



**GLADSTONE**  
REGIONAL COUNCIL

**SPECIAL BUDGET MEETING  
MINUTES**

**HELD AT THE COUNCIL CHAMBERS - CIVIC CENTRE  
101 GOONDOON STREET, GLADSTONE**

**On 24 July 2018**

**Commencing at 9.00am**

**Roslyn Baker  
CHIEF EXECUTIVE OFFICER**

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**Elected Members**

Councillor - Mayor M J Burnett  
Councillor C T Bush  
Councillor G G Churchill  
Councillor K Goodluck  
Councillor R A Hansen  
Councillor P J Masters  
Councillor P J Sobhanian – via teleconference  
Councillor C A Trevor

**Officers**

Ms R L Baker (Chief Executive Officer)  
Ms L M Hendrick (Executive Assistant)

**APOLOGIES**

**S/18 /3478 Council Resolution:**

Moved Cr Churchill  
Seconded Cr Masters

That an apology for Cr O'Grady be received.

**CARRIED**

**Teleconference**

Cr Sobhanian participated in the meeting via teleconference as per Council's Conduct of Council Meetings Policy (P-2016/01) and approved by the Chief Executive Officer and Mayor Burnett.

## **S/1. MAYOR'S 2018/19 BUDGET**

### **S/1.1. MAYOR'S 2018/19 BUDGET OVERVIEW**

**File Ref:** FM6.1

**Purpose:**

The Mayor presenting an Overview Report on Council's 2018-19 Budget.

**Officer's Recommendation:**

That Council receive and adopt the Mayor's Budget Overview Report.

The meeting noted the Mayor's Budget Overview report.

## **S/1.2. REVENUE STATEMENT**

**File Ref:** FM6.1, CM28.2

### **Purpose:**

The purpose of this report is to allow Council to consider the revised Revenue Statement to support the 2018/2019 Budget.

### **Officer's Recommendation:**

That Council, in accordance with section 172 of the *Local Government Regulation 2012*:

- Repeal P-2017-37 Revenue Statement; and
- Adopt P-2018-14 Revenue Statement provided as Attachment 1.

### **S/18 /3479 Council Resolution:**

Moved Cr Hansen  
Seconded Cr Bush

That Council, in accordance with Section 172 of the *Local Government Regulation 2012*:

1. Repeal P-2017-37 Revenue Statement; and
2. Adopt P2018-14 Revenue Statement attached as **Addendum 1** subject to minor wording amendments as follows:
  - (a) Page 12 – Table 2, Category 1 – Category description to read “Each unconnected allotment located within the declared sewerage area”.
  - (b) Page 14 – Table 3 – The word “Vacant” in the second line of the table to be replaced with “Unconnected”.

**CARRIED**

### **S/1.3. LONG-TERM FINANCIAL FORECAST**

**File Ref:** FM6.1

**Purpose:**

This report seeks the adoption of the Long-Term Financial Forecast, for the 10 years through to 30 June 2028, prepared in accordance with the requirements of the *Local Government Regulation 2012*.

**Officer's Recommendation:**

That Council adopt the Long-Term Financial Forecast in accordance with section 171 of the *Local Government Regulation 2012*.

**S/18 /3480 Council Resolution:**

Moved Cr Goodluck  
Seconded Cr Churchill

That the Officer's Recommendation be adopted.

**CARRIED**

## **S/1.4. DEBT POLICY**

**File Ref:** FM6.1

**Purpose:**

The purpose of this report is to seek Council's endorsement of the Debt Policy for the 2018/2019 financial year.

**Officer's Recommendation:**

That Council, in accordance with section 192 of the *Local Government Regulation 2012*:

1. Repeal P-2017-38 Debt Policy; and
2. Adopt P-2018-15 Debt Policy attached as **Addendum 2**.

**S/18 /3481 Council Resolution:**

Moved Cr Masters  
Seconded Cr Trevor

That the Officer's Recommendation be adopted.

**CARRIED**

**S/1.5. PROJECTED FINANCIAL STATEMENTS FOR YEAR END  
30 JUNE 2019**

**File Ref:** FM6.1

**Purpose:**

This report seeks the adoption of the projected financial statements for year ending 30 June 2019.

**Officer's Recommendation:**

That Council adopt the projected financial statements attached to the officer's report for the year ending 30 June 2019 in accordance with section 169 of the *Local Government Regulation 2012*, noting the contents of the Balance Sheet include the statement of estimated financial position for the previous 2017/2018 financial year in accordance with section 205 of the *Local Government Regulation 2012*.

**S/18 /3482 Council Resolution:**

Moved Cr Bush  
Seconded Cr Masters

That the Officer's Recommendation be adopted.

**CARRIED**



## **S/1.6. RATE PAYMENT PERIOD AND DISCOUNTS**

**File Ref:** FM6.1

### **Purpose:**

This report seeks the adoption of rate payment periods and discounts.

