

Program: Financial Services
Date of Adoption: 22 June 2022
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Scope

The Revenue Statement is produced in accordance with section 104 of the *Local Government Act 2009* (the Act) and section 169 and 172 of the *Local Government Regulation 2012* (the Regulation).

Objective

The purpose of the Revenue Statement is to set out:

- the rates and charges to be levied in the financial year
- the concessions for rates and charges to be granted in the financial year
- the limitations and increases in rates and charges
- the criteria for cost recovery fees.

Policy Statement

In accordance with the *Local Government Act 2009*, Council has developed this Revenue Statement in accordance with its Revenue Policy to develop Council's budget for the financial period from 1 July 2022 to 30 June 2023. Council levies rates and charges to raise sufficient revenue to enable it to maintain assets and to provide services to the community at a level that the Council considers appropriate for both current and future community requirements.

This process to remain in force until otherwise determined
by Mackay Regional Council

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1.0 Principles

The revenue measures adopted are determined at the budget meeting and are based on the Mackay Regional Council's (Council's) Revenue Policy.

Council intends to achieve an equitable distribution of the cost of its operations between different groups of ratepayers.

2.0 Differential General Rates

Council is required to raise an appropriate amount of revenue to maintain assets and provide services to the region as a whole.

Having regard to this objective, and in accordance with the provisions of Part 5 of Chapter 4 of the Regulation, Council will adopt a differential general rating scheme for the following reasons:

- general rates are a form of taxation based on land valuations issued by the Department of Resources (DOR) and as such the application of the rates will not necessarily reflect the principle of user pays.
- Council is committed to spreading the general rates burden equitably; certain land uses, and locations of lands require and/or impose greater demands on Council services relative to other land uses and locations.
- valuation relativities between commercial/industrial, rural, urban, productive and residential uses, do not reflect the differences in the intensity of land use nor the actual or potential demands on Council services and facilities.
- the use of a single general rate would not result in an equitable distribution of the rates burden amongst ratepayers.
- the primary land use code identifies the predominant use for which the property is utilised and is an indicator of the property's specific rating category as determined by DOR. The primary land use is not necessarily determined by percentage of area.

The categories into which rateable land is categorised and the description by which land is categorised is as follows:

Category	Description	Identification
1.101 – Residential Band 1	Land which is used for, or in the case of vacant land, intended to be used for, residential purposes, with a rateable value up to and including \$175,000 and which is not included in categories 1.511, 1.531, 2.101, or 2.201.	Land having a residential, primary land use or zoning and meets the criteria in the description.

Category	Description	Identification
1.201 – Residential Band 2	Land which is used for, or in the case of vacant land, intended to be used for, residential purposes, with a rateable value above \$175,000 and up to and including \$345,000 and which is not included in categories 1.511, 1.531, 2.101, or 2.201.	Land having a residential, primary land use or zoning and meets the criteria in the description.
1.301 – Residential Band 3	Land which is used for, or in the case of vacant land, intended to be used for, residential purposes, with a rateable value above \$345,000 and up to and including \$575,000 and which is not included in categories 1.511, 1.531, 2.101, or 2.201.	Land having a residential, primary land use or zoning and meets the criteria in the description.
1.401 – Residential Band 4	Land which is used for, or in the case of vacant land, intended to be used for, residential purposes, with a rateable value above \$575,000 and which is not included in categories 1.511, 1.531, 2.101, or 2.201.	Land having a residential, primary land use or zoning and meets the criteria in the description.
1.511 – Residential – Multi-Unit	Land which is used for, or intended to be used for, residential purposes and has more than one dwelling house, secondary dwelling, flat or unit constructed, or being constructed, on the rating assessment and the houses, flats or units are not part of a body corporate. This category applies regardless of whether all houses, flats or units on the land have laundry facilities within the structure or not. Properties approved for Dependant Persons Accommodation Unit (Granny Flat) that are occupied in accordance with that approval, are excluded from this category.	Land having a residential, primary land use and meets the criteria in the description.
1.531 – Residential – Home-based Business	The land is used for a combined residential and a commercial or industrial purpose, where the area occupied by the non-residential use (including storage areas) does not exceed the lesser of: (i) 25 percent of the total floor area of the principal dwelling house; or (ii) 10 percent of the land area; or (iii) 60 square metres.	Land having a residential, primary land use and meets the criteria in the description.

Category	Description	Identification
2.101 – Special Residential Strata - Horizontal	Land used for, or in the case of vacant land, intended to be used for, residential purposes, which is part of a body corporate where: (i) the land is vacant or; (if the land is built on) the building does not exceed three stories in height; and (ii) all of the lots in the body corporate share a common rateable valuation of greater than \$1,300,000 (issued by the Department of Resources); and (iii) there are eight or more lots in the body corporate.	Land having a residential, primary land use or zoning and meets the criteria in the description.
2.201 – Special Residential Strata - Vertical	Land used for residential purposes which is a unit and is part of a body corporate in a building with more than three stories.	Land having a residential, primary land use and meets the criteria in the description.
3.1 – Canefarming	Land used for, or in the case of vacant land, zoned and intended to be used for, the growing of, sugar cane or associated with the growing of, sugar cane.	Land having an agricultural primary land use code or zoning and meets the criteria in the description.
4.1 – Other Rural	Land used, or in the case of vacant land, zoned and intended for use, for rural industry purposes other than properties contained within category 3.1.	Land having an agricultural primary land use code or zoning and meets the criteria in the description.

Category	Description	Identification
5 - Large Shopping Centre	<p>Land which is used for commercial retail purposes and:</p> <ul style="list-style-type: none"> (i) has an area greater than five hectares; and (ii) has a gross floor area greater than 30,000 square metres; and (iii) contains more than 60 commercial tenancies; and (iv) is located within the Mackay City Centre Area as defined in Map No.1. <p>The term "commercial retail purposes" means anything used for commercial retail purposes including, but not limited to, a shopping centre, other retail complex or single or multiple shops.</p>	Land having a commercial retail primary land use code and meets the criteria in the description.
6 - Medium Shopping Centre	<p>Land which is used for commercial retail purposes and:</p> <ul style="list-style-type: none"> (i) has an area greater than five hectares; and (ii) has a gross floor area greater than 20,000 square metres; and (iii) contains more than 30 commercial tenancies; and (iv) is not included in category 5. <p>The term "commercial retail purposes" means anything used for commercial retail purposes including, but not limited to, a shopping centre, other retail complex or single or multiple shops.</p>	Land having a commercial retail primary land use code and meets the criteria in the description.
7 – Commercial Retail	<p>Land which is used for commercial retail purposes and:</p> <ul style="list-style-type: none"> (i) has a gross floor area of greater than 1,500 square metres; and (ii) has more than 40 car parking spaces; and (iii) is not included in category 5 or 6. <p>The term "commercial retail purposes" means anything used for commercial retail purposes including, but not limited to, a shopping centre, other retail complex or single or multiple shops.</p>	Land having a commercial retail primary land use code and meets the criteria in the description.

Category	Description	Identification
8.11 – Other Commercial / Industrial (Mackay)	<p>Land, within the Mackay Urban Commercial Area, as shown in Map No. 2, but outside the gazetted locality of Paget which is:</p> <ul style="list-style-type: none"> (i) used, or intended to be used, for commercial or industrial purposes irrespective of the zoning of the land under the applicable planning scheme; or (ii) vacant land zoned for commercial or industrial purposes under the applicable planning scheme. 	Land having a commercial or industrial primary land use code or zoning and meets the criteria in the description.
8.21 – Other Commercial / Industrial (Regional)	<p>Land, outside the Mackay Urban Commercial area as shown in Map No. 2 which is:</p> <ul style="list-style-type: none"> (i) used, or intended to be used, for commercial or industrial purposes irrespective of the zoning of the land under the applicable planning scheme; or (ii) vacant land zoned for commercial or industrial purposes under the applicable planning scheme. 	Land having a commercial or industrial primary land use code or zoning and meets the criteria in the description.
8.31 – Other Commercial / Industrial (Paget)	<p>Land, within the Mackay Urban Commercial area within the gazetted locality of Paget as shown in Map No. 2 which is:</p> <ul style="list-style-type: none"> (i) used, or intended to be used, for commercial or industrial purposes irrespective of the zoning of the land under the applicable planning scheme; or (ii) vacant land zoned for commercial or industrial purposes under the applicable planning scheme. 	Land having a commercial or industrial primary land use code or zoning and meets the criteria in the description.
9 - Major Port Industry	<p>Land, located in the Hay Point or Dalrymple Bay complexes which is:</p> <ul style="list-style-type: none"> (i) used for major port industry; and (ii) has Port / Industry or Strategic Port Land designations and is used for the storage, processing or loading of mineral products. 	Land having a commercial or industrial primary land use code or zoning and meets the criteria in the description.

Category	Description	Identification
10 - Sugar Mill or Sugar Refinery	Land which is used, or designed for use, as a sugar mill or sugar refinery.	Land having a commercial or industrial primary land use code or zoning and meets the criteria in the description.
11 – Other Significant Industry (1)	Land which is used for: <ul style="list-style-type: none"> (i) the manufacture of alcohol or alcohol related products; or (ii) any commercial or industrial purpose which is associated or connected with, or which supports railway operations and/or logistics; or (iii) any commercial or industrial purpose where the land has a Port/Industry or Strategic Port Land designation and is not included within Category 9 Major Port Industry and is located within, or supports or augments the operations of, the Hay Point or Dalrymple Bay complexes. 	Land having a commercial or industrial primary land use code or zoning and meets the criteria in the description.
12 – Other Significant Industry (2)	Land which is located within the Mackay Port precinct and is used for: <ul style="list-style-type: none"> (i) the storage, processing or loading of agricultural, mineral, gas or oil products in raw, processed or refined states; or (ii) activities associated, related or connected with the provision and operation of a port or harbour facility. 	Land having a commercial or industrial primary land use code or zoning and meets the criteria in the description.
13 – Other Significant Industry (3)	Land which is located within the Mackay Airport precinct and is used for activities associated, related or connected with the provision, management and operation of an airport facility.	Land having a commercial or industrial primary land use code or zoning and meets the criteria in the description.
14 – Resorts and Island Commercial Operations	Land which is located within a resort facility or on an offshore island, and is: <ul style="list-style-type: none"> (i) used, or able to be used, for a commercial or industrial activity; or (ii) vacant land zoned for commercial or industrial purposes under the applicable planning scheme. 	Land that meets the criteria in the description.

Category	Description	Identification
15 – Not-for-Profit Organisation	Land which is: (i) used by a not for profit organisation for the organisation's primary purpose; and (ii) not used for any additional commercial or industrial operations; and (iii) not otherwise included in any other category.	Land that meets the criteria in the description.
16 - Non-resident Workforce Accommodation	Land used, in whole or in part, for providing intensive accommodation for non-resident workers (including provision of recreational and entertainment facilities for the exclusive use of workers) but not including accommodation made available to the ordinary travelling public. Such facilities are commonly known as "worker accommodation", "single person's quarters", "worker camps", "accommodation villages" and "worker barracks".	Land that meets the criteria in the description.
17 - Other (Not elsewhere classified)	The property is not elsewhere categorised.	Land that meets the criteria in the description.

Objection to Differential General Rate Categorisation

Council will identify the category each property falls into based on the Primary Land Use of the property. If a property owner is not satisfied with the category allocated, they are able to object to Council within 30 days of the issue date of the rate notice. Objections must be made on an official form available on Council's website or via the Client Service Centres.

The sole ground on which an owner may object is that their land should have been included in a different rating category.

The property owner is liable to pay the amount listed on the rate notice even if they submit an objection. Failure to pay the amount will affect the availability of the prompt payment discount.

Where the rating category is altered because of the objection, the rates will be adjusted at that time and a refund processed if appropriate.

The following Differential General Rates and Minimum Differential General Rates have been made for the year 2022/23:

Category	Rate in the Dollar	Minimum Differential General Rate
1.101 – Residential Band 1	0.010565	\$1,172
1.201 – Residential Band 2	0.010207	\$1,849
1.301 – Residential Band 3	0.009018	\$3,521
1.401 – Residential Band 4	0.008807	\$5,185
1.511 – Residential – Multi-Unit	0.014407	\$1,348
1.531 – Residential – Home-based Business	0.012940	\$1,348
2.101 – Special Residential Strata - Horizontal	0.018290	\$1,713
2.201 – Special Residential Strata - Vertical	0.026190	\$1,808
3.1 – Canefarming	0.027778	\$2,025
4.1 – Other Rural	0.014232	\$1,330
5 - Large Shopping Centre	0.085865	\$2,430,501
6 – Medium Shopping Centre	0.049041	\$852,960
7 – Commercial Retail	0.023409	\$4,966
8.11 – Other Commercial / Industrial (Mackay)	0.019870	\$2,503
8.21 – Other Commercial / Industrial (Regional)	0.017910	\$1,572
8.31 – Other Commercial / Industrial (Paget)	0.024131	\$2,968
9 – Major Port Industry	0.213260	\$1,427,164
10 – Sugar Mill or Sugar Refinery	0.131953	\$183,333
11 – Other Significant Industry (1)	0.171579	\$9,429
12 – Other Significant Industry (2)	0.037346	\$11,645
13 – Other Significant Industry (3)	0.037427	\$9,480
14 – Resorts and Island Commercial Operations	0.040983	\$2,503
15 – Not-for-Profit Organisation	0.012902	\$1,347
16 – Non-resident Workforce Accommodation	0.078367	\$6,260
17 – Other (not elsewhere classified)	0.014938	\$1,566

Category	Rate in the Dollar	Minimum Differential General Rate
Minimum General Rates will not apply to land to which sections 49-51 of the <i>Land Valuation Act 2010</i> applies, nor to Permits to Occupy that have an area of one hundred (100) square metres or less, are separately valued from other valued land and have a rateable valuation of less than \$2,500.		

3.0 Rural Fire Services – 1 Special Charge

- (a) Pursuant to section 94 of the Act and section 94 of the Regulation, Council makes and will levy a special charge for the 2022/23 financial year, (to be known as the “Rural Fire Services – 1 Special Charge”) of **\$44.60** per rateable assessment for all rateable land to which the overall plan applies to fund the purchase and maintenance of equipment for each Rural Fire Brigade.
- (b) The overall plan for the service, facility, or activity to be funded by the special rate is as follows:
 - (i) The service, facility, or activity for which the plan is made is for Council to:
 - a) fund rural fire brigades in the area to purchase and maintain equipment; and
 - b) administer the distribution of funds to rural fire brigades.
 - (ii) The rateable land to which the plan applies is the rateable land situated on the maps as detailed:
 - a) Habana Rural Fire Brigade Area [Map No.3]
 - b) Dumbleton Rural Fire Brigade Area [Map No.4]
 - c) Victoria Plains Rural Fire Brigade Area [Map No.5]
 - d) Ball Bay Rural Fire Brigade Area [Map No.6]
 - e) Sunnyside Rural Fire Brigade Area [Map No.7]
 - f) Mt Blackwood Rural Fire Brigade Area [Map No.8]
 - g) Calen/Cameron's Pocket Rural Fire Brigade Area [Map No.9]
 - h) Seaforth Town Rural Fire Brigade Area [Map No.10]
 - i) Midge Point Rural Fire Brigade Area [Map No.11]
 - j) Seaforth District Rural Fire Brigade Area [Map No.12]
 - (iii) The estimated cost of implementing the overall plan is \$200,320 for 2022/23
 - (iv) The estimated time for implementing the overall plan is one year commencing 1 July 2022 and ending 30 June 2023.
- (c) The rateable land proposed to be levied with the special charge specially benefits from these service, facilities, or activities because the service, facilities or activities to be funded by the special rate will assist rural fire brigades servicing the rateable land.

Funds collected by this charge, less a collection fee equivalent to one half of the fee prescribed by the *Fire and Emergency Services Regulation 2011* for the collection of the Emergency Management Levy, are disbursed to the rural fire brigades.

4.0 Rural Fire Services – 2 Special Charge

- (a) Pursuant to section 94 of the Act and section 94 of the Regulation, Council makes and will levy a special charge for the 2022/23 financial year, (to be known as the “Rural Fire Services – 2 Special Charge”) of **\$25.00** per rateable assessment for all rateable land to which the overall plan applies to fund the purchase and maintenance of equipment for each Rural Fire Brigade.
- (b) The overall plan for the service, facility, or activity to be funded by the special rate is as follows:
 - (i) The service, facility, or activity for which the plan is made is for Council to:
 - a) fund rural fire brigades in the area to purchase and maintain equipment; and
 - b) administer the distribution of funds to rural fire brigades.
 - (ii) The rateable land to which the plan applies is the rateable land situated on the maps as detailed:
 - a). Armstrong Beach Rural Fire Brigade Area [Map No.13]
 - b). Plane Creek Rural Fire Brigade Area [Map No.14]
 - (iii) The estimated cost of implementing the overall plan is \$28,129 for 2022/23.
 - (iv) The estimated time for implementing the overall plan is one year commencing 1 July 2022 and ending 30 June 2023.
- (c) The rateable land proposed to be levied with the special charge specially benefits from these service, facilities, or activities because the service, facilities or activities to be funded by the special rate will assist rural fire brigades servicing the rateable land.

Funds collected by this charge, less a collection fee equivalent to one half of the fee prescribed by the *Fire and Emergency Services Regulation 2011* for the collection of the Emergency Management Levy, are disbursed to the rural fire brigades.

5.0 Rural Fire Services – 3 Special Charge

- (a) Pursuant to section 94 of the Act and section 94 of the Regulation, Council makes and will levy a special charge for the 2022/23 financial year, (to be known as the “Rural Fire Services – 3 Special Charge”) of **\$34.40** per rateable assessment for all rateable land to which the overall plan applies to fund the purchase and maintenance of equipment for each Rural Fire Brigade.
- (b) The overall plan for the service, facility, or activity to be funded by the special rate is as follows:
 - (i) The service, facility, or activity for which the plan is made is for Council to:
 - a). fund rural fire brigades in the area to purchase and maintain equipment; and
 - b). administer the distribution of funds to rural fire brigades.
 - (ii) The rateable land to which the plan applies is the rateable land situated on the maps as detailed:
 - a). Mirani Combined Rural Fire Brigade Area [Map No.15]
 - b). Hay Point Rural Fire Brigade Area [Map No.16]
 - (iii) The estimated cost of implementing the overall plan is \$178,913 for 2022/23.
 - (iv) The estimated time for implementing the overall plan is one year commencing 1 July 2022 and ending 30 June 2023.
- (c) The rateable land proposed to be levied with the special charge specially benefits from these service, facilities, or activities because the service, facilities or activities to be funded by the special rate will assist rural fire brigades servicing the rateable land.

Funds collected by this charge, less a collection fee equivalent to one half of the fee prescribed by the *Fire and Emergency Services Regulation 2011* for the collection of the Emergency Management Levy, are disbursed to the rural fire brigades.

6.0 Natural Environment Charge

Pursuant to section 94 of the Act and section 103 of the Regulation, Council makes and will levy a separate charge for the 2022/23 financial year, (to be known as the “Natural Environment Separate Charge”) in the sum of **\$28.10** per rateable assessment to be levied equally on all rateable land in the region.

