *Body Corporate and Community Management Act 1997*.
  - b. Where the supply of water to each parcel and to the common property is not separately measured, the consumption charge applicable to the water consumed through the primary access meter be apportioned between the parcels comprised in the parcel of land in accordance with the parcel entitlements of the respective parcels unless an arrangement pursuant to the provisions of the *Building Units and Group Titles Act 1980* or the *Body Corporate and Community Management Act 1997* is in existence.
- vi) The water consumption charges as set out hereunder be made and levied in accordance with the several bases as set out above for the supply of water services by the Council –

Service type	Supply Area 1	Supply Area 2
For each connection on land; supplying treated water and measured by meter, per kilolitre or part thereof for that quantity of water used or estimated to be used		
First Tier	\$2.01	\$1.62
Second Tier	\$1.91	\$1.54
Fire service connection	\$Nil	\$Nil
For each connection on land; supplying untreated water and measured by meter, per kilolitre or part thereof for that quantity of water used	\$1.01	N/A

#### Definitions for words used in this section

##### “Water year”

For the purpose of measuring and charging water consumption, the period covered by the meter readings taken from March through to April

##### “The first half of the 2020/2021 water year”

Means a term of approximately six (6) months commencing April 2020, ending in September 2020.

##### “The second half of the 2020/2021 water year”

Means a term of approximately six (6) months commencing October 2020 and ending April 2021.



**3. THAT Council adopts the Sewerage Utility Charges for the 2020/2021 Financial Year**

- a. Pursuant to section 94 of the *Local Government Act 2009* and section 99 of *Local Government Regulation 2012*, Council make and levy sewerage utility charges, in accordance with the several bases as set out hereunder, for the supply of a sewer system by the Council.
- b. Sewerage Utility Charges be allocated into two supply areas:
  - i. Supply Area 1 will be properties within 100 meters of the sewer reticulation network of: Stanthorpe and Warwick;
  - ii. Supply Area 2 will be properties within 100 meters of the sewer reticulation network of: Dalveen, Killarney and Wallangarra.
- c. The basis and principles of the sewerage charges be an annual access charge.
- d. The following be adopted as the basis for making and levying the access charge:
  - i. The access charges for sewer services will be charged either to each soil fixture (e.g. W.C. pedestal and urinal) installed on each property or each connection, as set out in the following tables. In the event of no soil fixtures being installed on land connected to Council's sewer system, a utility charge for sewerage services will be charged per connection.
  - ii. In respect to domestic sewerage, a sewerage charge is applied per tenement regardless of whether the tenement is separately connected to Council's sewer system or shares sewerage services such as a single sewer connection to the property which services multiple tenements. To remove doubt, each tenement is treated as a separate connection. "Tenement" includes any premises used as a separate domicile such as, for example –
    - 1. A single unit private dwelling; or
    - 2. A flat, apartment or other dwelling unit used as a separate domicile; or
    - 3. Residential units erected upon lots created pursuant to the provisions of the *Building Units and Group Titles Act 1980* or the *Body Corporate and Community Management Act 1997*; or
    - 4. A private (non-commercial) boarding house, hostel, lodging house, or guest house.
  - iii. Unless otherwise specified, the access charge for properties with a sewer service connection will be as per the following tables:

## Supply Area 1

			<b>Total charge per annum</b>
--	--	--	-------------------------------

The following sewerage charges shall apply to properties as described below:

a.	Residential	For each connection on land used for single unit dwellings and individual residential units (including tenements) irrespective of the number of soil fixtures connected.	\$740.00
b.	Short-Term Accommodation	For each soil fixture installed on land used for short-term accommodation e.g. motels, caravan parks (excluding land with taverns). In the event of no soil fixtures being installed on improved land per connection.	\$555.00
c.	Other Premise	For each soil fixture installed on land used for commercial (other than overnight accommodation), non-profit or other non-residential purposes. In the event of no soil fixtures being installed on improved land per connection.	\$740.00
d.	CED	For land connected or able to be connected to a CED (Septic) sewer main, used for any purpose or each parcel applicable for a Base Access Charge being within 100 meters of a CED sewer main.	75% of the applicable service type charges as above

## Supply Area 2

			<b>Total charge per annum</b>
--	--	--	-------------------------------

The following sewerage charges shall apply to properties as described below:

a.	Residential	For each connection on land used for single unit dwellings and individual residential units (including tenements) irrespective of the number of soil fixtures connected.	\$555.00
b.	Short-Term Accommodation	For each soil fixture installed on land used for short-term accommodation e.g. motels, caravan parks (excluding land with taverns). In the event of no soil fixtures being installed on improved land per connection.	\$415.00
c.	Other Premise	For each soil fixture installed on land used for commercial (other than overnight accommodation), non-profit or other non-residential purposes. In the event of no soil fixtures being installed on improved land per connection.	\$555.00