### **Officer's Recommendation:**

That:

1. In accordance with section 107 of the *Local Government Regulation 2012* and section 114 of the *Fire and Emergency Services Act 1990*, Council's rates and charges outlined below will be levied on an annual basis in August / September:
  - general rates;
  - special rates and charges;
  - waste cleansing charges;
  - Emergency Management, Fire and Rescue Levy.
2. In accordance with section 107 of the *Local Government Regulation 2012*, Council rates and charges will be levied on a bi-annual basis in July/August/September and January/February/March:
  - trade waste charges;
  - water charges;
  - sewerage charges.
3. In accordance with section 118 of the *Local Government Regulation 2012*, Council determines that the following rates and charges shall be payable within sixty (60) days of the issue of the rate notice:
  - general rates;
  - special rates and charges;
  - waste cleansing charges;
  - sewerage charges;
  - trade waste charges;
  - water charges; and
  - Emergency Management, Fire and Rescue Levy.
4. In accordance with section 130 of the *Local Government Regulation 2012*, a discount of 10% will be allowed if payment is made in full within the discount period of the initial thirty (30) days of the date of issue of the rate notices and a discount of 5% will be allowed if payment is made in full within the discount period after the initial thirty (30) day period but before sixty (60) days of the date of issue of the rate notice, for the following rates and charges:
  - general rates;
  - waste cleansing charges;
  - sewerage charges;
  - trade waste charges; and
  - water access (fixed costs component) charges.
5. No discount will be offered in respect of the following rates and charges:
  - special rates and charges;
  - water consumption charges; and
  - Emergency Management, Fire and Rescue Levy.

6. In accordance with section 129 of the *Local Government Regulation 2012*, ratepayers will be afforded the opportunity to pay their annual rate account by instalments in accordance with the conditions outlined in section 6.10.2 of P-2018-14 Revenue Statement.
7. In accordance with section 133 of the *Local Government Regulation 2012*, any rates or charges remaining outstanding from the date on which they become overdue will thereafter bear interest at the rate of 11% per annum, compounding daily.

**S/18 /3483 Council Resolution:**

Moved Cr Trevor  
Seconded Cr Bush

That the Officer's Recommendation be adopted.

**CARRIED**

## **S/1.7. DIFFERENTIAL GENERAL RATES**

**File Ref:** FM6.1

**Purpose:**

This report seeks the adoption of differential general rates.

**Officer's Recommendation:**

That:

1. In accordance with section 81 of the *Local Government Regulation 2012*:
  - a. The categories into which rateable land is categorised and the description of each of those categories for 2018/2019 financial year is set out in section 6.2.2 of P-2018-14 Revenue Statement; and
  - b. Council delegates to the Chief Executive Officer the power to identify the rating category to which each parcel of rateable land belongs, as set out in section 6.2.2 of P-2018-14 Revenue Statement.
2. In accordance with section 94 of the *Local Government Act 2009* and sections 77, 80, and 81 of the *Local Government Regulation 2012* ("Regulation"), the following differential general rates be made and levied for the 2018/2019 financial year:
  - a. For properties within Category 1: 1.428¢ rate in the dollar, with a minimum rate of \$990.00 and Regulation section 116 shall apply with the amount so levied not to exceed 110% of the corresponding annual amount levied as the differential general rate in the 2017/2018 financial year;
  - b. For properties within Category 2: 0.677¢ rate in the dollar, with a minimum rate of \$6,950.00 and Regulation section 116 shall apply with the amount so levied not to exceed 110% of the corresponding annual amount levied as the differential general rate in the 2017/2018 financial year;
  - c. For properties within Category 3: 1.177¢ rate in the dollar, with a minimum rate of \$990.00 and Regulation section 116 shall apply with the amount so levied not to exceed 110% of the corresponding annual amount levied as the differential general rate in the 2017/2018 financial year;
  - d. For properties within Category 4: 1.349¢ rate in the dollar;
  - e. For properties within Category 5: 1.289¢ rate in the dollar, with a minimum rate of \$990.00;
  - f. For properties within Category 6: 3.335¢ rate in the dollar, with a minimum rate of \$990.00 Regulation section 116 shall apply with the amount so levied not to exceed 110% of the corresponding annual amount levied as the differential general rate in the 2017/2018 financial year;
  - g. For properties within Category 7: 6.062¢ rate in the dollar, with a minimum rate of \$1,196.00 Regulation section 116 shall apply with the amount so levied not to exceed 110% of the corresponding annual amount levied as the

differential general rate in the 2017/2018 financial year;