The separate charge will fund part of the costs of a service, facility or activity identified as:

- (a) promoting and supporting the preservation and enhancement of the natural environment
- (b) encouraging environmental awareness by promoting activities and practices that support preservation of the region's natural environment
- (c) supporting sustainable management of areas of environmental significance to maintain biodiversity
- (d) encouraging improved efficiency and use of energy through greenhouse gas reduction and renewable clean energy sources
- (e) provide a range of types and styles of projects including appropriate sustainability projects and can include pilot projects.

7.0 Roads Improvement Separate Charge

Pursuant to section 94 of the Act and section 103 of the Regulation, Council makes and will levy a separate charge for the 2022/23 financial year (to be known as the "Roads Improvement Separate Charge") in the sum of **\$21.60** per rateable assessment to be levied equally on all rateable land in the region.

The separate charge will fund part of the costs of a service, facility or activity identified as:

- (a) upgrading the existing urban street network to incorporate kerb to kerb treatments and to improve drainage where practicable
- (b) providing traffic calming initiatives within identified roads and streets
- (c) contributing to the safety of pedestrian and bicycle traffic by improving walkways and cycleways within and around road reserves
- (d) contributing to the implementation of a roads treatment program to extend the life of the road network

8.0 Disaster Response Separate Charge

Pursuant to section 94 of the Act and section 103 of the Regulation, Council makes and will levy a separate charge for the 2022/23 financial year (to be known as the "Disaster Response Separate Charge") in the sum of **\$13.90** per rate assessment, to be levied equally on all rateable land in the region.

The separate charge will fund part of the costs of a service, facility or activity identified as:

- (a) upgrading facilities utilised during times of natural disaster
- (b) contributing to the cost of the SES and Emergency Service Management Team and the development and implementation of Emergency Risk Plans for the area.

9.0 Sewerage, Waste Management & Water Utility Charges

In accordance with the provisions of Part 7 of Chapter 4 of the Regulation, Council makes and will levy the following utility charges for the 2022/23 financial year:

9.01 Sewerage Utility Charges

9.01.01 In respect of sewered premises, and whether occupied or not, subject to any concessions or additional charges contained in paragraphs 9.01.02 to 9.01.13 inclusive, the charge shall be one sewerage factor for each water closet (w.c.) pedestal, slop hopper pan, bed pan vortex macerator, or flushing rim sink, and for each separate urinal installed on such premises, one sewerage factor charge for each 600 millimetres or part thereof.

If the premises are used for, or available for, private residential purposes and more than one pedestal or urinal is installed on such premises, a charge shall be made in respect of one such pedestal or urinal only for each separate residence, dwelling, secondary dwelling or flat (with or without separate laundry facilities).

In respect of flats or tenements designed or intended for use for separate occupation, including granny flats (except where the provisions of paragraph 9.01.08 applies), the charge shall be one sewerage factor for each flat or tenement whether there is a w.c. pedestal or urinal installed in each flat or tenement or not.

9.01.02 In respect of any structure, building or place on land which is not rateable under section 93 (3) of the Act or Part 2 of Chapter 4 of the Regulation, excluding however those classified under Clause 9.01.06 hereof, a factor charge in accordance with Clause 9.01.01 hereof, shall be levied on the persons or body or Commonwealth or State Department at whose request the structure, building or place was provided with sewerage.

9.01.03 In respect of premises used as a home or homes for the aged, as listed below, the charge shall be one sewerage factor for the first w.c. pedestal in each such home or group of homes, and a charge equivalent to 0.5 of a factor charge for each additional w.c. pedestal, slop hopper pan or flushing rim sink, and for each separate urinal installed on such premises, 0.5 sewerage factor charge for each 600 millimetres or part thereof:

Assessment	Name
24497	Mackay Benevolent Society
25940	Francis of Assisi Home
27384	Uniting Church in Australia
27913	R.S.L. (QLD) War Veterans Homes Ltd
30656	Mackay Benevolent Society
32880	Good Shepherd Lodge Ltd (Mackay)
41401	Nanyima Aged Care Incorporated

44743	Sarina Aged Residential Home Incorporated
44708	Wongabeena Aged Housing Sarina Incorporated
50978	Good Shepherd Lodge Ltd (Kerrisdale)
59554	Ozcare

- 9.01.04 In respect of premises used as community sporting facilities where a Rates Remission for Non-Profit Community Organisations has been granted, the charge shall be one sewerage factor for the first w.c. pedestal in each such facility, and a charge equivalent to 0.5 of a factor charge for each additional w.c. pedestal, and for each separate urinal installed on such premises, 0.5 sewerage factor charge for each 600 millimetres or part thereof.
- 9.01.05 In respect of the Mackay Racecourse, all showgrounds and Mackay Entertainment and Convention Centre, the charge shall be one sewerage factor per w.c. pedestal for the first six w.c. pedestals, and a charge equivalent to 0.5 of a factor charge for each additional w.c. pedestal, and for each separate urinal installed on such premises, 0.5 sewerage factor charge for each 600 millimetres or part thereof.
- 9.01.06 In respect of premises used for public worship, the charge shall be a charge equivalent to 0.8 of a factor charge for each w.c. pedestal, and for each separate urinal installed on such premises, 0.8 sewerage factor charge for each 600 millimetres or part thereof.
- 9.01.07 In respect of all premises whether occupied or not, which are not lots that are part of a body corporate which are designed for and where the principal use is hotel, motel, holiday units or tourist resorts as determined by Council, the charge shall be a charge equivalent to 0.8 of a factor charge for each pedestal within an accommodation unit having private toilet facilities and a charge of one sewerage factor for each other pedestal, and for each separate urinal installed on such premises, one sewerage factor charge for each 600 millimetres or part thereof.
- 9.01.08 In respect of all sewerage premises used for private residential purposes and containing a Dependant Persons Accommodation Unit (granny flat) while occupied in accordance with the relevant development approval, one factor charge for the principal residence, with no additional charge for the approved granny flat. The concession offered by this clause will only apply during the period that the granny flat is occupied by a person who complies with the requirements of the development approval, Council policies and local laws as dependant persons accommodation.
- 9.01.09 In respect of all premises in a sewerage area which are not connected to a sewer main, but in respect of which Council is prepared to accept sewerage, or any premises having less connections than required by the Building Code of Australia 2011, a factor charge shall be made in

accordance with Clause 9.01.01 hereof for the minimum number of pedestals, and for each separate urinal required to be installed on such premises, one sewerage factor charge for each 600 millimetres or part thereof required to be provided pursuant to the Building Code of Australia 2011.

- 9.01.10 In respect of all seweraged premises whether connected to sewerage or not, designed or used as caravan parks with communal facilities, a factor charge for each pedestal and each 600 millimetres of urinal, or part thereof, as required pursuant to the provisions of the "Guidelines on Good Design for Caravan Parks & Relocatable Home Parks 1997" issued by the Queensland Department of State Development, Infrastructure, Local Government and Planning, the Planning Schemes or Shire Plan relevant to Council or other applicable legislation irrespective of the actual number of pedestals and length of urinal installed, plus a charge for an owner/managers residence if situated within the park and in respect of such premises also having private facilities for any sites an additional factor charge, equivalent to 0.25 of a factor charge for each van/camp site or cabin with private facilities.
- 9.01.11 In respect of all seweraged premises designed or used as caravan parks with private facilities only, a charge equivalent to 0.25 of a factor charge for each van/camp site or cabin, and a charge of one sewerage factor for each other pedestal, and for each separate urinal installed on such premises, one sewerage factor charge for each 600 millimetres or part thereof.
- 9.01.12 In respect of vacant land or any land containing improvements thereon, which do not require a sewerage connection under the provisions of the *Building Code of Australia 2011*, a vacant sewerage charge will be assessed as one factor per separately surveyed allotment.
- 9.01.13 In respect of all properties intended for connection under a sewerage extension scheme, and where Council has incurred costs in relation to that sewerage extension scheme, Council shall determine by resolution a portion of one factor charge, which shall be charged against each property intended for connection under the sewerage extension scheme as though it were connected, until such time as the sewerage is connected or available to the property on a pro-rata basis with monthly rests at which time charges as per Sections 9.01.01 to 9.01.12 will apply in accordance with Council's Revenue Policy.
- 9.01.14 In respect of all properties serviced by the North Eton Biocycle System, a factor charge will be set to recover the costs associated with maintaining this system. The levy will be set to recoup the ongoing maintenance costs of this system and depreciation. Council will undertake minor plant upgrades, where applicable and cost effective, in order to maintain the plant in an efficient operational condition.

9.01.15 *Exemptions from Multiple Factor Charges*

In respect of rating assessments containing multiple surveyed parcels of land, under the following circumstances the parcels concerned may be considered together for the purposes of allocating sewerage factors:

- (i) where a building or other structure has been constructed across a common boundary of allotments with Council approval
- (ii) where a surveyed parcel of land is landlocked in terms of legal access to a road and cannot practicably be sold separately from the other parcels on the rating assessment
- (iii) where a surveyed parcel of land is of insufficient size for a building or other structure which would require a sewerage connection i.e. less than 4 metres in any dimension or 200 m² in area.

9.01.16 *Lots below the high-water mark*

Sewerage Utility Charges will not apply to lots fully below the high-water mark unless a connection is maintained directly with the lot.

9.01.17 A factor charge referred to in paragraphs 9.01.01 to 9.1.14 are as set out below for those parts of the sewerage area as defined on [Map No. 17(a)], [Map No 17(b)] and [Map 17(c)] and for the North Eton biocycle system.

9.01.18 *Sewerage Charges for 2022/23 are:*

For all properties in Mackay Sewerage Area [Map No.17(a)], Sarina Sewerage Area [Map No.17(b)] and Mirani Sewerage Area [Map No.17(c)], the following charges will apply:

Factor Charge	\$934.70
0.8 of Factor Charge (rounded)	\$747.70
0.5 of Factor Charge	\$467.30
0.25 of Factor Charge	\$233.70

For all properties connected to the North Eton biocycle system, the following charges will apply:

Factor charge per assessment	\$795.50
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9.01.19 *Trade Waste*

9.01.19.01 For the discharge of wastes from industries, business, trade and/or manufacturing premises licenced for the discharge of trade waste, determined to be discharging wastes into the sewer, the quantity of which exceeds the normal design limits covered by the annual

sewerage charges set out in clause 9.01.01 to 9.01.13 hereof, a volumetric trade waste charge shall be made in accordance with the following formula:

$$\text{VTWC} = (\text{M} - \text{P}) * \text{D} * \text{VTWUC}$$

VTWC = Volumetric Trade Waste Charge (VTWC)

M = Metered consumption (kL)

P = Pedestal allowance (45kL) per pedestal (not applicable where discharge separately metered)

D = Percentage discharged to sewer (%) Including an allowance for irrigation. (100% where discharge separately metered)

VTWUC = Volumetric Trade Waste Discharge unit cost (\$2.65/kL)

Charged each six months utilising water consumption measured and/or charged for in the most recent billing period.

9.01.19.02 For the discharge of wastes from industries, business, trade and/or manufacturing premises licensed for the discharge of trade waste, with a category 3 approval, an additional Trade Waste Conveyance and Treatment Charge shall be made in accordance with the following formula:

$$\text{C} = \text{V} * \text{n}_1 * \text{x}_1 / 1000 + \text{V} * \text{n}_2 * \text{x}_2 / 1000 + \text{V} * \text{n}_3 * \text{x}_3 / 1000 + \text{V} * \text{n}_4 * \text{x}_4 / 1000 + \text{V} * \text{n}_5 * \text{x}_5 / 1000 \text{ where}$$

C is the conveyance and treatment charge for the period of discharge in Australian dollars; and

V is the volume (as determined pursuant to **section 11.2 of Council's Trade Waste Management Plan**) of category 3 trade waste discharged during the period of discharge (kL); and

n₁, n₂ n₃, n₄ n₅, n₆ are the unit charge rates determined by the Council below for pollutants N₁, N₂ N₃, N₄ N₅, (\$/kg); and

x₁, x₂ x₃, x₄ x₅, are the average concentrations of pollutions N₁, N₂ N₃, N₄ N₅, (mg/l); and

N₁ is TSS (Total Suspended Solids).

N₂ is COD (Chemical Oxygen Demand).

N₃ is O&G (Oil and Grease) or THc (Total Hydrocarbons).

N₄ is TKN (Total Kjeldahl Nitrogen).

N₅ is TP (Total Phosphorus).

Trade Waste Conveyance and Treatment Charge

n₁ – Total Suspended Solids = **\$1.07/kg**

n₂ - Chemical Oxygen Demand = **\$0.59/kg**

n₃ - Oil and Grease or Total Hydrocarbons = **\$1.95/kg**

n₄ – Total Kjeldahl Nitrogen = **\$3.29/kg**

n₅ - Total Phosphorous = **\$5.66/kg**

Charged each six months utilising water consumption measured and/or charged for in the most recent billing period.

- 9.01.19.03 For the discharge of wastes from industries, business, trade and/or manufacturing premises licensed for the discharge of trade waste, with a category 3 approval, determined to be discharging wastes into the sewer, the strength of which exceeds the maximum sewer admission limits (based on the limits applicable to the type of business), an additional penalty conveyance and treatment charge shall be made in accordance with the following formula:

$$C_p = V \cdot n_{11} \cdot x_1 / 1000 + V \cdot n_{12} \cdot x_2 / 1000 + V \cdot n_{13} \cdot x_3 / 1000 + V \cdot n_{14} \cdot x_4 / 1000 + V \cdot n_{15} \cdot x_5 / 1000$$

where

C_p is the penalty Conveyance and Treatment Charge for the period of discharge in Australian dollars; and

V is the volume (as determined pursuant to **section 11.2 of Council's Trade Waste Management Plan**) of category 3 trade waste discharged during the period of discharge (kL); and

n₁₁, n₁₂, n₁₃, n₁₄, n₁₅, are the penalty unit charge rates determined by the Council below for pollutants **N₁, N₂, N₃, N₄, N₅**, (\$/kg); and

x_1, x_2, x_3, x_4, x_5 are the average concentrations of pollutions N_1, N_2, N_3, N_4, N_5 (mg/l); and

N_1 is TSS (Total Suspended Solids).

N_2 is COD (Chemical Oxygen Demand).

N_3 is O&G (Oil and Grease) or THc (Total Hydrocarbons).

N_4 is TKN (Total Kjeldahl Nitrogen).

N_5 is TP (Total Phosphorus).

Trade Waste Conveyance and Treatment Charge

n_{11} – Total Suspended Solids = \$1.70/kg

n_{12} - Chemical Oxygen Demand = \$1.70/kg

n_{13} - Oil and Grease or Total Hydrocarbons = \$1.70/kg

n_{14} - Total Kjeldahl Nitrogen = \$1.70/kg

n_{15} - Total Phosphorous = \$1.70/kg

Charged each six months utilising water consumption measured and/or charged for in the most recent billing period. (The symbol “*” in this section is defined as the multiplication symbol.)

9.02 Waste Management

9.02.01 *Refuse Removal and Disposal*

Council shall levy a utility charge on rateable land for the 2022/23 financial year for the removal and disposal of refuse, which shall be called the Rubbish and Recycling Service Charge.

The charge shall be calculated as follows:

- (a) for each house / unit that is a lot that is part of a body corporate or flat designed for separate residential occupation and whether occupied or not, the one factor charge for residential properties shall apply per service
- (b) For residential services provided to properties which are otherwise non-residential one Rubbish and Recycling Service (Non-Res Household) factor charge shall apply per service.
- (c) for any other property, the one Rubbish and Recycling Service (Other) factor charge shall apply per service.

Where the owner or occupier of land requests an additional standard service, a further one factor charge shall be levied for each additional standard service.

Where the owner or occupier of land requests an additional recycling bin, one Additional Recycling Service (Residential) factor charge shall be levied. An additional recycling service will only be provided if the owner or occupier of land is already in receipt of the standard service.

For services to multi-unit properties, the property owner or strata body corporate may with the approval of Council, elect to be supplied with bulk bin(s) in lieu of the standard 240 litre bins. One factor charge for a Residential Bulk Bin service will apply per unit.

9.02.02 Service

Council's basic standard kerbside waste collection service consists of one 240L general waste bin per single-unit dwelling to be serviced weekly. Additionally, one free 240L recycle bin (serviced fortnightly) is generally provided with each standard waste bin service.

An additional recycling service consists of one 240L recycle bin (serviced fortnightly) and will only be provided as an option to land already receiving a standard waste service.

Refuse Service Factor Charges for 2022/23 are:

Rubbish and Recycling Service (Residential)	\$285.00
Rubbish and Recycling Service (Residential Bulk Bin)	\$285.00
Rubbish and Recycling Service (Other)	\$339.00
Rubbish and Recycling Service (Non-Res Household)	\$285.00
Additional Recycling Service (Residential)	\$111.00

9.02.03 Waste Facilities Operation Utility Charge

Pursuant to section 99 of the Regulation, Council makes and will levy a utility charge for the 2022/23 financial year (to be known as the "Waste Facilities Operations Utility Charge") in the sum of **\$162.70** per rateable assessment to be levied equally on all rateable land in the region.

This utility charge will fund:

- (a) The residual cost of waste facilities and services which are not met from the refuse removal and disposal charges and other fees and charges collected on a user pays basis; and
- (b) Meeting public expectations in matters of disposal of refuse that affect public health and the visual amenity of the area.

9.3 Water Utility Charges

9.03.01 *Commercial and Industrial Properties and Properties with Land Uses other than Residential*

In respect of each separately surveyed parcel of land which is used or intended for use for a non-residential purpose, charges shall be assessed via:

- (a) An access charge – calculated on a per factor basis, on the number of factors as detailed hereunder and where more than one use occurs on the land the number of factors charged will be the sum of that applying to each use.

In assessing the applicable access charge, Council may consider where on the property the water is being used. e.g. a 20mm meter attached to a property with a dwelling and a large extractive industry is likely to be used by the dwelling only unless there is evidence that water is also being used in relation to the extractive industry (i.e. higher than normal domestic consumption).

Plus

- (b) On a consumption basis.