- e. The following be adopted as the basis for making and levying a base access charge –
- i) To each parcel which is not connected to the Council's reticulated sewer supply system if the parcel is located within 100 metres of a sewer main and where Council is currently able to provide a reticulated sewer service. The base access charge does not apply to parcels that meet the above criteria and has at least one of the following:
    - a. A building or sporting infrastructure situated across two or more adjoining parcels; or
    - b. Incapable of further development.

The base access charge will be as per the following tables:

#### Supply Area 1

			Total charge per annum
--	--	--	------------------------

The following sewerage charges shall apply to properties as described below:

a.	Base Access Charge	For each parcel within 100 meters of a sewer main not connected to Council's sewer system and where Council is currently able to provide a sewerage service to that parcel.	\$370.00
b.	CED	For land able to be connected to a CED (Septic) sewer main, used for any purpose or each parcel applicable for a Base Access Charge being within 100 meters of a CED sewer main.	75% of the applicable service type charges as above

#### Supply Area 2

			Total charge per annum
--	--	--	------------------------

The following sewerage charges shall apply to properties as described below:

a.	Base Access Charge	For each parcel within 100 meters of a sewer main not connected to Council's sewer system and where Council is currently able to provide a sewerage service to that parcel.	\$280.00
----	--------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------

#### Definitions for words used in this section

##### “Soil fixture”

A sanitary fixture which receives and discharges solid and liquid excreted human waste. A soil fixture may be a toilet, pedestal, waste pan, urinal, slop sink, autopsy table, bedpan or sanitary napkin disposal unit hence soil pipe.

**4. THAT Council adopts the Waste Management Utility Charges for the 2020/2021 Financial Year**

- a. Pursuant to section 94 of the *Local Government Act 2009* and section 99 of *Local Government Regulation 2012*, Council make and levy waste management utility charges for the supply of the waste management services hereinafter, for the supply of a waste management by the Council.
- b. Waste Management Utility Charges be allocated into three supply areas:
  - i. Supply Area 1 will be properties in a compulsory waste collection area north of and including the Dalveen collection area;
  - ii. Supply Area 2 will be properties in a compulsory waste collection area south of the Dalveen collection area;
  - iii. Supply Area 3 will be properties outside of a compulsory waste collection area receiving a voluntary collection service
- c. The following be adopted as the basis for making and levying the access charge:
  - i. The utility charges for waste collection services will be charged:
    - 1. To each residential dwelling located within a defined compulsory waste collection area; and
    - 2. To each residential dwelling located outside a defined compulsory waste collection area and receiving a waste collection service.
    - 3. A residential dwelling is a lawfully approved residential building used, or capable of being used, for long term residential purposes. Commercial and industrial buildings are not applicable for domestic waste collection services and must apply for commercial or industrial waste collection services direct with a waste collection service provider. Commercial waste is defined under the Waste Reduction and Recycling Regulation 2011.
  - ii. In respect to domestic waste, a waste collection utility charge is applied per Tenement regardless of whether the tenement receives a separate waste collection service and recycling collection service or shares waste collection services such as bulk waste bin services. "Tenement" includes any premises used as a separate domicile such as, for example –
    - 1. A single unit private dwelling; or
    - 2. A flat, apartment or other dwelling unit used as a separate domicile; or
    - 3. Residential units erected upon lots created pursuant to the provisions of the *Building Units and Group Titles Act 1980* or the *Cody Corporate and Community Management Act 1997*; or
    - 4. A private (non-commercial) boarding house, hostel, lodging house, or guest house.

- iii. A residential tenement within a commercial building (e.g. living quarters behind a shop or managers residence in a hotel) and self-contained residential tenements within a retirement village or aged care facility are applicable for domestic waste collection services.
- iv. Retirement villages and aged care facilities with 15 or more self-contained tenements will be charged at half the number of self-contained tenements (rounded to the nearest whole number) or the number of bins on-site, whichever is the greater. For example – if a retirement village has 50 units and 30 combined domestic/recycling waste collection bins, 30 services will be applied ( $50 \text{ units} / 2 = 25 < 30 \text{ bins}$ ).
- v. Unless otherwise specified, the waste charge will be as per the following tables:

<b>Supply Area 1</b>					
	<b>Collection Service Type</b>	<b>Collection Frequency</b>	<b>Collection Day</b>	<b>Bin Type</b>	<b>Charge Amount per annum</b>
a	Waste Collection Service (first services is mandatory)	Weekly	Normal	240 Litre Mobile Bin	\$380.00 per combined service
	Recycling Collection Service (first service is mandatory)	Fortnightly	Normal	240 Litre Mobile Bin	
b	Waste Collection Service Additional (Optional)	Weekly	Normal	240 Litre Mobile Bin	\$253.00 per additional waste service only
c.	Recycling Collection Service Additional (Optional)	Fortnightly	Normal	240 Litre Mobile Bin	\$141.00 per additional recycling service only

<b>Supply Area 2</b>					
a.	Waste Collection Service (first services is mandatory)	Weekly	Normal	240 Litre Mobile Bin	\$443.00 per combined service
	Recycling Collection Service (first service is mandatory)	Fortnightly	Normal	240 Litre Mobile Bin	
b.	Waste Collection Service Additional (Optional)	Weekly	Normal	240 Litre Mobile Bin	\$259.00 per additional waste service only
c.	Recycling Collection Service Additional (Optional)	Fortnightly	Normal	240 Litre Mobile Bin	\$224.00 per additional recycling service only

<b>Supply Area 3</b>					
a.	Waste Collection Service (first services is mandatory)	Weekly	Normal	240 Litre Mobile Bin	\$450.00 per combined service
	Recycling Collection Service (first service is mandatory)	Fortnightly	Normal	240 Litre Mobile Bin	
b.	Waste Collection Service Additional (Optional)	Weekly	Normal	240 Litre Mobile Bin	\$263.00 per additional waste service only
c.	Recycling Collection Service Additional (Optional)	Fortnightly	Normal	240 Litre Mobile Bin	\$227.00 per additional recycling service only

**5. THAT Council adopts the Trade Waste Utility Charges for the 2020/2021 Financial Year**

- a. Pursuant to section 94 of the *Local Government Act 2009*, section 99 of the *Local Government Regulation 2012*, the utility charge for trade waste will be charged upon all properties discharging trade waste to Council's sewer.
- b. The charge is based on waste volume and quality and will be charged on land occupied by trade waste generators.
- c. The following charges will apply:
  - Flow 0.515 \$/kl
  - 5 Day biochemical oxygen demand (BOD5) 0.567 \$/kl
  - Suspended Solids (SS) 0.431 \$/kl
- d. The charge is calculated as follows:
  - $C = Q \times C_q + M_{bod} \times C_{bod} + M_{ss} \times C_{ss}$
  - C is the total charge in \$
  - Q is the total flow in kl
  - $C_q$  is the unit charge for flow in \$/kl
  - $M_{bod}$  is the total mass of BOD5 in kg
  - $C_{bod}$  is the unit charge for BOD5 in \$/kl
  - $M_{ss}$  is the total mass of SS in kg
  - $C_{ss}$  is the unit charge for SS in \$/kg

**6. THAT Council adopts the Payment Terms for the 2020/2021 Financial Year**

- a. Pursuant to section 104(2)(b) of the *Local Government Regulation 2012*, the rate notice must state the due date for payment of the rates and charges. The due date for payment of:
  - i. A half-yearly rate notice will be 60 days from date of issue;
  - ii. A rate notice for water consumption charges will be 30 days from date of issue;
  - iii. A supplementary rate notice will be 30 days.

**7. THAT Council adopts the Discount for the 2020/2021 Financial Year**

- a. Pursuant to section 130 of *Local Government Regulation 2012*, the Rates made and levied pursuant to Clause 2 (differential general rates) be subject to a discount of seven and a half percent (7.5%) provided that:
  - i. All of the rates are paid on or before the due date of the rate notice;
  - ii. All other rates and charges appearing on the rate notice (that are not subject to a 7.5% discount) are paid on or before the due date of the rate notice; and
  - iii. All other overdue rates and charges relating to the rateable assessment are paid on or before the due date of the rate notice.

**8. THAT Council adopts the Interest for the 2020/2021 Financial Year**

- a. Pursuant to section 133 of the *Local Government Regulation 2012*, compound interest be charged on all overdue rates, as that term is defined in the *Local Government Regulation 2012*, five (5) days from the due date at the rate of eight point five three percent (8.53%) per annum, calculated on daily rests.