- h. For properties within Category 8: 3.526¢ rate in the dollar, with a minimum rate of \$1,530.00; Regulation section 116 shall apply with the amount so levied not to exceed 110% of the corresponding annual amount levied as the differential general rate in the 2017/2018 financial year;
- i. For properties within Category 9: 2.944¢ rate in the dollar, with a minimum rate of \$1,090.00; Regulation section 116 shall apply with the amount so levied not to exceed 115% of the corresponding annual amount levied as the differential general rate in the 2017/2018 financial year;
- j. For properties within Category 10: 2.085¢ rate in the dollar, with a minimum rate of \$30,000.00;
- k. For properties within Category 11: 3.344¢ rate in the dollar, with a minimum rate of \$103,849.00;
- l. For properties within Category 12: 3.747¢ rate in the dollar, with a minimum rate of \$109,023.00;
- m. For properties within Category 13: 7.581¢ rate in the dollar, with a minimum rate of \$300,000.00;
- n. For properties within Category 14: 14.74¢ rate in the dollar, with a minimum rate of \$93,257.00;
- o. For properties within Category 15: 92.437¢ rate in the dollar, with a minimum rate of \$357,700.00;
- p. For properties within Category 16: 5.685¢ rate in the dollar, with a minimum rate of \$1,090.00; Regulation section 116 shall apply with the amount so levied not to exceed 115% of the corresponding annual amount levied as the differential general rate in the 2017/2018 financial year;
- q. For properties within Category 17: 13.462¢ rate in the dollar, with a minimum rate of \$2,517.00; Regulation section 116 shall apply with the amount so levied not to exceed 150% of the corresponding annual amount levied as the differential general rate in the 2017/2018 financial year;
- r. For properties within Category 18: 11.701¢ rate in the dollar, with a minimum rate of \$2,517.00 Regulation section 116 shall apply with the amount so levied not to exceed 150% of the corresponding annual amount levied as the differential general rate in the 2017/2018 financial year;
- s. For properties within Category 19: 11.175¢ rate in the dollar, with a minimum rate of \$1,090.00; Regulation section 116 shall apply with the amount so levied not to exceed 150% of the corresponding annual amount levied as the differential general rate in the 2017/2018 financial year;

- t. for properties within Category 20: 11.399¢ rate in the dollar, with a minimum rate of \$2,517.00; Regulation section 116 shall apply with the amount so levied not to exceed 150% of the corresponding annual amount levied as the differential general rate in the 2017/2018 financial year;
- u. For properties within Category 21: 16.544¢ rate in the dollar, with a minimum rate of \$1,090.00;
- v. For properties within Category 22: 5.914¢ rate in the dollar, with a minimum rate of \$67,697.00;
- w. For properties within Category 23: 2.34¢ rate in the dollar, with a minimum rate of \$1,090.00; Regulation section 116 shall apply with the amount so levied not to exceed 115% of the corresponding annual amount levied as the differential general rate in the 2017/2018 financial year; and
- x. For properties within Category 24: 69.621¢ rate in the dollar, with a minimum rate of \$3,757,200.00.

**S/18 /3484 Council Resolution:**

Moved Cr Trevor  
Seconded Cr Hansen

That the Officer's Recommendation be adopted.

**CARRIED**

## **S/1.8. PENSIONER REMISSION**

**File Ref:** FM6.1, CM28.2

### **Purpose:**

This report seeks the endorsement of P-2018-13 Pensioner Remission policy, to apply to the 2018/2019 financial year.

### **Officer's Recommendation:**

That Council:

1. Repeal P-2017-36 Pensioner Remission policy;
2. Adopt P-2018-13 Pensioner Remission policy attached as **Addendum 3**;
3. In accordance with section 120, 121 and 122 of the *Local Government Regulation 2012* and the requirements of Councils Pensioner Remission Policy, a rebate of the differential general rate of 50% up to a maximum \$290 per annum be granted to all ratepayers who are pensioners and who are eligible for the State Government pensioner remission.

### **S/18 /3485 Council Resolution:**

Moved Cr Sobhanian  
Seconded Cr Trevor

That the Officer's Recommendation be adopted.

**CARRIED**

## **S/1.9. WASTE CLEANSING CHARGES**

**File Ref:** FM6.1

**Purpose:**

This report seeks the adoption of waste cleansing charges for 2018/2019.

**Officer's Recommendation:**

That in accordance with section 94 of the *Local Government Act 2009* and section 99 of the *Local Government Regulation 2012*, the following utility charges be made and levied for the 2018/2019 financial year:

1. Domestic Refuse - Wheeled Bin Collection Normal Collection Day:

- an annual charge of \$326.50 will be levied for each domestic premises in the designated waste collection area. A domestic bin service provides for the removal from the premises of a weekly 240 litre wheeled cart of refuse and a fortnightly service of a 240 litre wheeled cart of recyclables;
- optional 240 litre cart of refuse collected and disposed of weekly and one 340 litre wheeled cart of recyclables collected and processed fortnightly shall be \$351;
- optional 140 litre cart of refuse collected and disposed of weekly and one 240 litre wheeled cart of recyclables collected and processed fortnightly shall be \$307;
- optional 140 litre cart of refuse collected and disposed of weekly and one 340 litre wheeled cart of recyclables collected and processed fortnightly shall be \$326.50;
- additional 2nd 240 litre wheeled cart of refuse collected and disposed of weekly carried out in conjunction with the 1st domestic service shall be \$248;
- additional 2nd 240 litre wheeled cart of recyclables collected and processed fortnightly in conjunction with the 1st domestic service shall be \$154;
- additional 2nd 340 litre wheeled cart of recyclables collected and processed fortnightly in conjunction with the 1st domestic service shall be \$177.