9.03.01.01 *Factor Basis – Criteria for Factor Allocation Commercial / Industrial Properties.*

One Factor

- Advertising hoarding where a service is available
- Car park (1 level)
- Cemetery
- Club that is not licensed premises
- Dwelling or residential unit that is part of a retirement village or similar complex (per residence or unit)
- Industry (light, service or offensive) (GFA < 51m²)
- Jetty
- Mini storage unit (GFA up to 85m²)
- Motel units that are part of a body corporate
- Outbuilding
- Park or garden
- Plant nursery
- Transformer, substation, television or radio transmission tower
- Tavern, office, shop or commercial premises, other than drive-in shopping centre (GFA < 51m²)
- Vacant non-residential land where a service is available
- Walkway (suspended or underground)
- Each additional meter connected to a property

Three Factors

- Caravan park (not more than 50 sites)
- Car park (2 levels)

- Child care facility or kindergarten
- Church, church hall or community hall
- Club (up to two levels) that is licensed premises (GFA <251m²)
- Community protection centre
- Construction site (commercial / industrial)
- Day care centre for aged, disabled or handicapped persons
- Forest used for commercial growing or harvesting of timber (less than 10ha)
- Funeral parlour
- Guest house or hostel, with shared bathroom facilities (not more than 2 levels)
- Industry (light, service or offensive) (GFA <501m²)
- Library, museum, art gallery or zoo
- Marina, non-residential
- Micro-brewery (including where most of the brewed product is served on the premises).
- Mini storage unit (gross floor area of more than 85m²)
- Outdoor storage area (< 2,025m²)
- Outdoor sales area (less than 2,025m²)
- QEC service premises or education and care service premises
- Restaurant, that is not licensed premises
- Service station
- Tavern, office, shop or commercial premises, other than drive-in shopping centre (GFA of 51–250m²)
- Welfare institution / day care centre

Four Factors

- Sugar Research facility at Te Kowai
- Caravan park (51–100 sites)
- Car park (3–4 levels)
- Club (up to two levels) that is licensed premises (GFA 251-500m²)
- Drive-in shopping centre (area devoted to buildings, roadways, parking and landscaping 51-4,050m²)
- Guest house or hostel, with shared bathroom facilities (3–4 levels)
- Hotel or motel (not more than 2 levels)
- Industry (light, service or offensive) (GFA 501–1,125m²)
- Laguna Quays Resort Golf Courses
- Restaurant, that is licensed premises
- Outdoor sales area (2,025–4,050m²)
- Outdoor storage area (2,025–4,050m²)
- School (non-boarding) (not more than 100 pupils)

- Tavern, office, shop or commercial premises, other than drive-in shopping centre (GFA 251–500m²)
- Theatre or cinema complex, (1 auditorium)
- Tourist attraction (less than 4,050m²)

Five Factors

- Retirement village or equivalent - (administration, recreation and other common areas)

Six Factors

- Airfield
- Caravan park (more than 100 sites)
- Club (up to two levels) that is licensed premises (GFA 501–1,012m²)
- Drive-in shopping centre (area devoted to buildings, roadways, parking and landscaping of 4,050–7,500m²)
- Drive-in theatre
- Forest used for commercial growing or harvesting of timber (10–40ha)
- Industry (extractive) (less than 10,001m²)
- Industry (light, service or offensive) (gross floor area of 1,126–2,000m²)
- Oil or fuel depot, including refinery (licensed capacity of less than 1,000,000L)
- Tavern, office, shop or commercial premises, other than drive-in shopping centre (GFA of 501–1,012m²)
- School (non-boarding) (101–500 pupils)
- Showground or racecourse
- Tourist attraction (4,050–10,000m²)

Eight Factors

- Car park (more than 4 levels)
- Club (up to two levels) that is licensed premises (GFA 1,013–3,500m²)
- Club that is licensed premises (3–4 levels)
- Drive-in shopping centre (area devoted to buildings, roadways, parking and landscaping of 7,501–10,000m²)
- Guest house or hostel, with shared bathroom facilities (5–6 levels)
- Hotel or motel (3 levels)
- Industry (light, service or offensive) (GFA of 2,001–3,000m²)
- Outdoor storage area (more than 4,050m²)
- Outdoor sales area (more than 4,050m²)
- School (boarding) (not more than 100 boarders)

- School (non-boarding) (more than 500 pupils)
- Tavern, office, shop or commercial premises, other than drive-in shopping centre (gross floor area of 1,013–3,500m²)
- Tertiary residential college
- Theatre or cinema complex, not part of drive-in shopping centre (2–3 auditoriums)
- Welfare residence (nursing home/retirement home non-medical) (not more than 50 beds)

Ten Factors

- Club (up to two levels) that is licensed premises (GFA 3,501-5,500m²)
- Forest used for commercial growing or harvesting of timber (more than 40ha)
- Guest house or hostel, with shared bathroom facilities (more than 6 levels)
- Hospital (not more than 50 beds)
- Industry (light, service or offensive) (GFA of 3,001–4,000m²)
- Tavern, Office, shop or commercial premises, other than drive-in shopping centre (not more than 2 levels, GFA of 3,501–5,500m²)
- Theatre or cinema complex, not part of drive-in shopping centre (4–6 auditoriums)

Fifteen Factors

- Club (up to two levels) that is licensed premises (GFA >5,500m²)
- Drive-in shopping centre (area devoted to buildings, roadways, parking and landscaping of 10,001–15,000m²)
- Hotel or motel (4 levels)
- Industry (extractive) (> 10,000m²)
- Industry (light, service or offensive) (GFA of 4,001–5,500m²)
- Oil or fuel depot, including refinery (licensed capacity of 1,000,000–25,000,000L)
- Tavern, office, shop or commercial premises, other than drive-in shopping centre, (GFA > 5,500m²)
- Tertiary education institution (not more than 500 students)
- Theatre or cinema complex, not part of drive-in shopping centre (more than 6 auditoriums)
- Tourist attraction (more than 10,000m²)
- Welfare residence (nursing home/retirement home non-medical) (51–100 beds)

Twenty Factors

- Brewery, other than brewery at which most of the brewed product is served or “micro-breweries”
- Bulk sugar terminal / distillery
- Club that is licensed premises (more than 4 levels)
- Hospital (> 50 beds)
- Drive-in shopping centre (area devoted to buildings, roadways, parking and landscaping of (15,001 – 60,000m²))
- Hotel or motel (>4 levels)
- Industry (heavy)
- Industry (light, service or offensive) (gross floor area >5,500m²)
- Oil or fuel depot, including refinery (licensed capacity >25,000,000L)
- School (boarding) (>100 boarders)
- Sugar mill, sugar factory or sugar refinery
- Tertiary education institution (501 – 1,000 students)
- Welfare residence (nursing home/retirement home non-medical) (more than 100 beds)

Thirty Factors

- Laguna Quays Resort Golf Lodge, Laguna Quays Resort Administration and Maintenance Precincts (combined)

One Hundred and Twenty Factors

- Bulk coal terminal
- Power station
- Tertiary education institution (>1,000 Students)
- Drive-in shopping centre > 60,000m²

Three Hundred Factors

- Mackay seaport precinct (all areas serviced by the bulk supply)

9.03.01.02 *Exemptions from Multiple Factor Charges – Commercial / Industrial Properties.*

In respect of rating assessments containing multiple surveyed parcels of land, under the following circumstances the parcels concerned may be considered together for the purposes of allocating water factors:

- (i) where a building or other structure has been constructed across a common boundary of allotments with Council approval

- (ii) where a surveyed parcel of land is landlocked in terms of legal access to a road and cannot practicably be sold separately from the other parcels on the rating assessment
- (iii) where a surveyed parcel of land is of insufficient size for a building or other structure which would require a water connection i.e. less than four metres in any dimension or 200 m² in area.

9.03.01.03 *Lots below the high-water mark*

Water access charges will not apply to lots fully below the high-water mark unless a water connection is supplied directly to the lot.

9.03.02 *Residential Properties*

In respect of each separately surveyed parcel of land on which is erected one or more buildings, or vacant land to which a metered water supply has been connected or is available, and is used or intended for use for the residential purposes referred to herein, charges shall be assessed via:

- (i) an access charge – calculated on a per factor basis, on the number of factors as detailed hereunder, and where more than one use occurs on the land, the number of factors charged will be the sum of that applying to each use; plus
- (ii) on a consumption basis.

9.03.02.01 *Factor Basis – Criteria for Factor Allocation Residential Properties*

One Factor

Single unit residence (with or without separate laundry facilities), vacant land to which a metered water supply has been connected or is available. Each additional meter connected to an assessment.

Multi-unit dwelling house, secondary dwelling, flat (with or without separate laundry facilities, that is not part of a body corporate (per individual structure, unit or flat).

A property including a unit or dwelling approved for Dependant Persons Accommodation Unit (granny flat) while occupied in accordance with approval.

9.03.02.02 *Exemptions from Multiple Factor Charges – Residential Properties*

In respect of rating assessments containing multiple surveyed parcels of land, under the following circumstances the parcels concerned may be considered together for the purposes of allocating water factors:

- (i) where a building or other structure has been constructed across a common boundary of allotments with Council approval
- (ii) where a surveyed parcel of land is landlocked in terms of legal access to a road and cannot practicably be sold separately from the other parcels on the rating assessment
- (iii) where a surveyed parcel of land is of insufficient size for a building or other structure which would require a water connection i.e. less than four metres in any dimension or 200 m² in area.

9.03.02.03 Water access charges will not apply to lots fully below the high-water mark unless a water connection is supplied directly to the lot.

9.03.03 *Vacant Land*

The following is the basis of assessing charges on vacant land to which a metered water supply has not been connected, which is passed by a water main, intended as a source of supply.

Each separately surveyed parcel of land shall be assessed vacant water charges, with the following exceptions, that is to say:

Any parcel of land exceeding 4 hectares in area or any cane land of any area whatsoever, included in a rural zone under the Planning Scheme relevant to Council and which is:

- (a) located outside the preferred future dominant land use area relating to urban lands as shown on the Strategic Plan for Mackay City; and
- (b) in the case of the Eton Water Supply, is located outside the township of Eton as delineated on the Planning Scheme relevant to Council; and
- (c) in the case of the Water Supply to Bakers Creek/Dundula, is located outside the township of Bakers Creek as delineated on the Planning Scheme relevant to Council.

Where an application is received by Council for a supply of water to a parcel of land which is exempted from payment of vacant water charges

under this policy, and the use of such land does not involve a rezoning, consent usage or reconfiguration approval, then before a connection of water is made, the applicant shall make a headworks contribution to Council in accordance with the Council policy relating to the proposed use in the particular water supply area.

In respect of vacant land, charges shall be assessed at the following factor per lot:

	<u>No. Factors Charged</u>	<u>Factor Type</u>
Residential Lots	1	Residential
Commercial or Industrial Lots	1	Commercial/Ind

9.03.04 Consumption Basis – Tariff Levels

Metered water charges applicable to each assessment in respect of all metered properties shall be in addition to the factor charge and shall be determined by Council resolution.

The consumption allowances and tariff levels applicable to properties shall be calculated in accordance with the following scale.

(a) General Consumption Tariffs

For all water consumed, the following tariffs apply:

Non-Residential:

Tariff 1 – Up to and including 150kL per half-yearly period.

Tariff 2 – Greater than 150kL per half-yearly period.

(Includes water supplied to Queensland Bulk Ports – Mackay Harbour)

Residential (including the residential component of properties subject to the *Retirement Villages Act 1999*):

Tariff 1 – 150kl per half-yearly period for each connected water factor charged on the assessment.

Tariff 2 – Greater than the consumption allowed under Tariff 1 per half-yearly period.

(b) Laguna Quays Integrated Resort

All water consumed shall be charged for at a rate to be determined by Council.

(c) Purchase of Water in Bulk

All water purchased for consumption shall be charged for at a rate to be determined by Council.

(d) Untreated Water Supply

All water purchased for use shall be charged for at a rate to be determined by Council.

(e) Community Sporting Facilities

Defined as premises used as community sporting facilities where a rates remission for non-profit community organisations has been granted all water consumed shall be charged for at a rate to be determined by Council.

(f) Recycled Waste Water (Bakers Creek)

All water purchased for use shall be charged for at a rate to be determined by Council.

9.03.05 *Water Extension Schemes*

In respect of all properties intended for servicing under a water extension scheme, and where Council has incurred costs in relation to that water extension scheme, Council shall determine by resolution a proportional factor charge in lieu of the factor charge referred to in paragraphs 9.03.01 to 9.03.04, which shall be charged against each property intended for servicing under the water extension scheme on a basis as detailed in sections 9.03.01 to 9.03.04 as though it were serviced.

9.03.06 *Water Utility Charges 2022/23*Water Charges (per factor) are:

(a)	Factor Charge – Commercial/Industrial	\$386.50
(b)	Factor Charge – Residential	\$386.50

Consumption Charges (per kilolitre) are:

(a)	Tariff 1	\$1.91
(b)	Tariff 2	\$2.83
(c)	Laguna Quays Resort	\$1.91
(d)	Bulk purchases	\$3.56
(e)	Untreated water supplied	\$1.07
(f)	Community sporting facilities (as defined)	\$1.91

Application of Water Consumption Charges

Pursuant to section 94 of the Act and section 99(3) of the Regulation, consumption charges shall apply as from the last reading date in the preceding financial year until otherwise amended by Council.

Pursuant to section 102 of the Regulation, a water meter is taken to have been read during the period that starts 2 weeks before, and ends 2 weeks after, the day on which the meter is actually read.

9.03.07 *Defined Water Area*

Mackay Water Area is defined by Maps 18a to 18f. Water services will be available to properties within the defined area and the above charges will apply to the service supplied. If a new service is requested, connection charges will apply as per policy and procedures current at the time. Connections outside the defined area may be supplied by the water provider in exceptional cases and if supplied will also be subject to the above charges in addition to any charge for the establishment of the connection

10.0 **Cost-Recovery Fees**

Cost-recovery fees are set at, or below, a level, which is expected to raise enough funds to meet the cost of each cost recovery scheme.

The cost-recovery fees set by the Council are shown in Council's schedule of fees and charges.

11.0 **Other Fees and Charges**

Fees other than cost-recovery fees are contained in the Council's schedule of fees and charges.

Council has the power to conduct business activities and make business activity fees for services and facilities it provides on this basis. Business activity fees are made where Council provides a service and the other party to the transaction can choose whether or not to avail itself of the service.

Business activity fees are a class of charge, which are purely commercial in application and are subject to the Commonwealth's Goods and Services Tax.

Business activity fees include but are not confined to the following: rents, plant hire, private works and hire of facilities.

12.0 **Rebates and Other Rates Concessions**

In accordance with the provisions of Part 10 of Chapter 4 of the Regulation, Council will give the following concessions:

12.01 Concessions for Eligible Pensioners

- (a) To allow eligible pensioners a concession of 25 percent of the General Rate, with a maximum remission allowable of \$400.00 per annum.
- (b) To allow eligible pensioners a further concession by extending the terms and conditions of Item 13 – Time in which Rates must be paid and Item 14 – Discount for Prompt Payment, to include unpaid rates and charges where those rates and charges are paid in full by the due date in the last month of the rating period in which the levy is raised.
- (c) Eligible pensioners are those ratepayers who:
 - (i) have applied and conformed with the State Governments Guidelines for pensioner remission at the time of rating; and
 - (ii) are an elderly, invalid, disabled or disadvantaged citizen who is:
 - A. An eligible holder of a Queensland “Pensioner Concession Card issued by Centrelink, on behalf of the Department of Human Resources, or the Department of Veterans Affairs, or a Queensland “Repatriation Health Card – For all Conditions (Gold Card)” issued by the Department of Veterans’ Affairs; and
 - B. The owner (either solely or jointly) or life tenant/s of a property which is his/her principal place of residence; and
 - C. Has either solely or jointly with a co-owner, the legal responsibility for payment of rates and charges for the property.

12.02 Other Concessions

Further concessions are also available in accordance with the following Council policies:

- (a) Rating Remission for Non-Profit Community Organisations Policy
- (b) Conservation Remission Policy
- (c) Rates Relief Policy
- (d) Debt Recovery Policy
- (e) Concession for Concealed Leaks Policy
- (f) Concession for Exceptional Circumstances (Water Consumption) Policy

13.0 Time in Which Rates Must be Paid

For the purposes of section 118 of the Regulation, the rates and charges levied by Council must be paid within thirty (30) clear days after date of issue shown on the rates notice.

14.0 Discount for Prompt Payment

All Ratepayers

Pursuant to section 130 of the Regulation, the differential general rates and utility charges (excluding water consumption, trade waste and waste facility operations utility charges) made and levied shall be subject to a discount of 10% provided that:

- (a) all of the rates and charges that are subject to discount in the period are paid within the discount period (plus a grace period of two days); and
- (b) all other overdue rates and charges relating to the rateable assessment are paid within the discount period (plus the grace period of two days) of the issue date of the rate notice; and
- (c) all amounts that have been transferred to the rates assessment (under section 142 of the Act) for costs that were incurred by Council under a remedial notice issued under the Act are paid within the discount period (plus a grace period of two days).

A discount period will expire on the date that the rates and charges must be paid under Council's resolution pursuant to section 118 of the Regulation.

Allowance of discount on payments received after the discount date is covered in Council Policy 017 – Discount on Rates After Discount Date.

15.0 Interest on Overdue Rates

Pursuant to section 133 of the Regulation, Council will charge interest on overdue rates at the rate specified as the maximum interest rate payable by the Department of State Development, Infrastructure, Local Government and Planning. The rate applicable from 1 July 2022 is eight-point one seven percent (8.17%) per annum, compounded monthly, calculated after the end of the financial half year in which the rates fall due. Interest is charged at the end of each month, on the overdue balance on that day.

Interest will similarly apply to all overdue rates where a concession has been granted pursuant to any other Council policy or provision of the Act or the Regulation, including concessions under section 17 except where otherwise provided within this Statement or in any other policy adopted by Council.

Where Council enters into a deferral of liability to pay rates and charges by way of a payment schedule or any other arrangement, the arrangement will include a premium equal to the amount of interest which would have been charged if the arrangement had not been agreed to.

The premium will be charged in the same manner as interest.

16.0 Limitation on Increases in Rates and Charges

Pursuant to section 116 of the Local Government Regulation 2012, Council has resolved to limit the annual increase in the differential general rate to the land identified in the table below to a maximum percentage for the 2022/23 financial year:

Category	Percentage Increase (Cap)
5.1 - Large Shopping Centre	2.5%

17.0 Adjustments to Rates and Charges

From time-to-time Chapter 4, Part 9 Division 2 of the Regulation requires that adjustments be made to rates in certain circumstances and Division 3 Section 117 of the Regulation provides that levies or adjustments can be made after the end of a financial year.

Unless Council is required to make a full adjustment under Chapter 4, Part 9, Division 2 of the Regulation, Council will apply the following limitations to adjusting rates and charges:

1. Where it can clearly be established that a Council error, which has resulted in the ratepayer paying more than was required, has been made and the ratepayer has not previously brought the matter to Council's attention, a refund will be granted to a maximum of six years prior to when the error was identified. If the property has changed ownership during the period, the refund will only be made for the period that the current owner has had an interest in the property.
2. When Council is not notified of a change being made to the property which affects the rating details, or requirements not being complied with (for example a pedestal being removed) without advice to Council. Council will only refund the overcharged rates or charges applicable from the date of being notified and any appropriate forms and fees being received.
3. In cases where Council is unable to clearly establish if an error has been made or all requirements have been complied with (for example insufficient supporting documentation), then no refund will be granted. Should the ratepayer be subsequently able to provide sufficient supporting documentation then the matter can be reviewed.
4. In cases where rates have been undercharged due to an error made by Council the maximum amount levied will be that due for the current and previous rating period. If the Department of Resources issues a back-dated valuation change, then an adjustment can be issued to the date of effect of the valuation change.

18.0 Definitions

To assist in interpretation the following definitions shall apply:

Council shall mean Mackay Regional Council.

Primary Land Use shall mean the primary land uses per Department of Resources (DOR) schedule.

The Act shall mean the *Local Government Act 2009*.

The Regulation shall mean the *Local Government Regulation 2012*.

Reference to the **intended** use for land is a reference to use:

- (i) that is as of right for the land under the relevant planning scheme;
- (ii) for which a development approval exists;
- (iii) for which an application for development approval has been made but not finally determined; or
- (iv) when the owner or occupier of the land has informed Council of, or has stated, publicly, their intention to conduct activities upon the land

19.0 Review of Policy

This policy will be reviewed when any of the following occur:

- The related documents are amended or replaced.
- Other circumstances as determined from time to time by a resolution of Council

Notwithstanding the above, this policy is to be reviewed at intervals of no more than three (3) years.