**9. THAT Council adopts the Levy and Payment for the 2020/2021 Financial Year**

- a. Pursuant to section 107 of the *Local Government Regulation 2012* and section 114 of the *Fire and Emergency Services Act 1990*, Council's Rates and Charges (other than Council's water consumption charges), and the State Government's Emergency Management Levy will be levied half-yearly in July/August 2020 and January/February 2021.
- b. Pursuant to section 107 of the *Local Government Regulation 2012*, Council's water consumption charges will be levied half-yearly in October/November 2020 and April/May 2021.
- c. Pursuant to section 104 of the *Local Government Regulation 2012*, Council provides that Rates and Charges may be paid at any of Council's Service Centres (located throughout the region), at any Australia Post Office, BPAY, Direct Debit, Centrepay and Paying Online via Council's website.

**10. THAT Council adopts the Rate Concessions for the 2020/2021 Financial Year**

- a. Unapparent Plumbing Failures

Pursuant to sections 120, 121 and 122 of the *Local Government Regulation 2012*, if a ratepayer:

- i. Incurs water consumption charges by reason of an unapparent plumbing failure' (as defined in Council's Rate Concession Policy); and
- ii. Satisfies the criteria set down in Council's Rate Concession Policy.

Council is satisfied that such circumstances justify the exercise of the remission power.

The quantum of the remission of water consumption charges is to be determined in accordance with Council's Rate Concession Policy. Council grants this remission on the basis that to require the ratepayer to pay full charges for consumption in circumstances where an unapparent plumbing failure has occurred (through no fault of the ratepayer) would result in hardship.

b. Home Haemodialysis Treatment

Pursuant to sections 120, 121 and 122 of the *Local Government Regulation 2012*, if a ratepayer:

- i. Incurs higher water consumption charges as a result of home haemodialysis treatment (as defined in Council's Rate Concession Policy); and
- ii. Satisfies the criteria set down in Council's Rate Concession Policy.

Council is satisfied that such circumstances justify the exercise of the remission power. The quantum of the remission of water consumption charges is to be determined in accordance with Council's Rate Concession Policy. Council grants this remission on the basis that to require the ratepayer to pay full charges for consumption in circumstances where home haemodialysis treatment is being provided would result in hardship.

c. Not-For-Profit/Charitable Organisations

Pursuant to sections 120, 121 and 122 of the *Local Government Regulation 2012*, Council grant a remission of a percentage of the water access and sewerage charges to approved organisations who:

- i. Have objectives which do not include the making of profit and who provide services to their membership and the community; and
- ii. Satisfy the criteria set down in council's rate concession policy.

The quantum of the remission of water access and sewerage charges is to be determined in accordance with Council's Rates Concession Policy. Council grants this remission on the basis that to require the ratepayer to pay full charges for water access and sewerage charges certain not for profit objectives is being provided would result in hardship.

d. Permits to Occupy Pump Sites and Separate Pump Site Assessments

Pursuant to sections 120, 121 and 122 of the *Local Government Regulation 2012*, a remission of 50% of the general rate be granted to all ratepayers who hold a permit to occupy for a pump site, where the permit is not valued with other rateable land and the total assessment area is 25 square meters or less and satisfy the criteria set down in Council's Rate Concession Policy.

e. Leased Council Vacant Land

Pursuant to sections 120, 121 and 122 of the *Local Government Regulation 2012*, a remission of 100% of the general rates, separate charges and special charges be granted to all ratepayers who lease vacant Council land and satisfy the criteria set down in Council's Rate Concession Policy.



f. Financial Hardship

Pursuant to sections 120, 121 and 122 of the *Local Government Regulation 2012*, Council grant a remission to ratepayers who are having difficulty in paying their rates in one of the following circumstances:

- i. Major medical situations; or
- ii. Unusual and severe circumstances;
- iii. And where the ratepayers situation satisfy the criteria set down in Council's Rate Concession Policy.

Council is satisfied that such circumstances justify the exercise of the remission power.

The remission is granted by way of waiving any interest charges levied in the current financial year and deferral of all interest charges and legal recovery from the date of application until 30 June of the current financial year subject to the conditions contained in Council's Rate Concession Policy. Council grants this remission on the basis that to require the ratepayer to pay interest charges and be subject to legal recovery action in circumstances where financial hardship has occurred (through no fault of the ratepayer) would result in hardship.

g. Water Charges - Base Access Charge

Pursuant to sections 120, 121 and 122 of the *Local Government Regulation 2012*, Council will grant a remission of 100% of the base access charge component of Council's for water utility charges to properties that:

- i. Are located within 100 metres of a water main and where Council is currently able to provide a reticulated water service to that parcel; and
- ii. Have received a valuation concession for land used for farming under sections 45 to 48 of the *Land Valuation Act 2010* issued by Department of Natural Resources Mines & Energy.
- iii. And where the ratepayer satisfies the criteria set down in Council's Rate Concession Policy.