2. Commercial Refuse - Wheeled Bin Collection Normal Collection Day:

- optional annual charge will be levied for each premises in the designated waste collection area, which charge will be \$409 per Commercial Bin Unit included in the Nominated Bin Unit, for the purpose of providing for the removal from the premises weekly Commercial Refuse and fortnightly Commercial Recycling;
- optional annual charge will be levied for each premises in the designated waste collection area, which charge will be \$490 per Commercial Bin Unit included in the Nominated Bin Unit, for the purpose of providing for the removal from the premises weekly Commercial Refuse and fortnightly Commercial Recycling based on a 340 litre wheeled cart of recyclables;
- additional 2nd 240 litre wheeled cart of refuse collected and disposed of weekly carried out in conjunction with the 1st commercial service shall be \$306;
- additional 2nd 240 litre wheeled cart of recyclables collected and processed fortnightly in conjunction with the 1st commercial service shall be \$177;

- additional 2nd 340 litre wheeled cart of recyclables collected and processed fortnightly in conjunction with the 1st commercial service shall be \$258.

3. Bulk Refuse:

In cases where the Owner/Occupier of any multi residential (over 6 units) premises has entered into a contract with a Waste Service Provider for a Bulk Bin service for the whole of the period from 1st July 2018 to the next succeeding June 30th, which has sufficient capacity to contain all refuse likely to be generated in or on such premises then the charges specified in clause 2 shall be waived.

4. Waste Service Contribution for Facing Island and Curtis Island (Waste Transfer Service):

An annual charge of \$326.50 for each premises situated on Facing Island or Curtis Island, for the purpose of providing the Facing Island (including Gatcombe Head) or Curtis Island Waste Transfer Service.

5. New / Additional Service:

The commencement date for application of charges with respect to new and / or additional services will be the earliest of either the plumbing approval or delivery of refuse bins.

**S/18 /3486 Council Resolution:**

Moved Cr Masters  
Seconded Cr Hansen

That the Officer's Recommendation be adopted.

**CARRIED**



**S/1.10. WATER CHARGES****File Ref:** FM6.1**Purpose:**

This report seeks the adoption of water charges for 2018/2019.

**Officer's Recommendation:**

That in accordance with section 94 of the *Local Government Act 2009* and Chapter 4, Part 7 of the *Local Government Regulation 2012*, Council make and levy the following utility charges for the 2018/2019 financial year:

## 1. Fixed Cost Component - Standard Service:

Water Service Size	Lake Awoonga Treated Water Scheme	Miriam Vale & Bororen Treated Water Schemes	Agnes Water / Seventeen Seventy Treated Water Scheme
Vacant	\$480	\$538	\$538
20mm	\$480	\$538	\$538
20mm (sub-meter)	\$360	\$403.50	\$403.50
25mm (domestic)	\$480	\$538	\$538
25mm (commercial)	\$749	\$839	\$839
32mm	\$1,229	\$1,377	\$1,377
40mm	\$1,920	\$2,152	\$2,152
50mm	\$3,000	\$3,363	\$3,363
80mm	\$7,680	\$8,608	\$8,608
100mm	\$12,000	\$13,450	\$13,450
150mm	\$27,000	\$30,263	\$30,263
150mm (Rail Corridor Land)	\$54,384	\$60,955.40	\$60,955.40
200mm	\$48,000	\$53,800	\$53,800
250mm	\$75,000	\$84,063	\$84,063
300mm	\$108,000	\$121,050	\$121,050
375mm	\$168,750		

## 2. Consumption Charge per Kilolitre by Supply Type and Water Scheme:

Scheme	\$ per Kilolitre
Lake Awoonga Treated Water Scheme	1.80
Miriam Vale & Bororen Treated Water Schemes	3.69
Agnes Water / Seventeen Seventy Treated Water Scheme	3.74

a. In determining water consumption charges, based on the above unit rates, Council will apply section 102 of the *Local Government Regulation 2012* to calculating water consumption charges against land or premises for which consumption charges were made and levied, so that:

- regardless of whether the meter reading for the second half of the 2017/2018 financial year occurs before the end of that financial year or after the beginning of the 2018/2019 financial year, the consumption charge for that half year is

calculated in accordance with the relevant basis of charge in Council's rating resolution for the 2017/2018 financial year; and

- regardless of whether the meter reading for the second half of the 2018/2019 financial year occurs before the end of that financial year or after the beginning of the 2019/2020 financial year, the consumption charge for that half year is calculated in accordance with the relevant basis of consumption charge for the 2018/2019 financial year.
  - b. Council will apply section 102(2) of the *Local Government Regulation 2012* to the reading of water meters so that if a meter is due to be read on a particular day (e.g. the last day of a half year) to enable Council to calculate a consumption charge to be levied, the meter will be deemed read on that particular day if it is read within 2 weeks before the day or 2 weeks after the day.
  - c. The commencing water meter reading for a consumption charge cycle is the reading last recorded in a biannual charge cycle, or, in the case of a new meter connection, the reading recorded on the day of connection.
3. The Beecher/Burua and Tuckers Road Constant Flow Water System:  
For those properties connected to the constant flow water scheme, the rate is determined based on the charges below and the flow rate permitted by the valve installed on each connection. This will determine the amount of kilolitres charged for those unmetered services.