20.0 Reference

- *Local Government Act 2009*
- *Local Government Regulations 2012*

21.0 Attachments

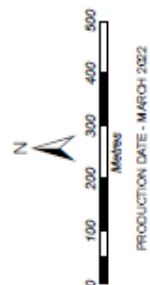
- | | |
|---|-----------|
| • Mackay City Centre Area – | Map No. 1 |
| • Urban Commercial Area – | Map No. 2 |
| • Habana Rural Fire Brigade Area – | Map No. 3 |
| • Dumbleton Rural Fire Brigade Area – | Map No. 4 |
| • Victoria Plains Rural Fire Brigade Area – | Map No. 5 |
| • Ball Bay Rural Fire Brigade Area – | Map No. 6 |
| • Sunnyside Rural Fire Brigade Area – | Map No. 7 |
| • Mt Blackwood Rural Fire Brigade Area – | Map No. 8 |
| • Calen/Camerons Pocket Rural Fire Brigade Area – | Map No. 9 |

- Seaforth Town Rural Fire Brigade Area – Map No. 10
- Midge Point Rural Fire Brigade Area – Map No. 11
- Seaforth District Rural Fire Brigade Area – Map No. 12
- Armstrong Beach Rural Fire Brigade Area – Map No. 13
- Plane Creek Rural Fire Brigade Area – Map No. 14
- Mirani Combined Rural Fire Brigade Area – Map No. 15
- Hay Point Rural Fire Brigade Area – Map No. 16
- Mackay Sewerage Area – Map No. 17a
- Sarina Sewerage Area – Map No. 17b
- Mirani Sewerage Area – Map No. 17c
- Bloomsbury/Laguna Quays/Midge Point Water Service Area – Map No 18a
- Calen/Seaforth/Holiday Bay/Ball Bay/
Cape Hillsborough Water Service Area – Map No. 18b
- Mackay Water Service Area – Map No. 18c
- Pioneer Valley Water Service Area – Map No. 18d
- McEwans Beach/Alligator Creek/
Haypoint Sarina & Beaches – Water Service Area – Map No. 18e
- Koumala Water Service Area – Map No. 18f

Version Control:

Version	Reason / Trigger	Adopted	Date	Folio
09.10	Annual review	by Council	22.07.2009	7423
10.11	Annual review	by Council	23.06.2010	11791
11.12	Annual review	by Council	29.06.2011	16288
20.13	Annual review	by Council	25.06.2012	22218
13.14	Annual review	by Council	11.07.2013	28555
14.15	Annual review	by Council	25.06.2014	33664
15.16	Annual review	by Council	24.06.2015	38325
16.17	Annual review	By Council	22.06.2016	38078
17.18	Annual Review	By Council	28.06.2017	44585
18.19	Annual Review	By Council	18.07.2018	57715
19.20	Annual Review	By Council	26.06.2019	62968
20.21	Annual Review	By Council	24.06.2020	ORD-2020-142
21.22	Annual Review	By Council	23.06.2021	ORD-2021-193
22.23	Annual Review	By Council	22.06.2022	ORD-2022-179

MACKAY CITY CENTRE AREA MAP No.1



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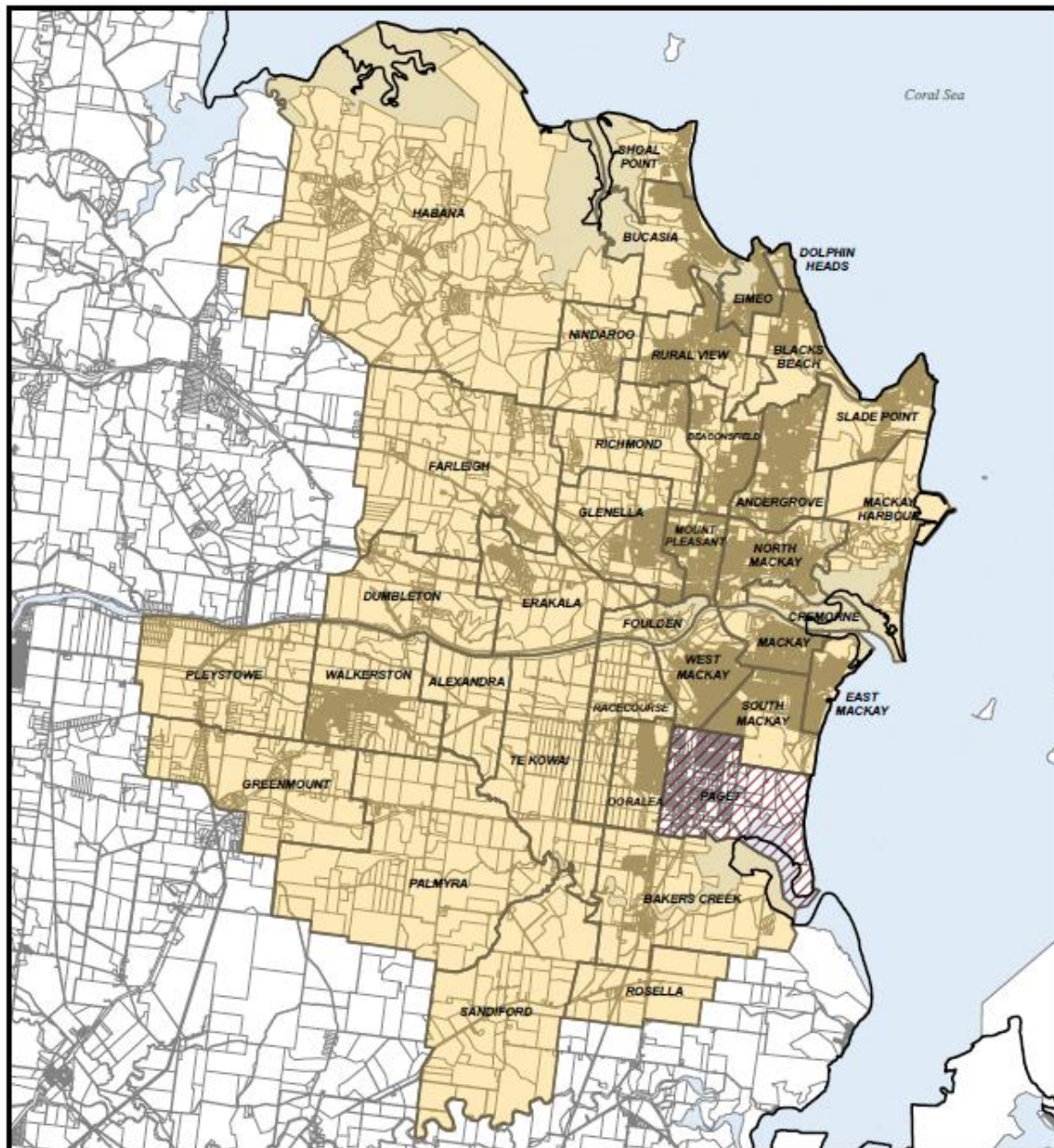
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Urban Commercial Area Map No. 2



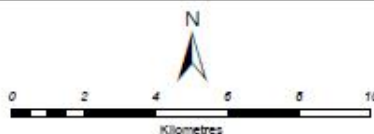
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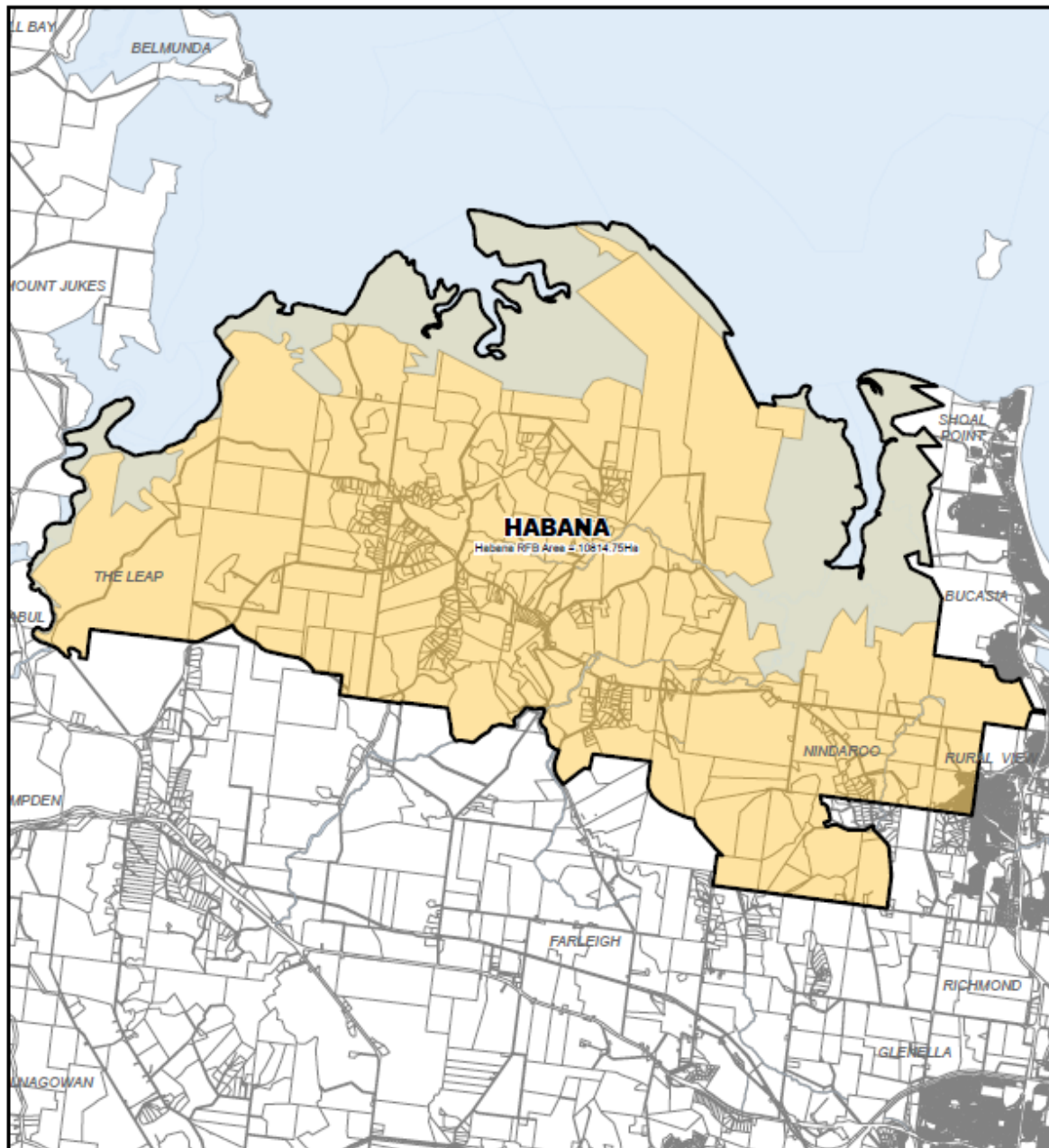


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Habana Rural Fire Brigade Area

Map No. 3

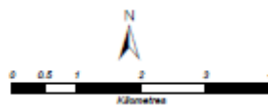


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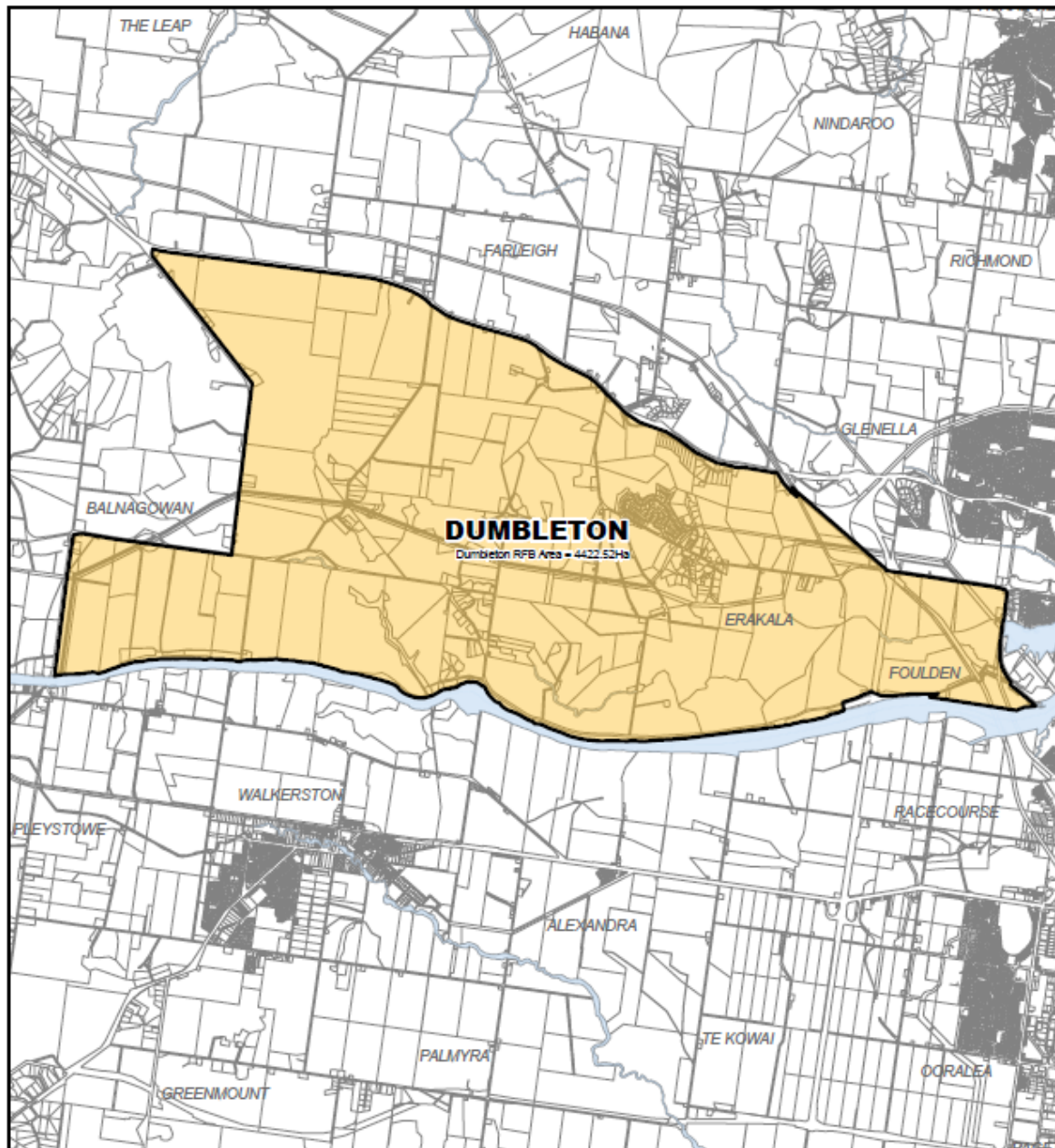
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Dumbleton Rural Fire Brigade Area Map No. 4

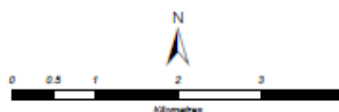


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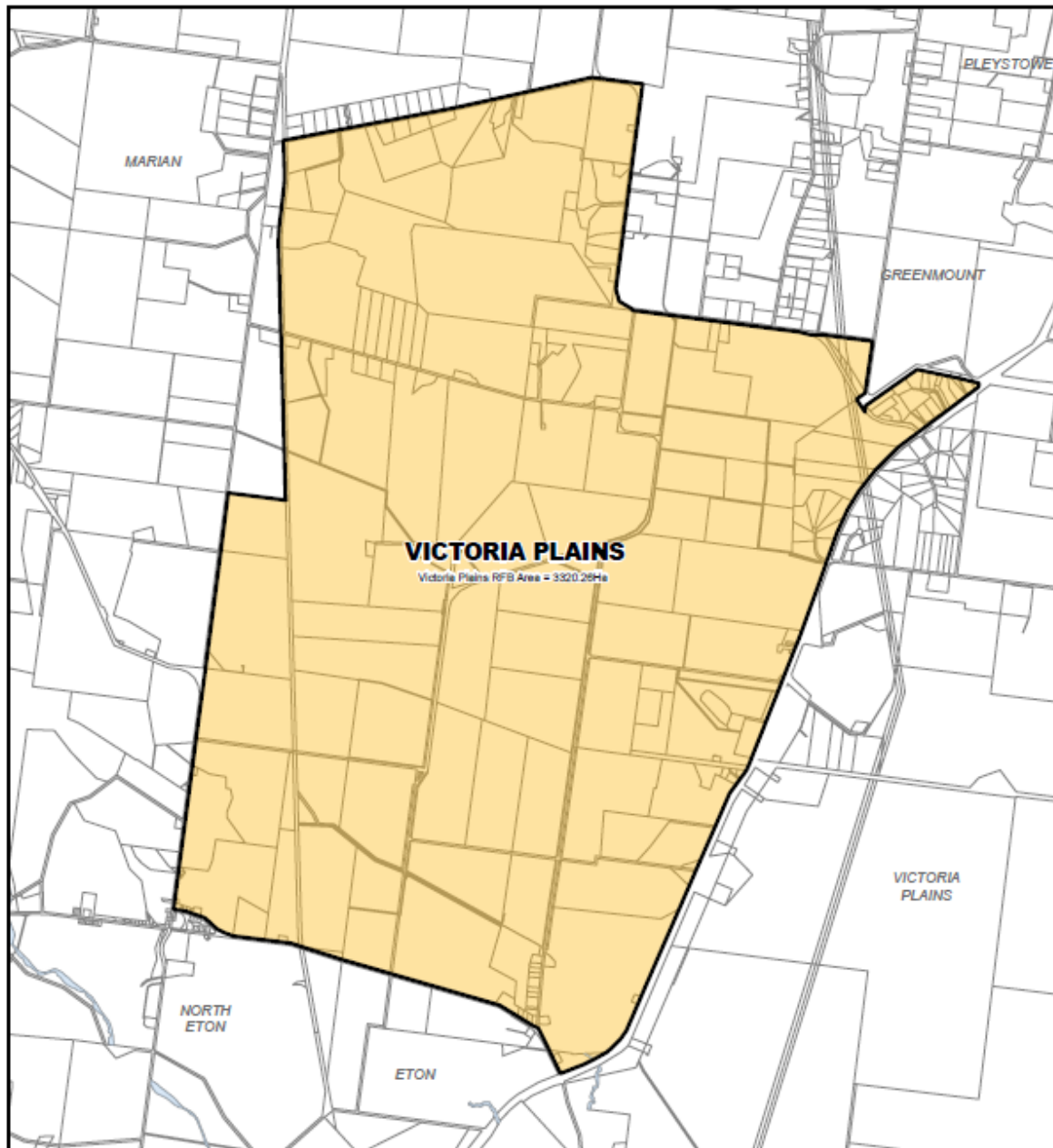
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Victoria Plains Rural Fire Brigade Area Map No. 5