Council is satisfied that such circumstances justify the exercise of the remission power.

h. COVID-19 Rebate

Pursuant to sections 120, 121 and 122 of the *Local Government Regulation 2012*, Council will grant a remission of 1.9% of the calculated rates and charges (excluding water consumption, State Emergency Management Levy and rural fire levy) in relation to and levied in the first half of the 2020/2021 financial year to ratepayers who are levied one/some/all of the following:

- Differential general rates; and/or
- Water access charge/s; and/or
- Sewerage access charge/s; and/or
- Waste management charge/s.

i. Aged Care Facilities

Pursuant to sections 120, 121 and 122 of the *Local Government Regulation 2012* Council grant a concession to properties used for aged care facilities by way of a

rebate of 100% of sewerage charges related to soil fixtures contained within building/s that are not being used for aged care, administration or any other purpose and where the ratepayers situation satisfy the criteria set down in Council's Rate Concession Policy. Council is satisfied that such circumstances justify the exercise of the remission power.

j. Other remissions and deferrals

Other remission or rate deferral requests will be assessed on their individual merits.

**Carried**

#### **4.5.1 Amendment Draft Budget Submissions 2020/2021**

##### **Resolution**

**Moved Cr J McNally**

**Seconded Cr S Windle**

THAT the following amendments for made to Agenda Item 4.5:

1. Acknowledge and include the submission from Helen Gibson on the entirety of the budget in the table of the report.
2. Respond directly to each of the budget submitters on the outcome of their submission.

**Carried**

#### **4.5 Draft 2020/2021 Budget Submissions**

##### **Resolution**

**Moved Cr J McNally**

**Seconded Cr S Tancred**

THAT Council:

1. Receive and note the public submissions received as part of the Draft Budget 2020/2021 deliberations and the outcomes for each of the submissions received.
2. Acknowledge and include the submission from Helen Gibson on the entirety of the budget in the table of the report.
3. Respond directly to each of the budget submitters on the outcome of their submission.

**Carried**

#### **4.6 Policies Review**

##### **Resolution**

**Moved Cr C McDonald**

**Seconded Cr A Gale**

THAT Council adopt:

1. The attached revised policies:
  - a. Discount Policy;
  - b. Supplementary Rates Policy;
  - c. Rates Exemption by Resolution Policy;
  - d. Debt Recovery Policy;
  - e. Rate Concession Policy;
  - f. Private and Minor Works Credit Policy;
  - g. Procurement Policy.

**Carried**

##### **Attachments**

1. Discount Policy - **Attached to the Minutes Under Separate Cover**
2. Supplementary Rates Policy - **Attached to the Minutes Under Separate Cover**
3. Rates Exemption by Resolution Policy - **Attached to the Minutes Under Separate Cover**
4. Debt Recovery Policy - **Attached to the Minutes Under Separate Cover**
5. Rate Concession Policy - **Attached to the Minutes Under Separate Cover**
6. Private and Minor Works Credit Policy - **Attached to the Minutes Under Separate Cover**
7. Procurement Policy - **Attached to the Minutes Under Separate Cover**

#### **4.7 2020-2021 Operational Plan**

##### **Resolution**

**Moved Cr S Tancred**

**Seconded Cr C Gow**

THAT Council adopt the 2020-2021 Operational Plan.

**Carried**

##### **Attachments**

1. 2020-2021 Operational Plan - **Attached to the Minutes Under Separate Cover**

#### **4.8 Queensland Resilience and Risk Reduction Funding (QRRRF) 2019-20 Program**

##### **Resolution**

**Moved Cr J McNally**

**Seconded Cr A Gale**

THAT Council endorse the following projects and priority listing for submission for the Queensland Resilience and Risk Reduction Funding (QRRRF) 2019-20 Program with a 10% co-contribution from Council:

1. Stanthorpe Civic Centre – Emergency Generator System - \$100,000.
2. Cameras at Connolly Dam and Storm King Dam Headwalls - \$140,000.
3. Queensland Emergency Risk Management Framework – Consultant - \$60,000.
4. Eden Gardens - Multi Use Facility – Local Disaster Coordination Centre - \$100,000.
5. Easey Street upgrades - \$780,000.

**Carried**

##### **MEETING CLOSURE**

There being no further business, the meeting closed at 10:15am.