Fixed or Access Charge	\$480.00 per connection
Consumption Charge	\$1.98 per kilolitre

**S/18 /3487 Council Resolution:**

Moved Cr Goodluck  
Seconded Cr Bush

That the Officer's Recommendation be adopted.

**CARRIED**

**S/1.11. SEWERAGE CHARGES****File Ref:** FM6.1**Purpose:**

This report seeks the adoption of sewerage charges for 2018/2019.

**Officer's Recommendation:**

That in accordance with section 94 of the *Local Government Act 2009* and section 99 of the *Local Government Regulation 2012*, the following utility charges be made and levied for the 2018/2019 financial year:

## 1. Sewerage Unit Classifications:

Sewerage charges in the urban areas of Gladstone, Boyne Island, Tannum Sands, Calliope, Agnes Water, and Seventeen Seventy are levied on a "per unit" basis with the number of units allocated to particular land uses, dependent on expected demand:

No.	Category	Unit
1	Each vacant allotment located within the declared sewerage area.	7
2	Each single unit dwelling constructed on an allotment and located within the declared sewerage area.	10
3	First Connection - each commercial, industrial premises connected to the scheme including accommodation units and caravan parks.	10
4	Additional Connections - each commercial, industrial premises connected to the scheme including accommodation units and caravan parks, for each additional pedestal or metre of urinal, as assessed by Council's Plumbing Inspectors.	7

## 2. Unit Charge:

Urban Sewerage Scheme - Gladstone	\$73.50 per unit
Urban Sewerage Scheme - Boyne Island, Tannum Sands, and Calliope	\$75.80 per unit
Urban Sewerage Scheme - Agnes Water / Seventeen Seventy	\$90.10 per unit

- The sewerage charge levied in respect of the Boyne Aluminium Smelter be \$118,248 being the equivalent of 156 standard dwellings which has been assessed on actual usage.
- The sewerage charge levied in respect of the NRG Power Station, located at Lot 1 CP 818823 Parish Auckland be \$6,618.20 being 20 units at a rate of \$330.91.

3. Yarwun Industrial Area:

The following charges be imposed in respect of the Yarwun Industrial Area:

Sewerage Charge:

a.	ORICA Chemical Plant	\$127,019
b.	Transpacific Plant	\$34,157
c.	Comalco Refinery	\$702,040

Trade Waste Charge:

a.	ORICA Chemical Plant	\$286,160
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4. Curtis Island Sewerage Scheme:

The following volumetric (consumption) charges be imposed in respect of the Curtis Island Sewerage Scheme, in accordance with the principles identified in the respective Service and Special Charge Agreements:

a.	Australia Pacific LNG	107.216 cents per kilolitre of wastewater discharged from the LNG facility.
b.	Queensland Curtis LNG	107.216 cents per kilolitre of wastewater discharged from the LNG facility.
c.	GLNG	107.216 cents per kilolitre of wastewater discharged from the LNG facility.

**S/18 /3488 Council Resolution:**

Moved Cr Hansen  
 Seconded Cr Trevor

That the Officer's Recommendation be adopted.

**CARRIED**

## S/1.12. SPECIAL CHARGE

**File Ref:** FM6.1

**Purpose:**

This report seeks the adoption of special charges for 2018/2019.

**Officer's Recommendation:**

That:

1. In accordance with section 94 of the *Local Government Act 2009* and section 94 of the *Local Government Regulation 2012*, and pursuant to a service and special charge agreement made with each of Australia Pacific LNG (Shared Facilities) Pty Limited (APLNG); QCLNG Land Pty Ltd (QCLNG), and GLNG Operations Pty Ltd (GLNG), Council will levy a special charge "Curtis Island Sewerage Infrastructure Special Charge" on the following rateable land parcels at Curtis Island:
  - a) Lot 3 on SP228454, Lot 3 SP235971, Lease A SP 252872, and Lease B SP252872 (APLNG Land);
  - b) Lot 2 on SP228185, and Lot 2 on SP228454 (QCLNG Land); and
  - c) Lot 1 on SP235007 (GLNG Land).
2. In accordance with section 94 of the *Local Government Act 2009* and section 94 of the *Local Government Regulation 2012*, the Council levy the Curtis Island Sewerage Infrastructure Special Charges for 2018/2019 as:
  - APLNG Land - \$1,994,025.16 per annum;
  - QCLNG Land - \$4,942,291.00 per annum;
  - GLNG Land - \$928,373.54 per annum
3. The purpose of the special charge is to reimburse Council the cost it incurs in operating its Curtis Island wastewater collection and reticulation infrastructure (the *Wastewater Infrastructure*) to provide a wastewater disposal and processing service (the *Wastewater Service*) for the special benefit of those land parcels, each of which is used for operations that especially contribute to the need for the service activity. Council created the collection and reticulation infrastructure pursuant to common use infrastructure agreement, dated 24 August 2011 with Gladstone Area Water Board and APLNG.
4. The Overall Plan for the service to which the special charge applies, is as follows:
  - a) Council will operate the Wastewater Infrastructure to service the liquefied natural gas (LNG) production, storage, and distribution facilities (the *LNG Facilities*) that APLNG, QCLNG, and GLNG operate upon the land parcels.
  - b) Council will recoup, pursuant to the service and special charge agreements, its operating and capital costs associated with operating the Wastewater Infrastructure.
  - c) The estimated cost of operating the Wastewater Infrastructure over a 25-year period and recovering capital costs in accordance with the service and special charge agreements is \$129.887 million in current terms.
  - d) The estimated time for implementing the overall plan is 25 years, expiring on 30 June 2039.