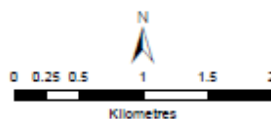


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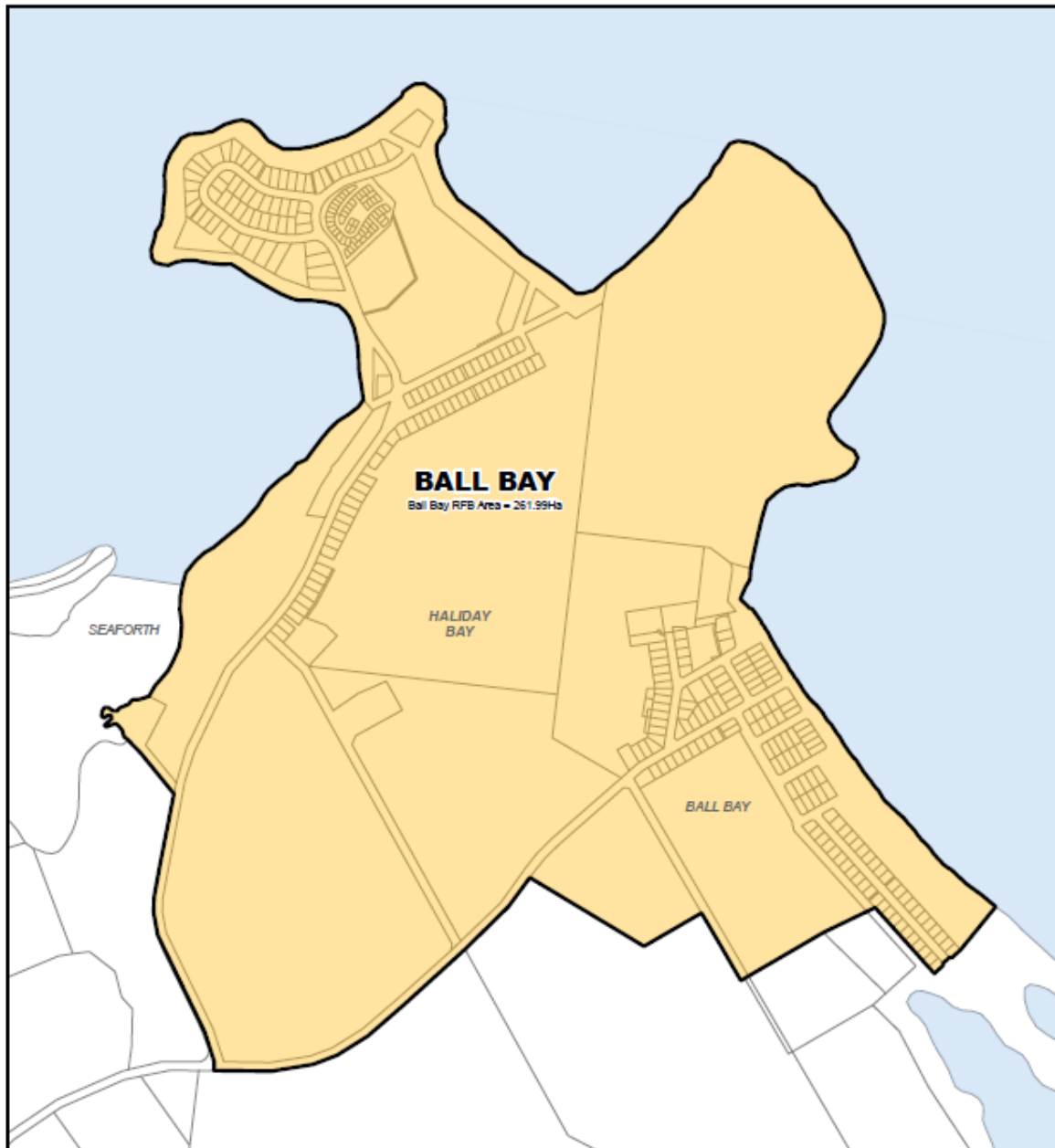
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Ball Bay Rural Fire Brigade Area Map No. 6

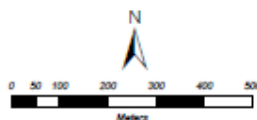


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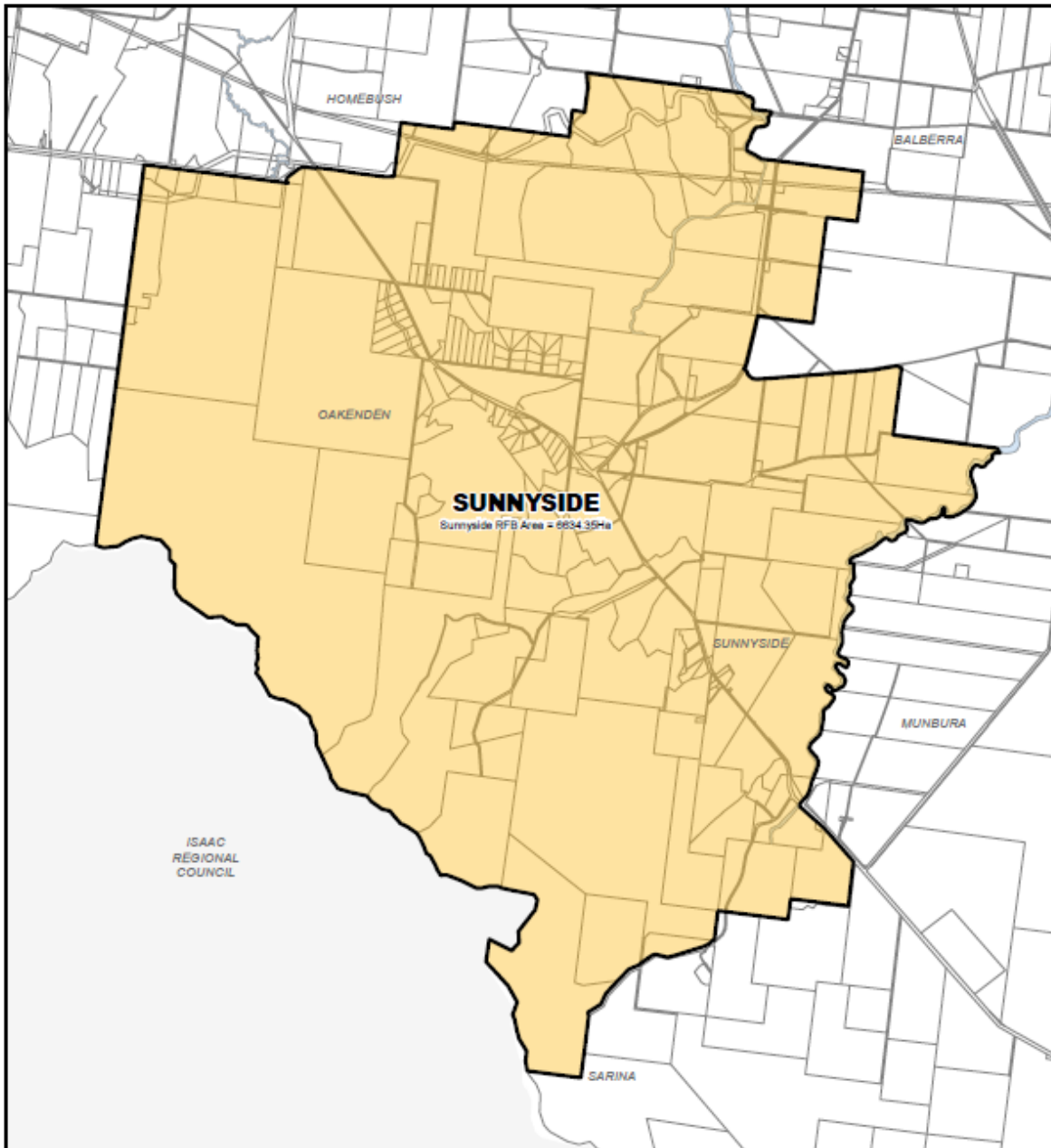
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Sunnyside Rural Fire Brigade Area Map No. 7

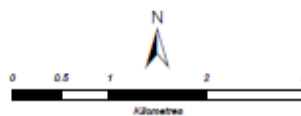


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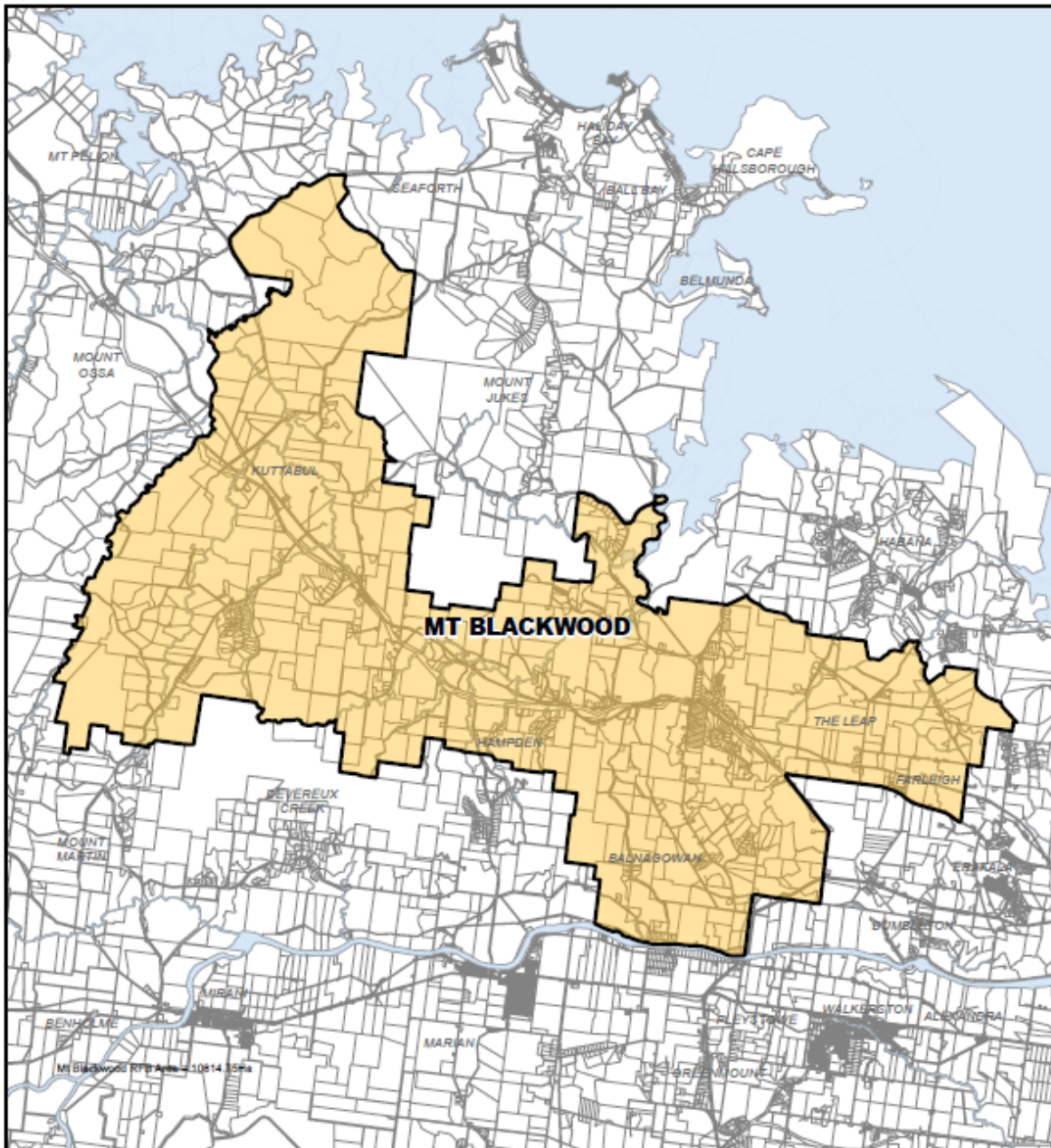
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Mt Blackwood Rural Fire Brigade Area Map No. 8

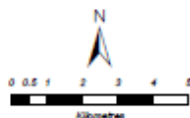


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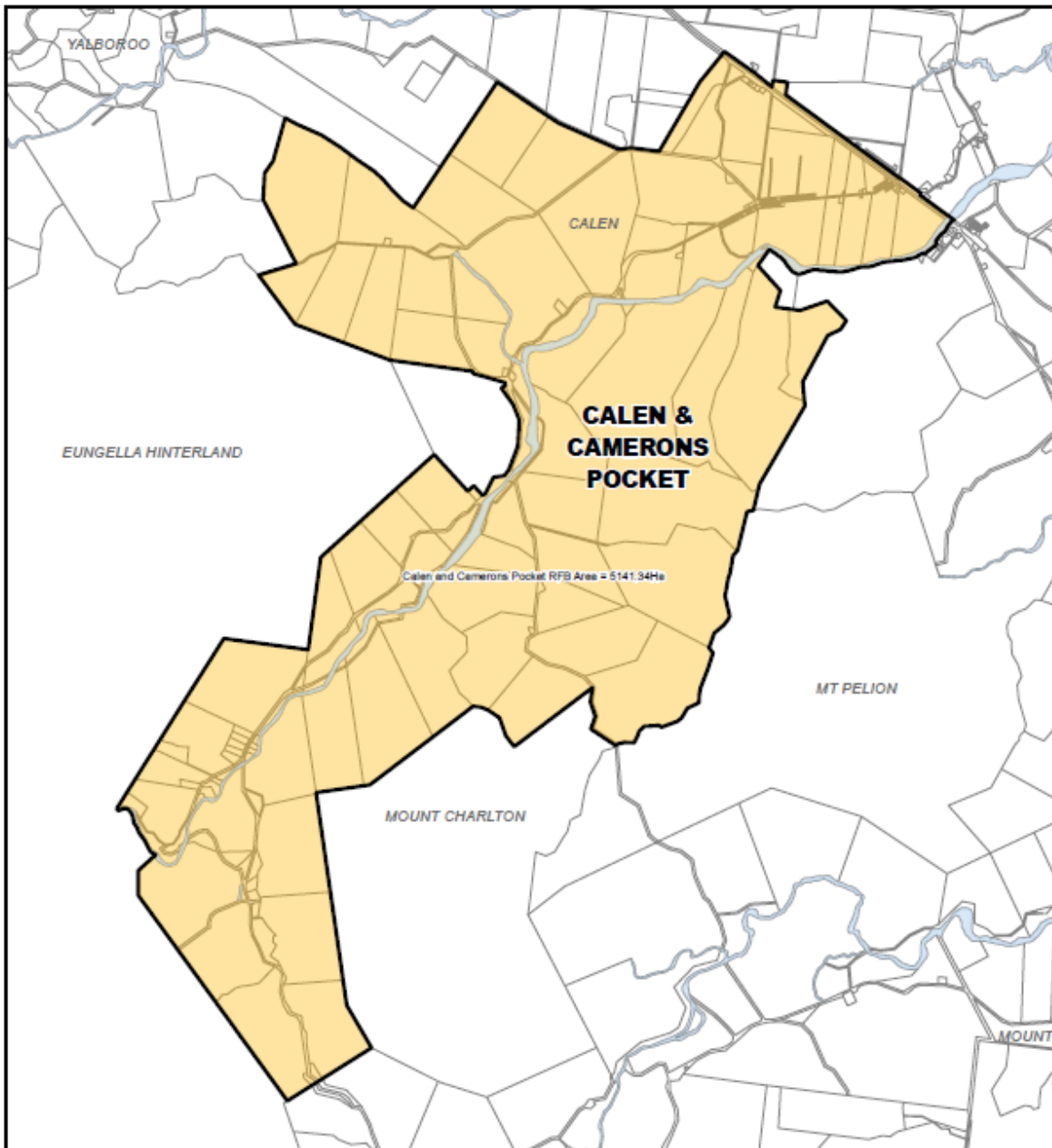
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Calen/Camerons Pocket Rural Fire Brigade Area Map No. 9



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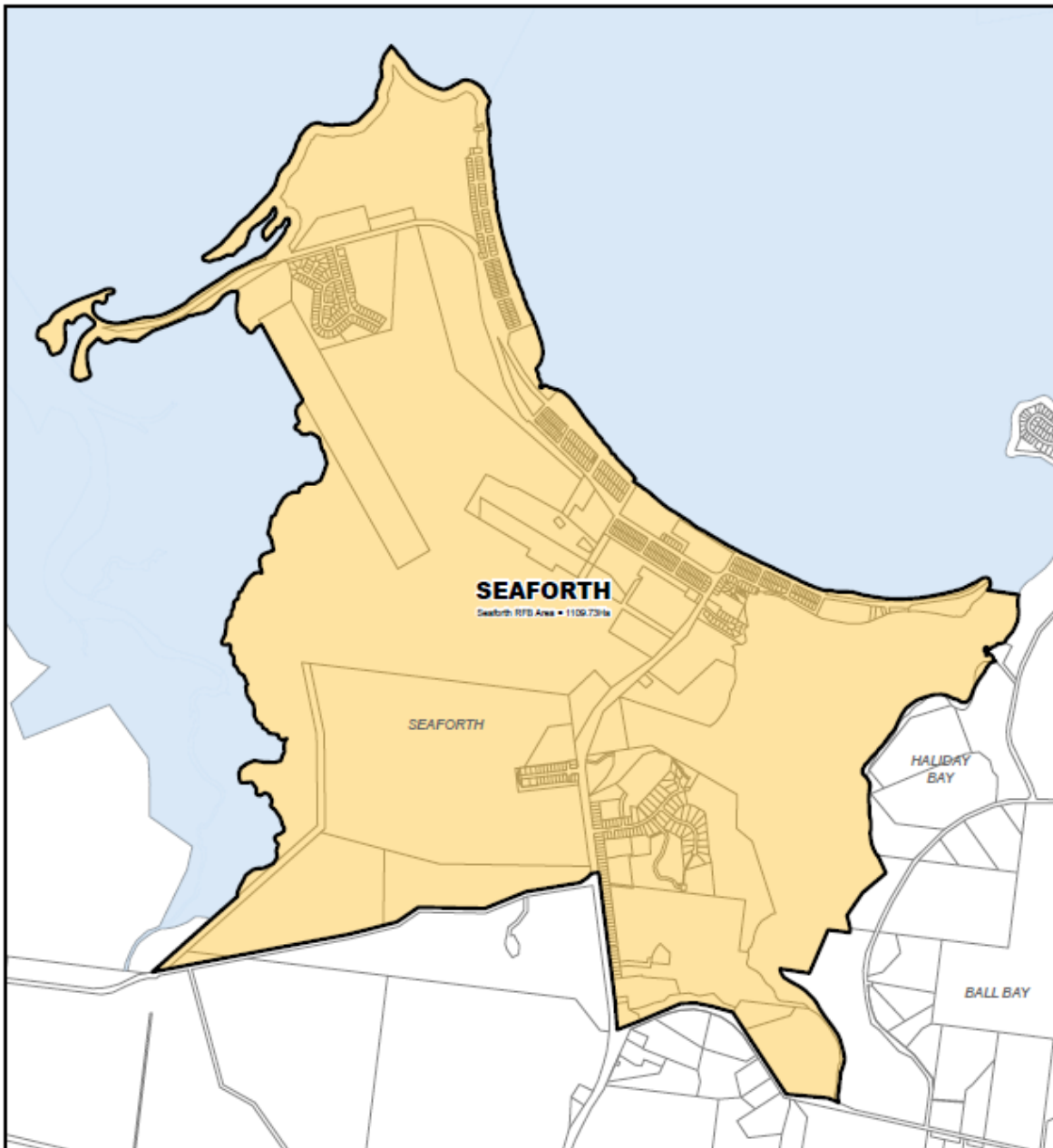
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Seaforth Town Rural Fire Brigade Area Map No. 10

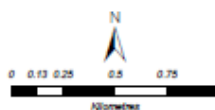


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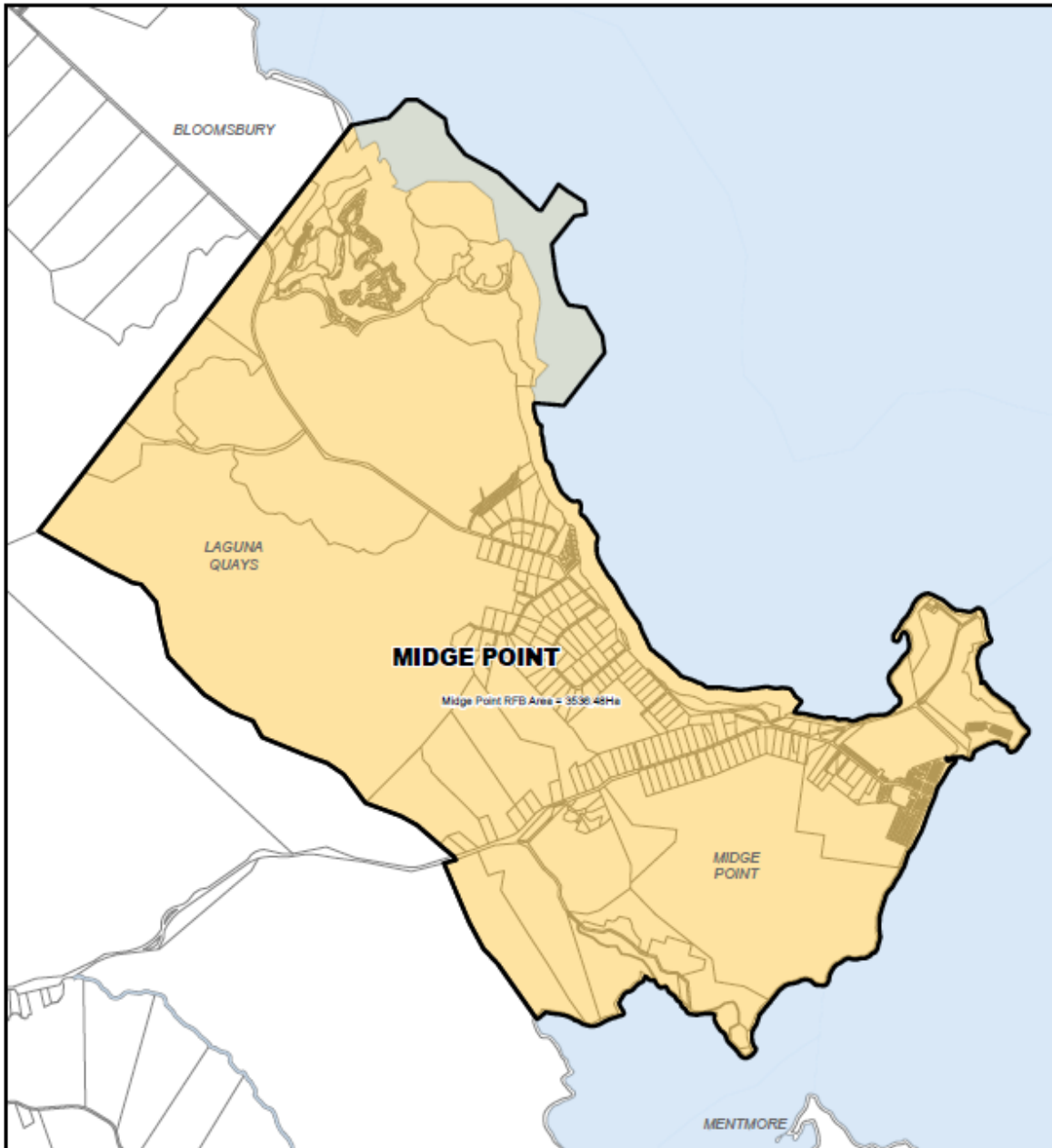
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Midge Point Rural Fire Brigade Area Map No. 11

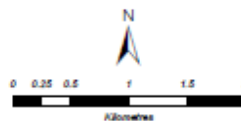


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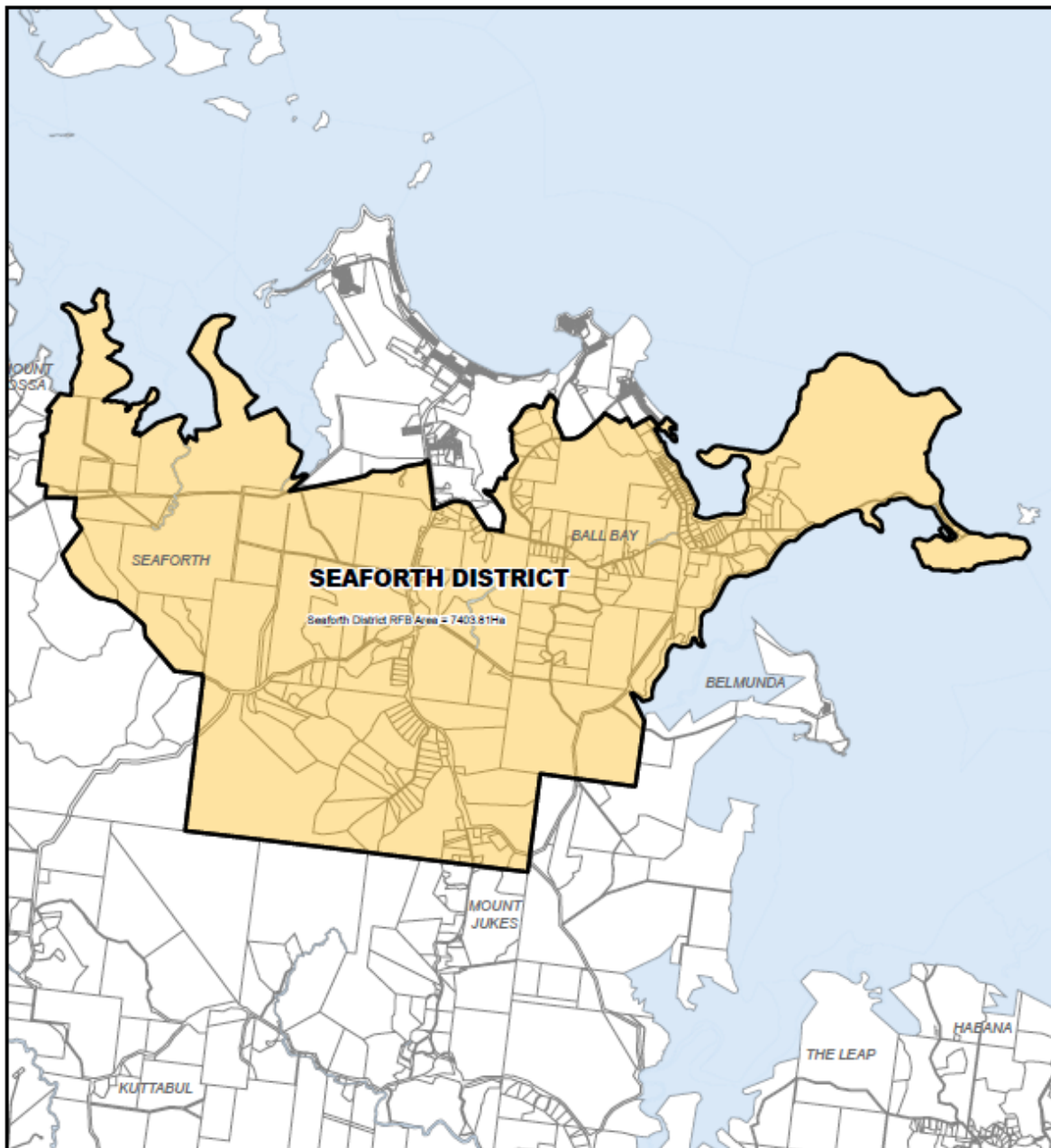
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Seaforth District Rural Fire Brigade Area Map No. 12

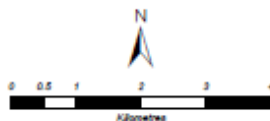


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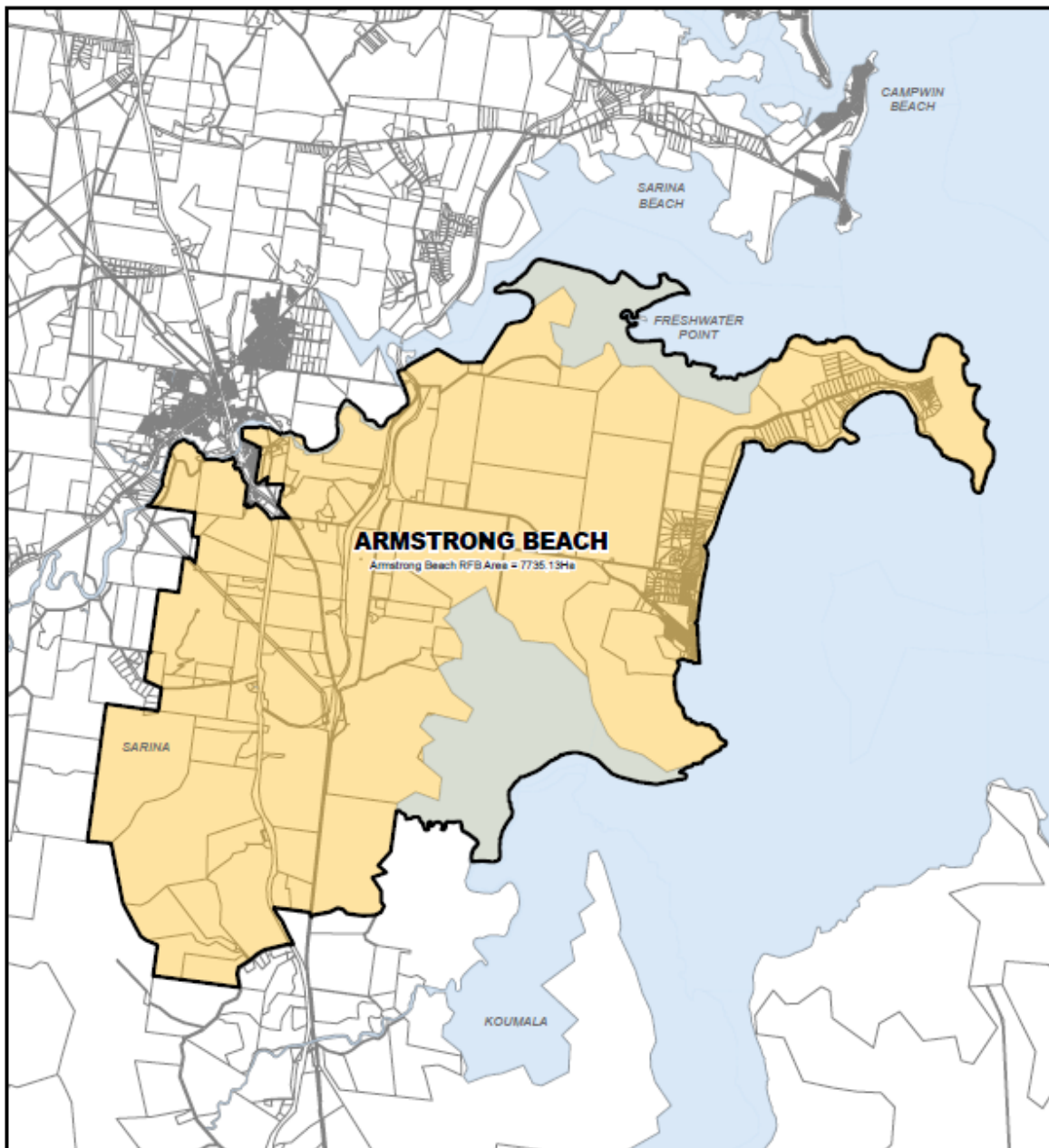
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Armstrong Beach Rural Fire Brigade Area Map No. 13

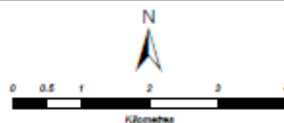


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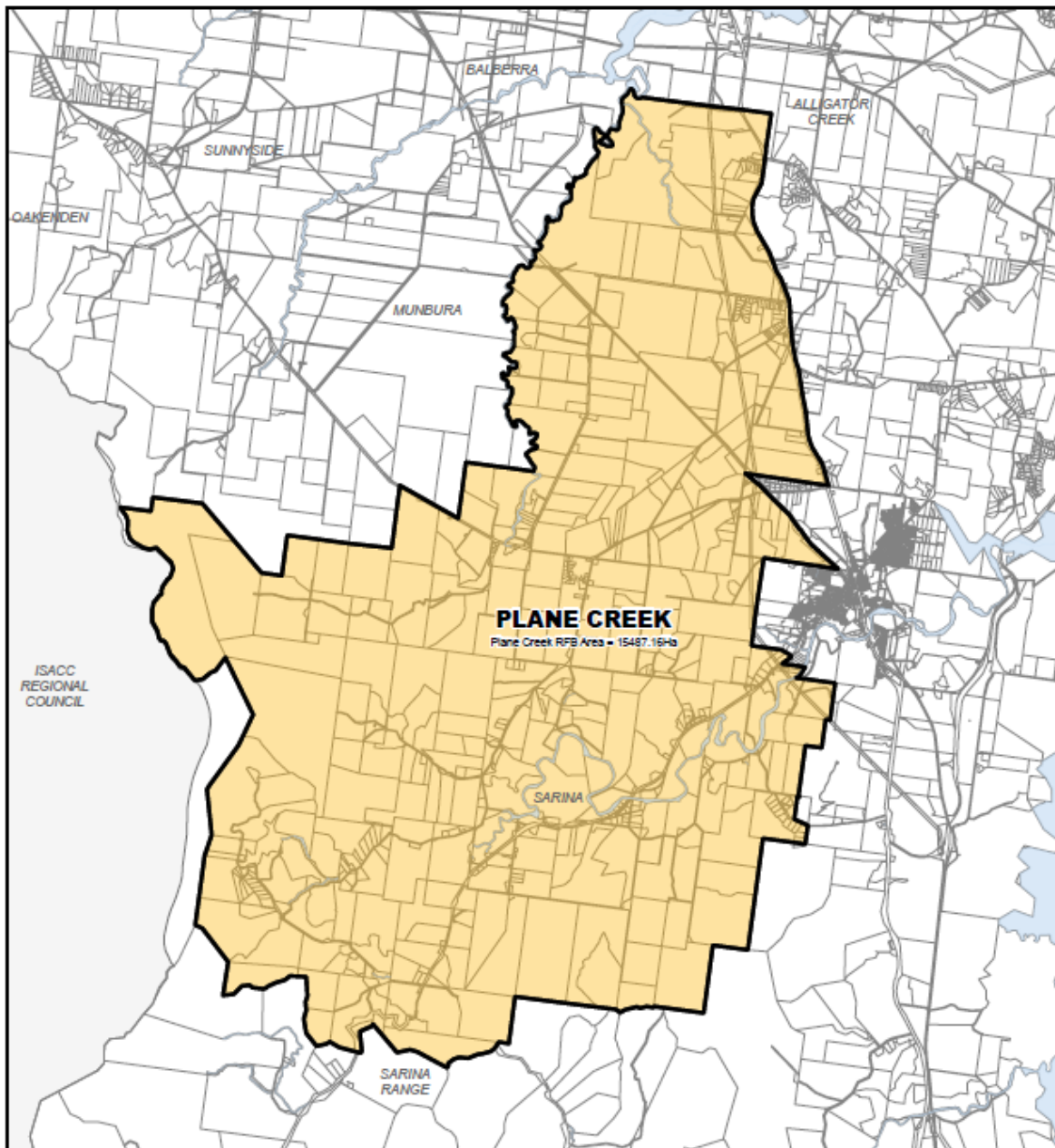
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Plane Creek Rural Fire Brigade Area Map No. 14



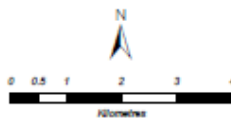
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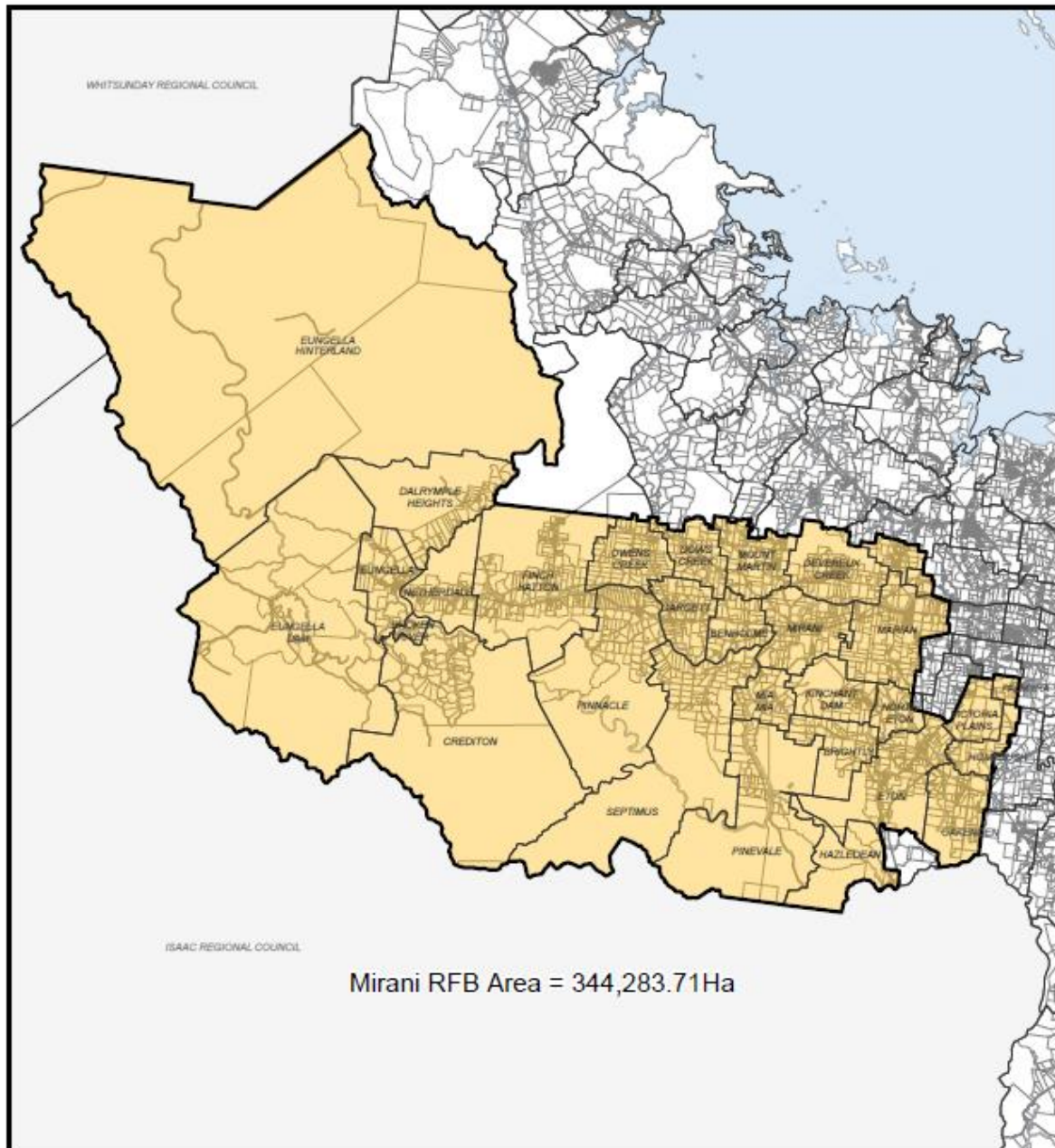