5. The Annual Implementation Plan for the 2018/2019 financial year is that Council will operate the Wastewater Infrastructure to service the LNG Facilities, and will apply the special charge revenue, which it estimates at \$7,864,689.70, against the operating cost it incurs.

The LNG Facilities land to be levied with the special charge especially benefits from the Wastewater Service because:

- a) operations upon each LNG Facility consume significant volumes of water and produce significant volumes of wastewater;
- b) it was necessary for Council to construct and commission the Wastewater Infrastructure (pursuant to the common use infrastructure agreement) to enable APLNG, QCLNG and GLNG to construct and operate the LNG Facilities; and
- c) the LNG Facilities cannot operate without the Wastewater Service.

**S/18 /3489 Council Resolution:**

Moved Cr Churchill  
Seconded Cr Masters

That the Officer's Recommendation be adopted.

**CARRIED**

### **S/1.13. FEES AND CHARGES FOR THE 2018/2019 FINANCIAL YEAR**

**File Ref:** FM6.1

**Purpose:**

This report seeks the adoption of fees and charges for the 2018/2019 financial year.

**Officer's Recommendation:**

That Council adopt the 2018/2019 Schedule of Fees and Charges attached to the officer's report, to be effective from 24 July 2018.

**S/18 /3490 Council Resolution:**

Moved Cr Goodluck  
Seconded Cr Bush

That the Officer's Recommendation be adopted.

**CARRIED**

## **S/1.14. BUDGET ADOPTION**

**File Ref:** FM6.1

**Purpose:**

This report seeks the adoption of the 2018/2019 Gladstone Regional Council budget.

**Officer's Recommendation:**

That Council, pursuant to section 107A of the *Local Government Act 2009* and sections 169 and 170 of the *Local Government Regulation 2012*, adopt Council's Budget for the 2018/2019 financial year as attached to the officer's report, noting its formulation has incorporated:

- i. The statement of financial position;
- ii. The statements of cash flow;
- iii. The statements of income and expenditure;
- iv. The statements of changes in equity;
- v. The long-term financial forecast;
- vi. The revenue statement;
- vii. The revenue policy (adopted by Council resolution on 19 June 2018);
- viii. The relevant measures of financial sustainability; and
- ix. The total value of the change, expressed as a percentage, in the rates and utility charges levied for the financial year compared with the rates and utility charges levied in the previous budget.

**S/18 /3491 Council Resolution:**

Moved Mayor Burnett  
Seconded Cr Hansen

That the Officer's Recommendation be adopted.

**UNANIMOUSLY CARRIED**



**S/2. CONFIDENTIAL ITEMS**

Nil.

There being no further business the Mayor formally closed the meeting.

**THE MEETING CLOSED AT 09:25 am**

**CERTIFICATION**

I hereby confirm that I have read the minutes and they are a true and correct record of the proceedings of the meeting.

I certify that these 54 pages form the official copy  
of Gladstone Regional Council  
Special Budget Meeting Minutes of the 24 July 2018.

.....  
Mayor Matt Burnett

...../...../.....  
Date

## ATTACHMENTS

### ADDENDUM 1



## Gladstone Regional Council

### Council Policy

<b>Title</b>	<b>REVENUE STATEMENT</b>
<b>Policy Number</b>	<b>P-2018-14</b>
<b>Business Unit/s</b>	<b>FINANCE GOVERNANCE AND RISK</b>
<b>Date of Adoption</b>	
<b>Resolution Number</b>	
<b>Review Date</b>	
<b>Date Repealed</b>	

#### 1.0 PURPOSE:

The purpose of the statement and plans in this document is to ensure compliance with section 169(2)(b) (Revenue Statement), section 94(2)(b) (Overall Plan) and section 94(7) (Annual Implementation Plan) of the *Local Government Regulation 2012*.

#### 2.0 SCOPE:

This policy, including the Revenue Statement and plans herein, applies to the financial year from 1 July 2018 to 30 June 2019.

#### 3.0 RELATED LEGISLATION:

- *Local Government Act 2009*;
- *Local Government Regulation 2012*;
- *Transport Infrastructure Act 1994*;
- *Land Valuation Act 2010*;
- *Government Owned Corporations Act 1993*;
- *State Development and Public Works Organisation Act 1971*; and
- *Mineral Resources Act 1989*.