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Mirani Combined Rural Fire Brigade Area

Map No. 15

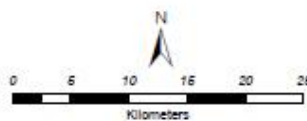


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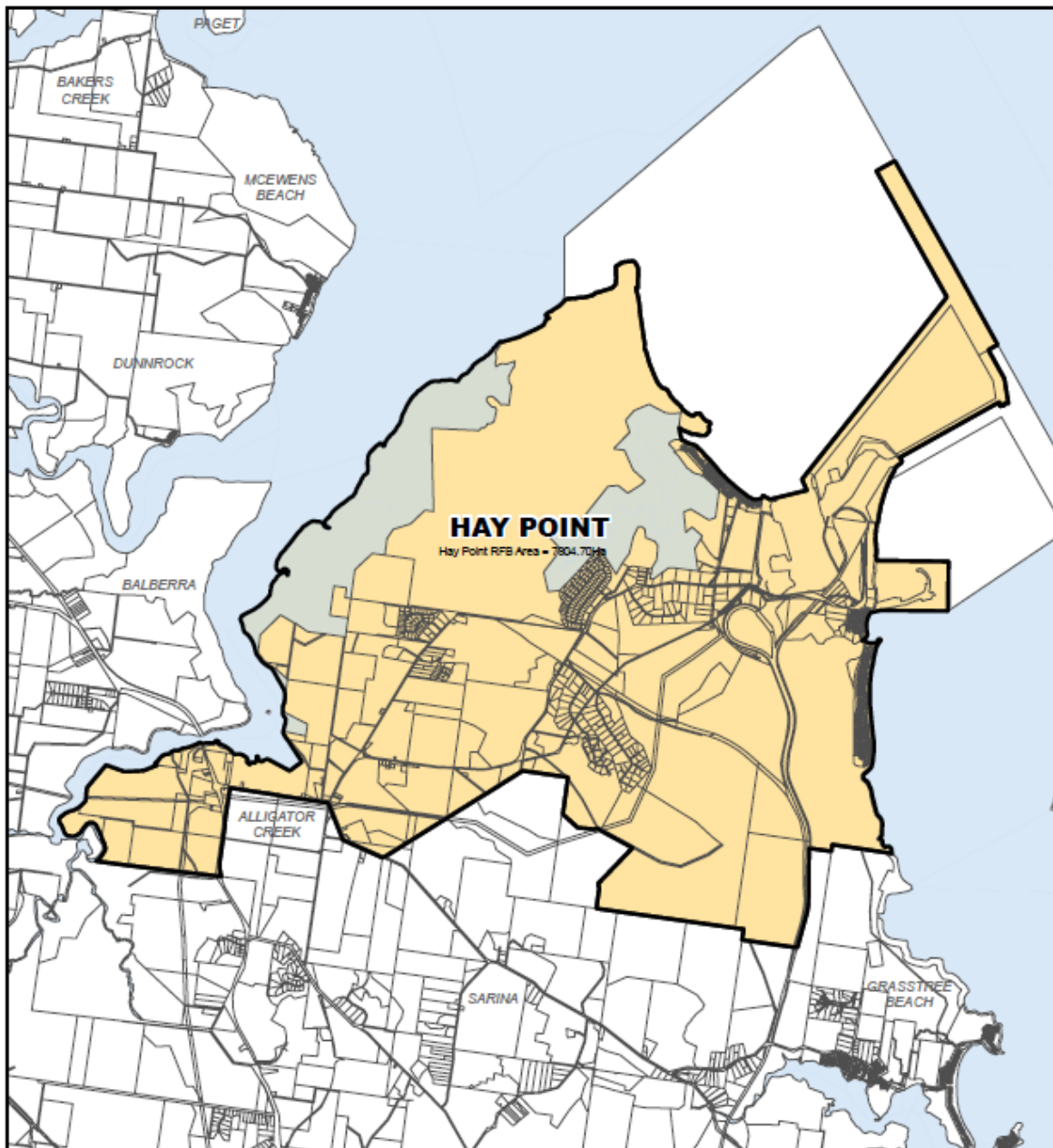


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Hay Point Rural Fire Brigade Area

Map No. 16

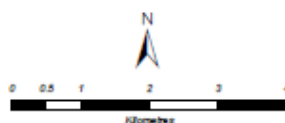


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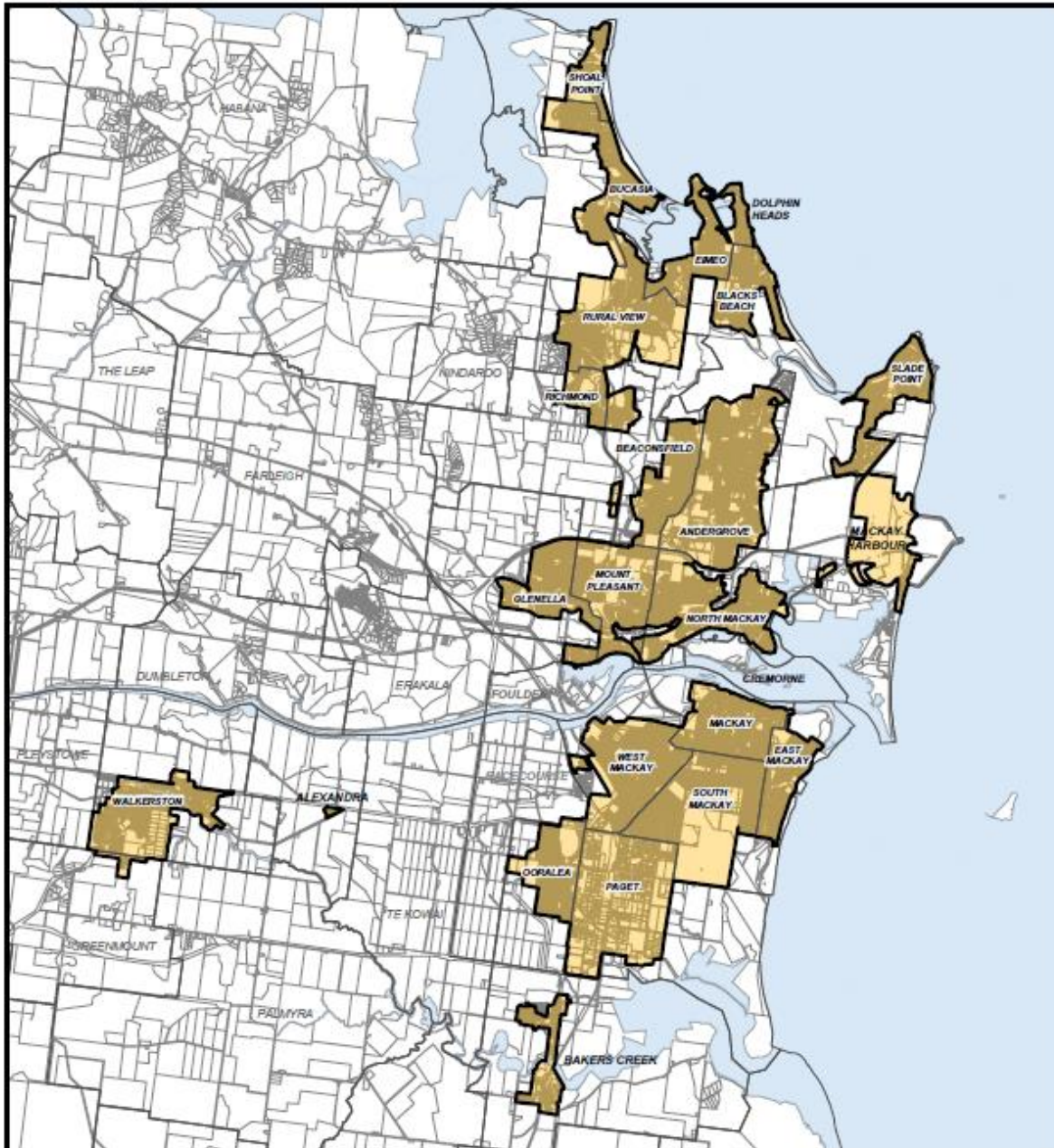


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Mackay Sewerage Area

Map No. 17a



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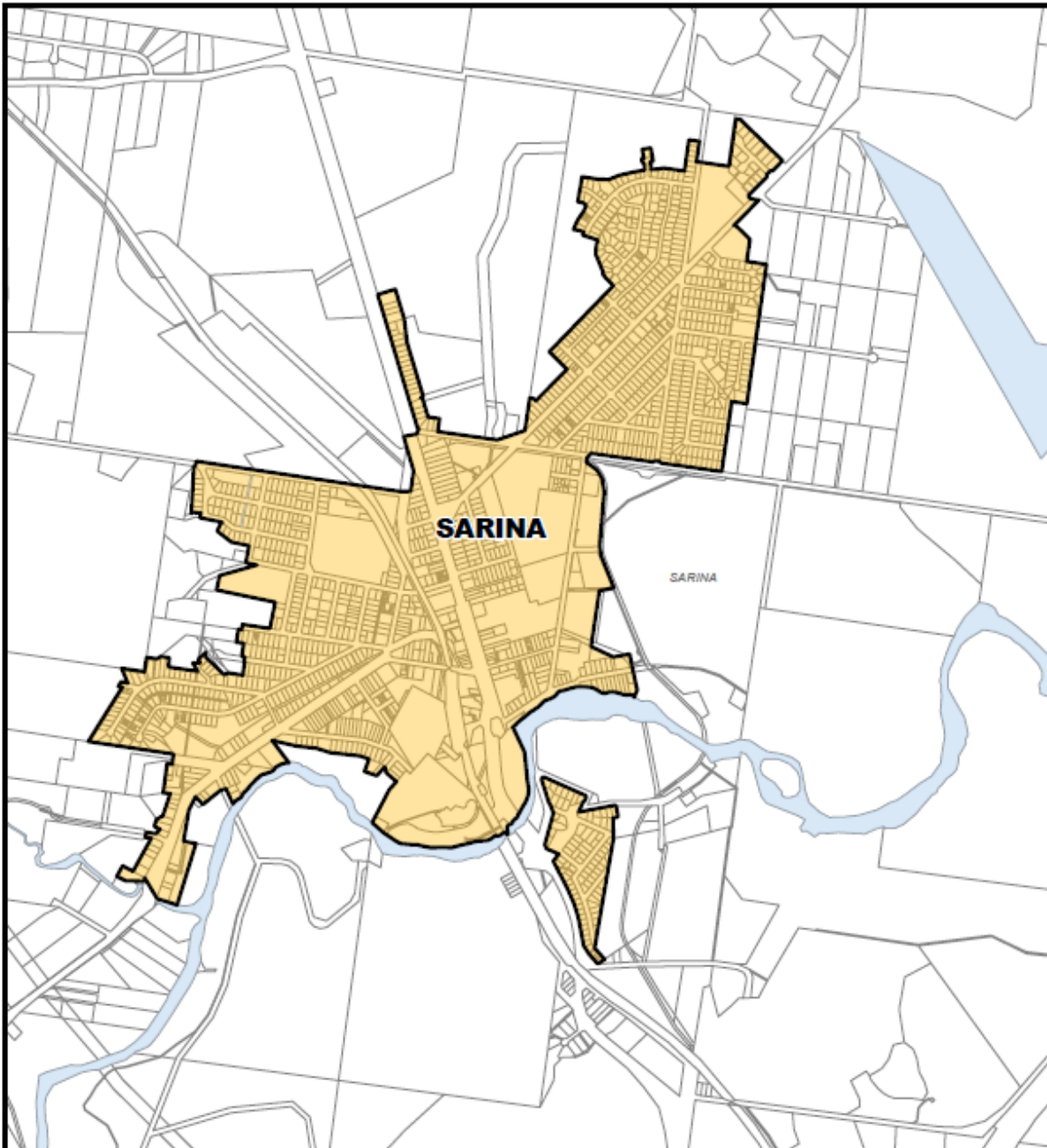
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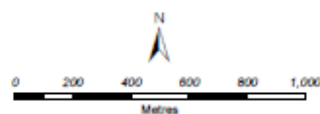


PRODUCTION DATE - MARCH 2022



Sarina Sewerage Area**Map No. 17b****PRODUCED BY MACKAY REGIONAL COUNCIL - GIS SECTION**Based on Cadastral Data provided with the permission of the
Department of Resources**CURRENT AS AT MARCH 2022**

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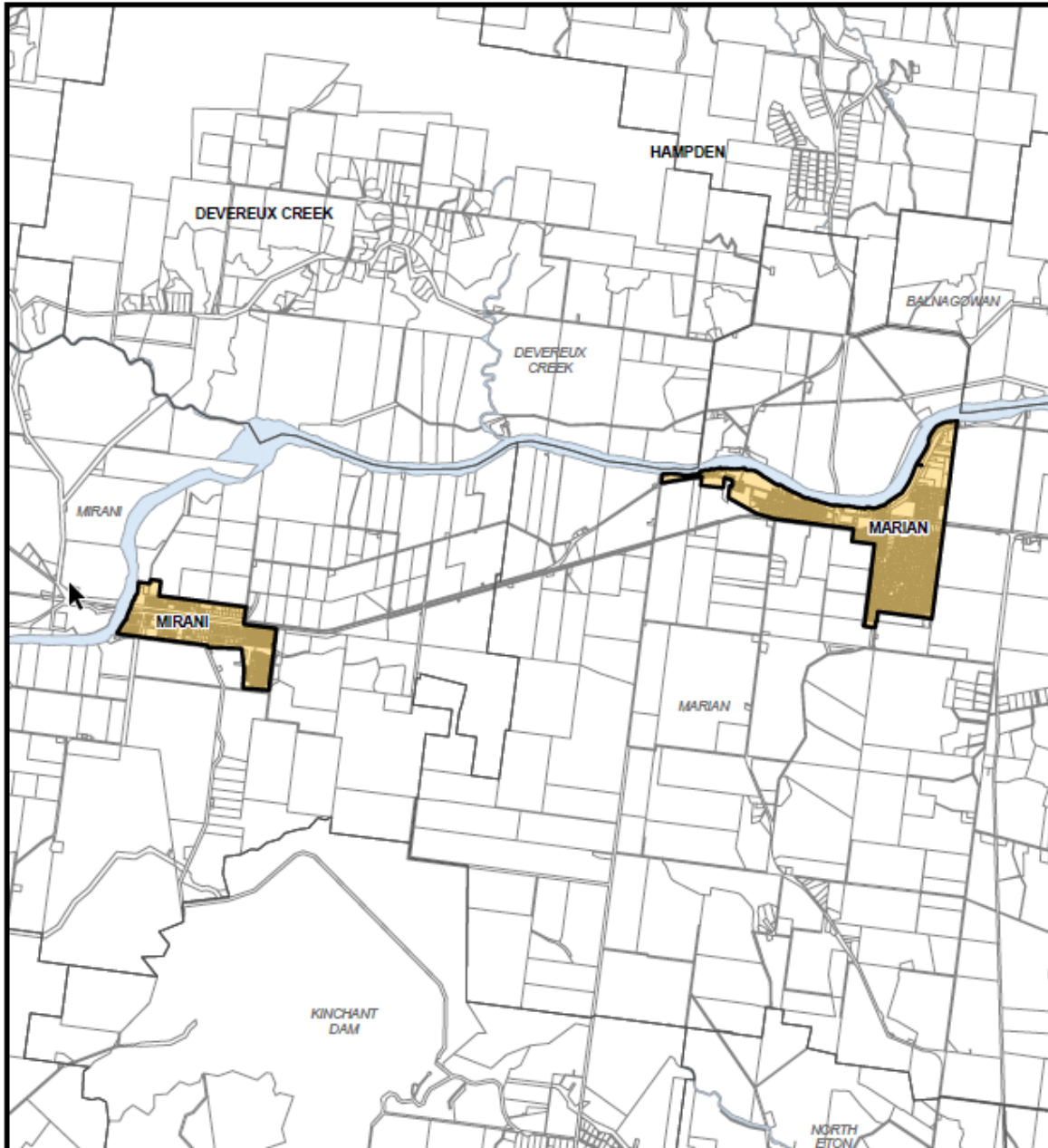


PRODUCTION DATE - MARCH 2022



Mirani Sewerage Area

Map No. 17c

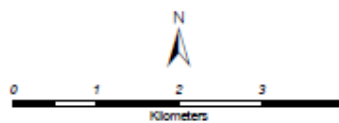


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Department of Resources

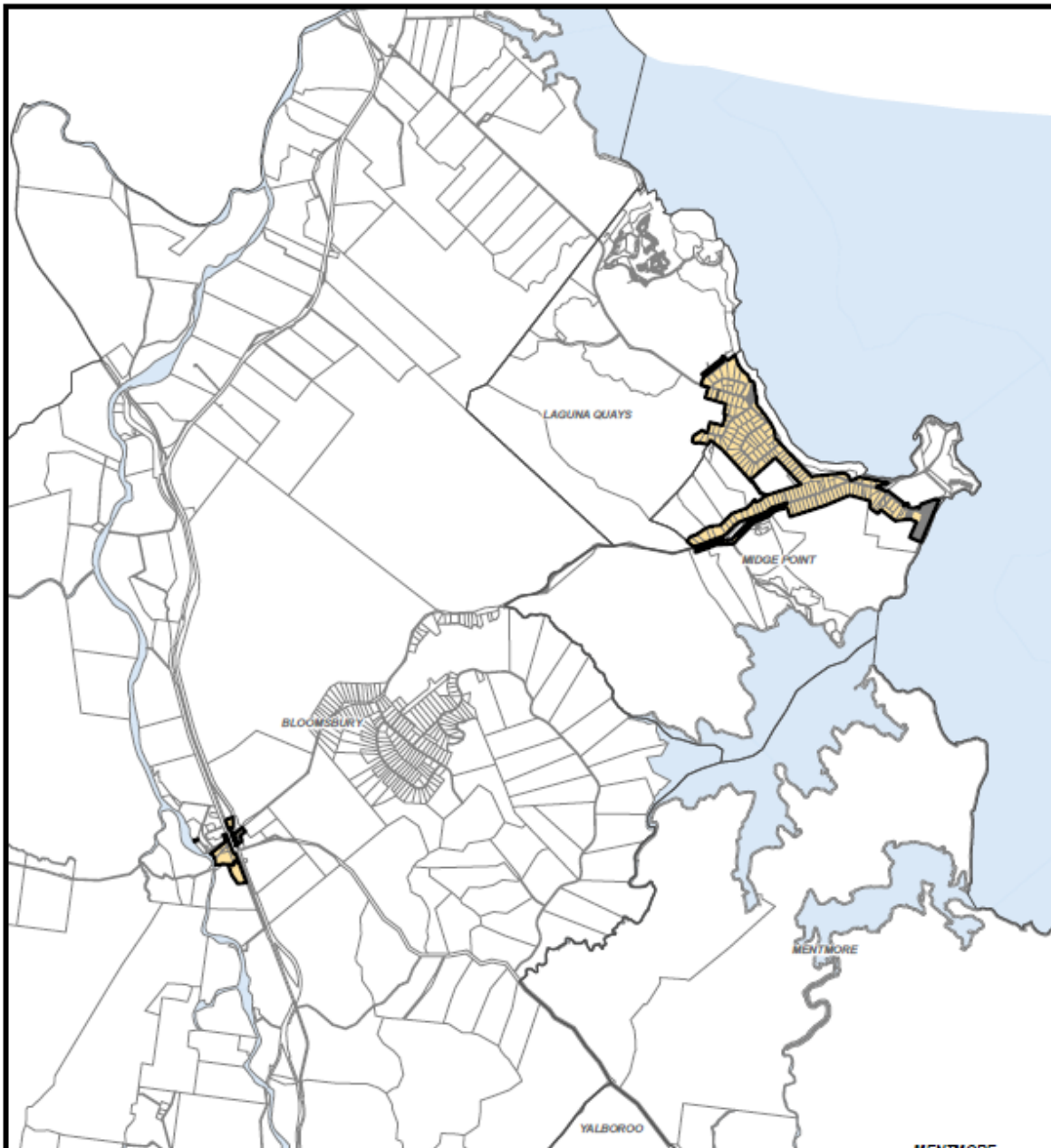
CURRENT AS AT MARCH 2022

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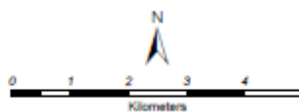


PRODUCTION DATE - MARCH 2022



**BLOOMSBURY/LAGUNA QUAYS/MIDGE POINT
WATER SERVICE AREA****Map No. 18a****PRODUCED BY MACKAY REGIONAL COUNCIL - GIS SECTION**Based on Cadastral Data provided with the permission of the
Department of Resources**CURRENT AS AT MARCH 2022**

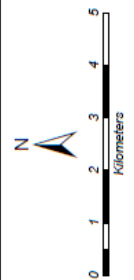
While every care is taken to ensure the accuracy of this data, the Department of Resources and Mackay Regional Council give no warranty in relation to the data (including accuracy, reliability, completeness or suitability) and accept no liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incur as a result of the data being inaccurate or incomplete in any way and for any reason.



PRODUCTION DATE - MARCH 2022



**CALEN/SEAFORTH/HOLIDAY BAY/BALL BAY/CAPE HILLSBOROUGH
WATER SERVICE AREA
MAP No.18b**



PRODUCTION DATE - MARCH 2022

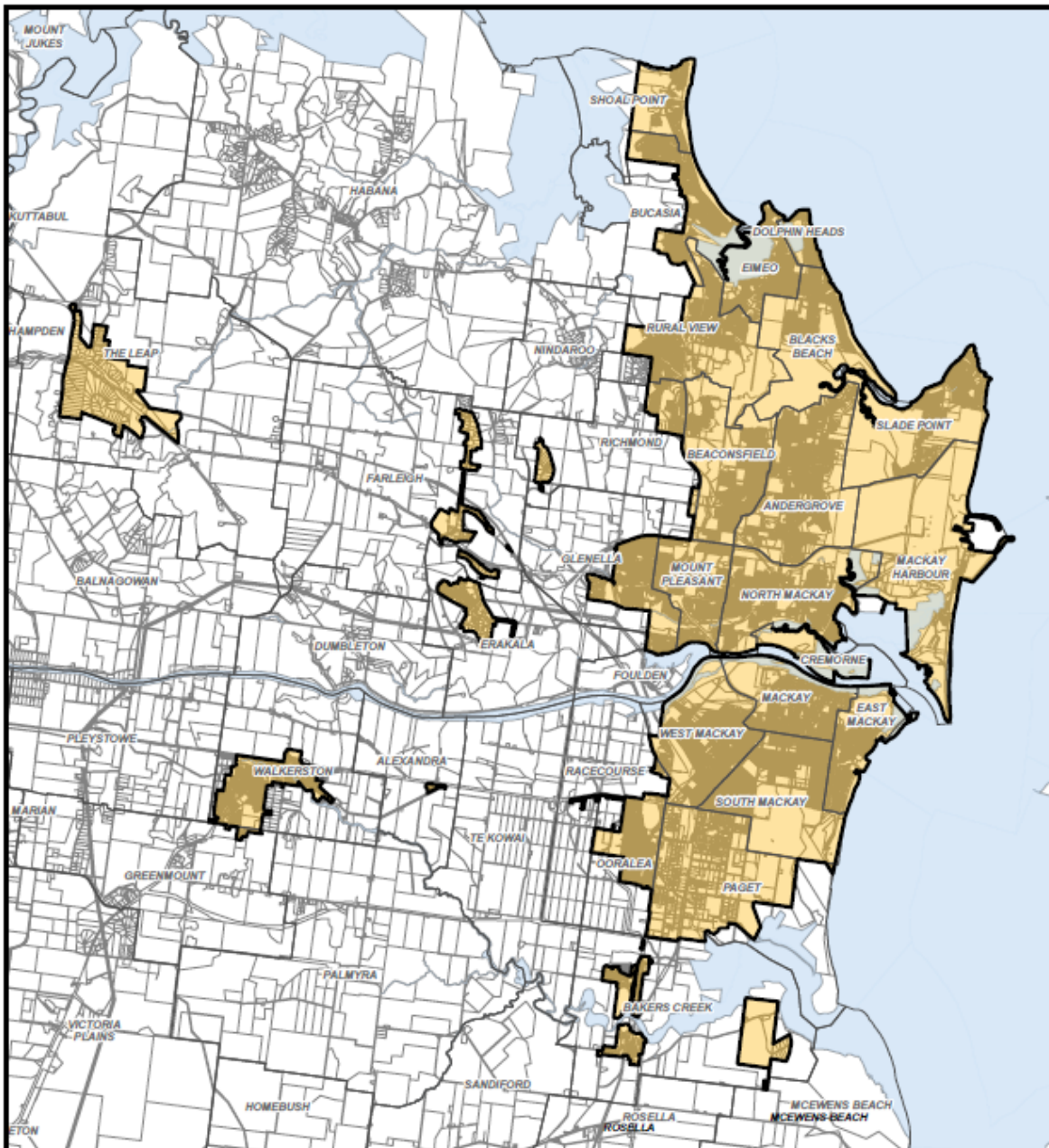
PRODUCED BY MACKAY REGIONAL COUNCIL - GIS SECTION
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Mackay Water Service Area

Map No. 18c



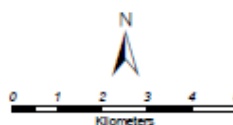
PRODUCED BY MACKAY REGIONAL COUNCIL - GIS SECTION

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Department of Resources

CURRENT AS AT MARCH 2022

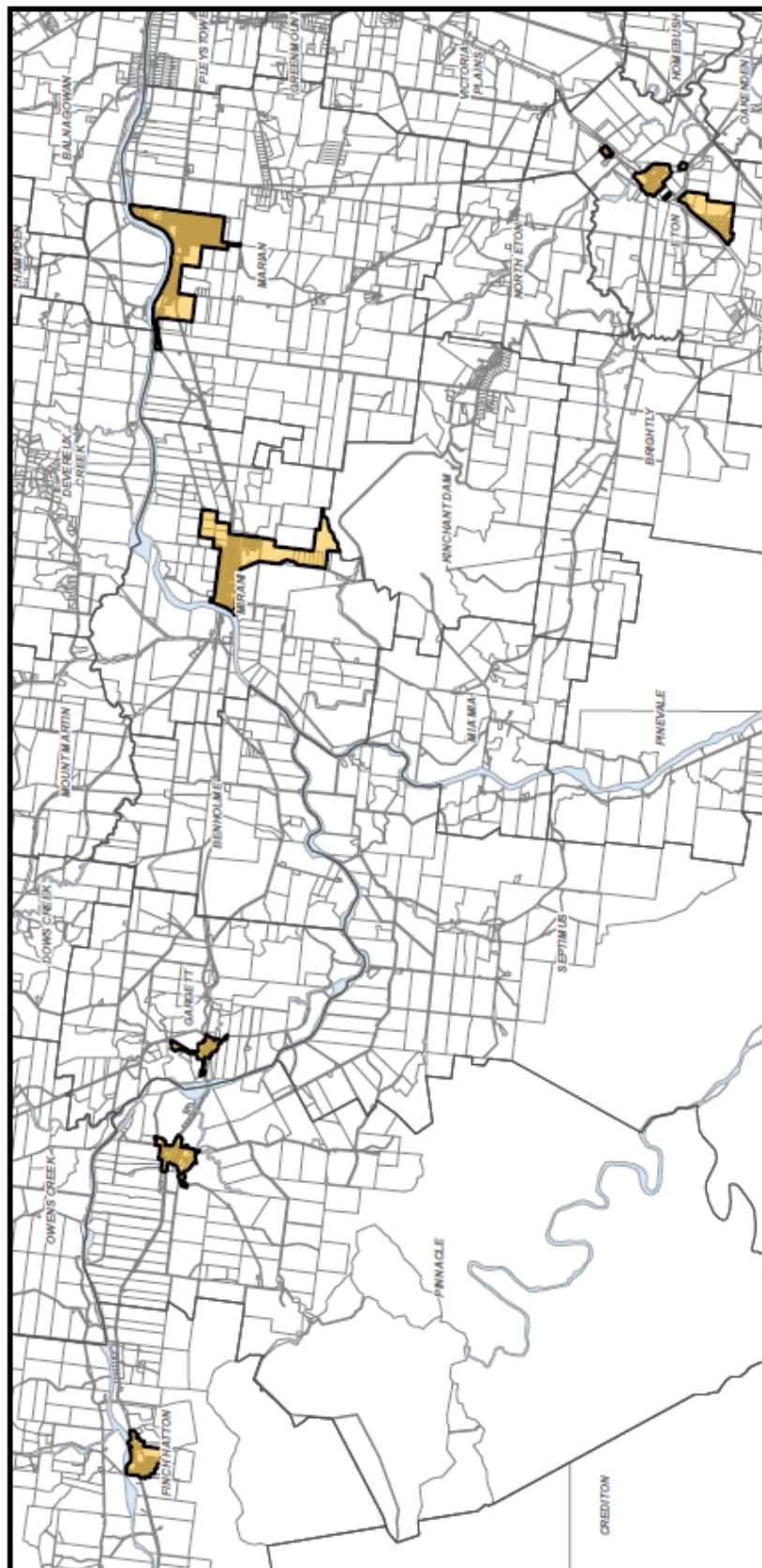
While every care is taken to ensure the accuracy of this data, the Department of Resources and Mackay Regional Council give no warranty in relation to the data (including accuracy, reliability, completeness or suitability) and accept no liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incur as a result of the data being inaccurate or incomplete in any way and for any reason.



PRODUCTION DATE - MARCH 2022



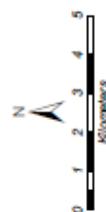
PIONEER VALLEY WATER SERVICE AREA
MAP No.18d



PRODUCED BY WACKAY REGIONAL COUNCIL - GIS SECTION

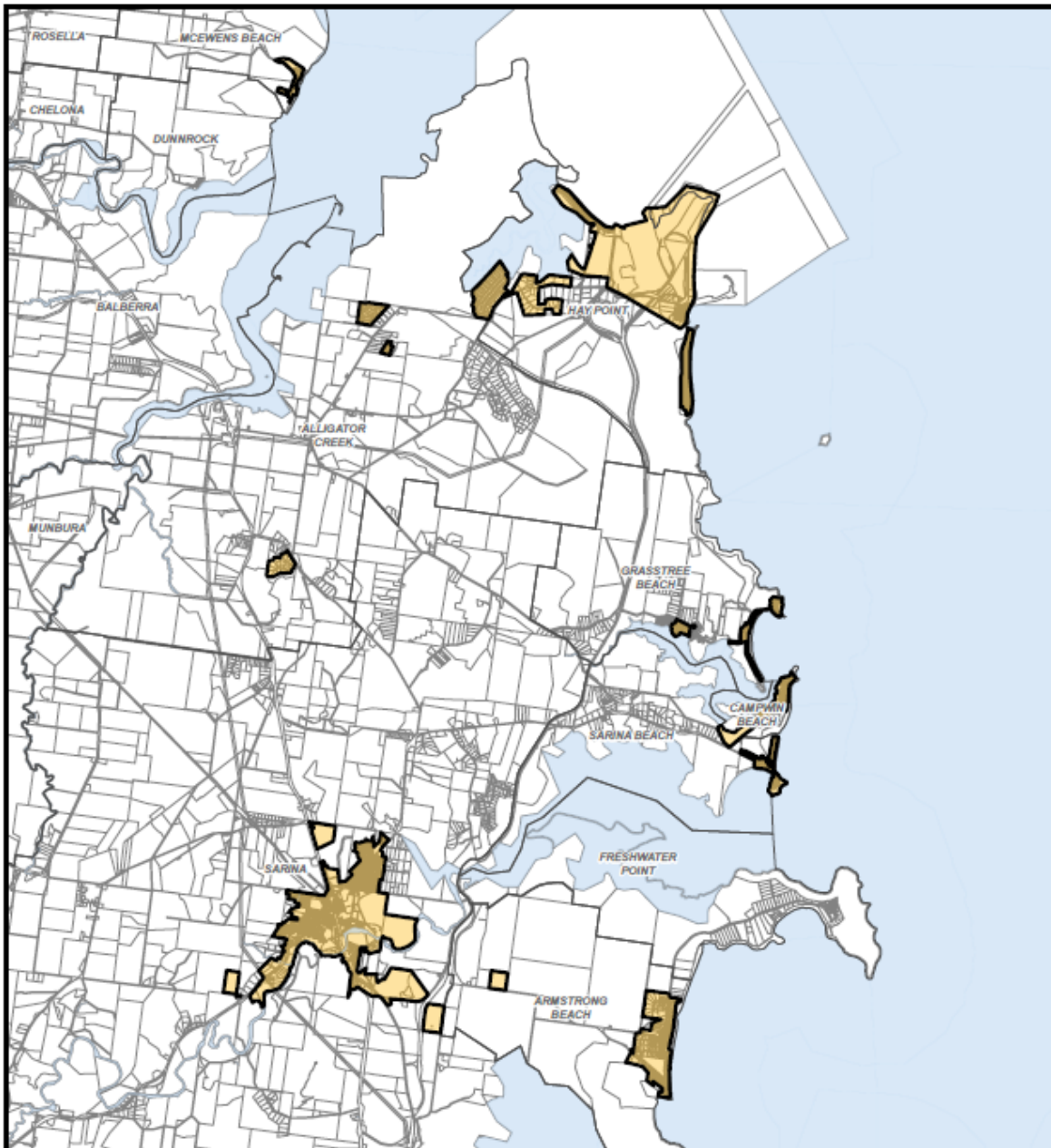
CURRENT AS AT MARCH 2022

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REPRODUCTION DATE - MARCH 2022

**MCEWENS BEACH/ALLIGATOR CREEK/HAYPOINT
SARINA & BEACHES - WATER SERVICE AREA**
Map No. 18e

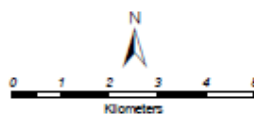


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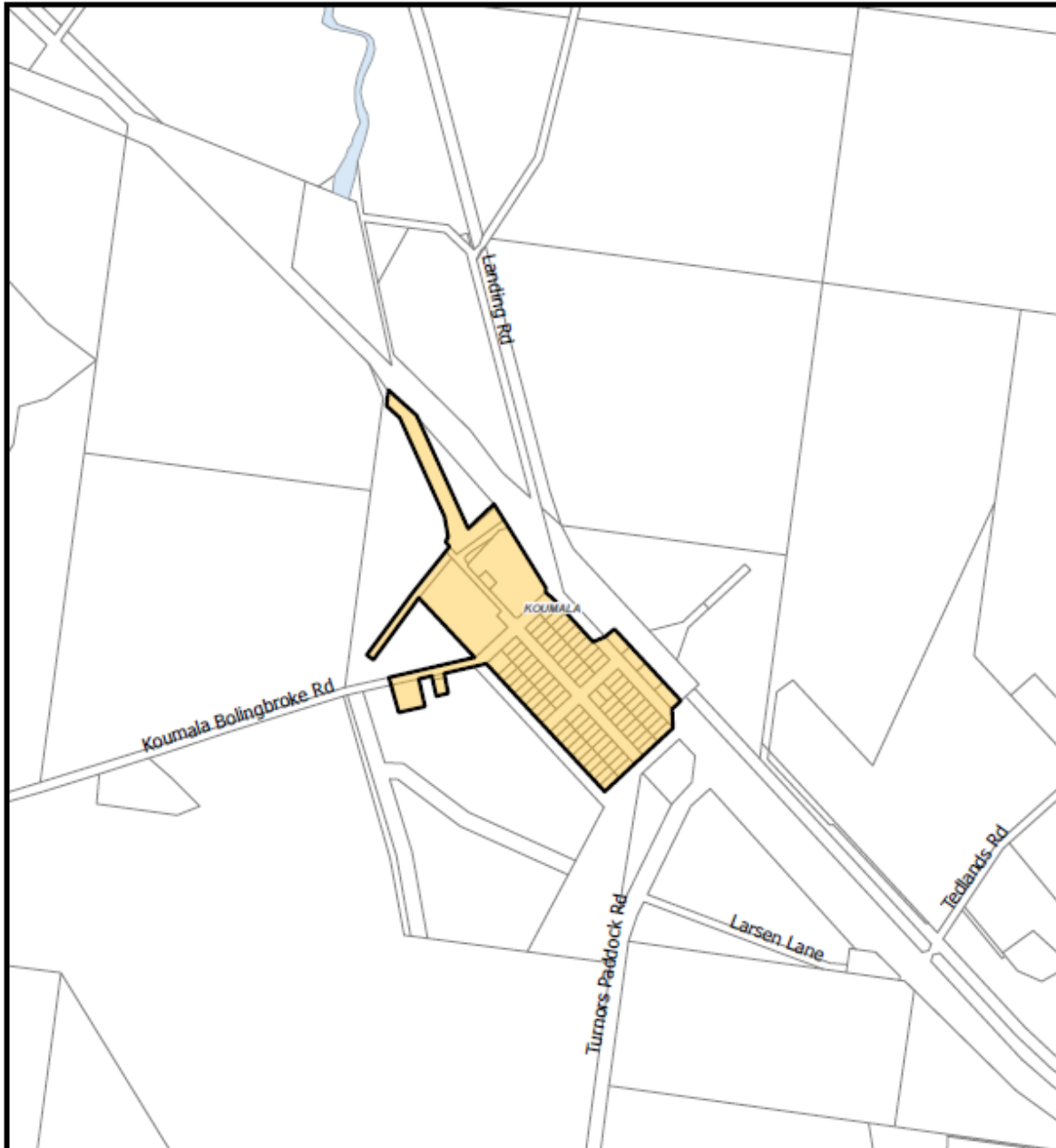


PRODUCTION DATE - MARCH 2022



KOUMALA WATER SERVICE AREA

Map No. 18f

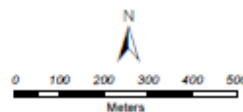


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PRODUCTION DATE - MARCH 2022