#### 4.0 RELATED DOCUMENTS:

- Revenue Policy;
- Our Place Our Plan Gladstone Regional Council Planning Scheme;
- Properties Exempt from General and Differential Rates Policy;
- Pensioner Remission Policy;
- Water Allocation and Sewerage Connection Concessions for Sporting Bodies and Other Not-for-Profit Organisations Policy;
- Concealed Water Leak Concession Policy;
- Water Meter Policy;
- Financial Hardship Policy; and
- Queensland Ports Government Owned Corporations Local Government General Rates Equivalent.

**5.0 DEFINITIONS:**

All terms in this statement have the meanings assigned to them under the *Local Government Regulation 2012*, the *Local Government Act 2009* and the *Transport Infrastructure Act 1994* (TIA) unless otherwise explicitly defined in this statement.

In this statement:

- **Council** means the Gladstone Regional Council.
- **Defined Cleansing Service Area** means the defined waste collection service area adopted on 03 July 2018 in accordance with Council's *Local Law No. 8 (Waste Management) 2018*.
- **Defined Sewerage Service Area** means the defined sewerage service area adopted on 06 March 2018 within Council's Local Government Infrastructure Plan.
- **Defined Water Service Area** means the defined water service area adopted on 06 March 2018 within Council's Local Government Infrastructure Plan.
- **Gross Floor Area** means the total area under a roof, canopy, awning or roof-like projection or shelter including all covered areas whether they be wholly or partly enclosed or unenclosed.
- **Gladstone State Development Area** means the area within Council's area named as the Gladstone State Development Area and declared as such by regulation under the *State Development and Public Works Organisation Act 1971*.
- **Port of Gladstone** means the area within Council's area covered by the current land use plan prepared by Gladstone Ports Corporation Ltd and gazetted under the *Transport Infrastructure Act 1994*.
- **Rail Corridor Land** has the meaning given under the *Transport Infrastructure Act 1994*.
- **Shopping Centre** means premises used for the display, sale, hire or supply of goods or personal services or betting to the public.
- **Strategic Port Land** means land that is strategic port land under section 286 of the *Transport Infrastructure Act 1994*.
- **Workforce Accommodation** means a facility used primarily for the accommodation of persons who are away from their principal place of residence, other than tourists and holidaymakers, who are employed or work in, or in association with, construction, resources and mining activities, commonly known as a "workers camp", "single person's quarters", "work camp", "accommodation village", or "barracks".

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**6.0 POLICY STATEMENT:**

**6.1 Revenue Statement - General Principles**

Under section 172(1) of the *Local Government Regulation 2012*, Council's Revenue Statement must state:

- a) if the local government levies differential general rates -
  - i. the rating categories for rateable land in the local government area; and
  - ii. a description of each rating category; and
- b) if the local government levies special rates or charges for a joint government activity - a summary of the terms of the joint government activity; and
- c) if the local government fixes a cost-recovery fee - the criteria used to decide the amount of the cost-recovery fee; and
- d) if the local government conducts a business activity on a commercial basis - the criteria used to decide the amount of the charges for the activity's goods and services.

In addition, under section 172(2) of the *Local Government Regulation 2012*, Council's Revenue Statement must include for the financial year:

- a) an outline and explanation of the measures that the local government has adopted for raising revenue, including an outline and explanation of -
  - i. the rates and charges to be levied in the financial year; and
  - ii. the concessions for rates and charges to be granted in the financial year;
- b) whether the local government has made a resolution limiting an increase of rates and charges.

This Revenue Statement has been prepared using the guidelines set out in Council's adopted Revenue Policy (P-2018-19).

Council also raises its revenue in accordance with two additional basic principles of revenue collection:

- the Requirement-to-pay Principle; and
- the Benefit Principle.

Council intends to continue to use a combination of the requirement-to-pay principle and the benefit principle, applied consistently across the region, as a rational and generally equitable means of raising its revenue.

**6.1.1 Requirement-to-pay Principle**

By this principle, landowners (and some land occupiers) are levied with a tax (a general rate) based on the value of their land. Section 94 of the *Local Government Act 2009* obliges Council to levy general rates on all rateable land within its local government area.

The general rate funds programs where there is not a direct link between the service recipient and the service. Examples include parks, roads, community services and cultural development, and general administration.

### 6.1.2 Benefit Principle

This principle requires that individuals in the community pay for goods and services:

- from which they derive a special benefit; or
- for which they especially generate a need; or
- that they acquire individually from Council.

The benefit principle will be applied where there is a clear link between the individual and the use of the goods or services e.g. connection to a water supply or sewerage service.

## 6.2 Revenue Statement - Differential Rates [s172(1)(a) Local Government Regulation 2012]

### 6.2.1 Differential General Rates

In accordance with section 80 of the *Local Government Regulation 2012*, Council will adopt a system of differential general rating for the region.

Council is required to raise the amount of revenue it considers necessary to maintain assets and provide services to the community.

In deciding how it raises that revenue, Council considers a number of factors, including:

- the rateable value of land and how an appropriate rate in the dollar can be set to ensure equitable contribution to the revenue, based on the approved capacity of the land;
- the degree of fluctuation in the valuation of land experienced by different sectors within the region and how this relates to achieving an equitable general rating policy;
- the demands that business, industrial, and other commercial land uses impose upon Council services in comparison with domestic land uses;
- that some sections of the community will generate, via their land uses, additional costs burdens upon Council, or that particular costs Council incurs will deliver increased benefits to certain lands, and which additional burdens and increased benefits may be reflected in higher rates levies on those lands;
- that a major determinant of the layout and standards of the road network, and consequently costs of that road network, has been the locations and sizes of major shopping centres and major industry;
- that the cost of physical services provided for the business, commercial and industrial sectors of the region is greater than that provided to support residential premises (the standards of roads, streetscapes, drainage and lighting built to support these sectors entailing, of necessity, a higher cost than the cost of supporting residential land);
- that the impact of developing major industries within the Gladstone State Development Area is equivalent to the impact of existing major industries within that development precinct, placing increased demands on Council's services and Council's current hard infrastructure such as transport corridors, along with significant soft impacts, in particular social impacts on the existing community;
- the fairness of ensuring that the costs associated with providing the infrastructure and supporting services required to facilitate the development and operation of major industries, as identified in the environmental impact statements and supplementary

environmental impact statements of these developments, are borne by those major industries, to minimise their impact on the existing community; and

- that whilst flats and multi-dwellings generally have a smaller land area, and therefore a lower valuation than standard detached residential premises, such flats and multi-dwellings generate the same demand on people-related services as standard detached residential premises.

### 6.2.2 Differential Rating Categories

In accordance with section 81 and section 172(1)(a) of the *Local Government Regulation 2012*, the rating categories of rateable land in the Council area and a description of each of these rating categories are as follows:

#### CATEGORY 1

Description - Land used, or approved for development, for residential purposes, as a single dwelling, including a lot within a 2-lot community titles scheme, with a rateable value not exceeding \$556,000, other than land in Categories 5 to 8 inclusive.

#### CATEGORY 2

Description - Land used, or approved for development, for residential purposes, as a single dwelling, including a lot within a 2-lot community titles scheme, with a rateable value exceeding \$556,001, other than land in Categories 5 to 8 inclusive.

#### CATEGORY 3

Description -

- a) Land used, or approved for development, for rural activities; or
- b) Land located on any of the islands within the region, which is not otherwise categorised.

#### CATEGORY 4

Description - Land described in section 49 of the *Land Valuation Act 2010*, which qualifies for discounted valuation under section 50 of that Act.

#### CATEGORY 5

Description - Vacant residential land that has an area greater than 5 hectares.

#### CATEGORY 6

Description - Land used for:

- a) the purposes of multiple dwellings as flats, duplexes, boarding houses, and guest houses;
- b) residential purposes, as a lot within a community titles scheme, located on an offshore island; or
- c) residential purposes, as a lot within a community titles scheme containing between three (3) and eight (8) lots, located on the mainland and is not within a gated community.

**CATEGORY 7**

Description - Land, used for residential purposes, which is a lot within a community titles scheme containing nine (9) or more lots where located on the mainland and is not within a gated community.

**CATEGORY 8**

Description - Land used, or approved for development, for residential purposes, which is a lot within a gated community on the mainland that is part of a community titles scheme.

**CATEGORY 9**

Description - Land used for business or commercial purposes, including motels, other than land included in Categories 10 to 24 inclusive.

**CATEGORY 10**

Description - Land used for the purposes of a Shopping Centre with a Gross Floor Area of at least 2,000m<sup>2</sup> but less than 5,000m<sup>2</sup>.

**CATEGORY 11**

Description - Land used for the purposes of a Shopping Centre with a Gross Floor Area of at least 5,000m<sup>2</sup> but less than 10,000m<sup>2</sup>.

**CATEGORY 12**

Description - Land used for the purposes of a Shopping Centre with a Gross Floor Area of at least 10,000m<sup>2</sup>, but less than 20,000m<sup>2</sup>.

**CATEGORY 13**

Description - Land used for the purposes of a Shopping Centre with a Gross Floor Area of at least 20,000m<sup>2</sup>.

**CATEGORY 14**

Description - Land used, in whole or in part, for Workforce Accommodation, with up to 500 rooms, suites and/or caravan sites.

**CATEGORY 15**

Description - Land used, in whole or in part, for Workforce Accommodation, with more than 500 rooms, suites and/or caravan sites.

**CATEGORY 16**

Description - Land used for industrial purposes, other than land included within Categories 17 to 22 inclusive and Category 24.



CATEGORY 17

Description -

- a) Land used for, or in connection or association with, major industry;
- b) All land within a Special Purpose Zone under the *Our Place Our Plan Gladstone Regional Council Planning Scheme Version 2*;
- c) All land within the Gladstone State Development Area being used for a commissioned major industrial purpose, excluding land included in Categories 18 to 22 inclusive and Category 24;
- d) Land used for the generation of electricity;
- e) Land used for the manufacture of aluminium oxide.

CATEGORY 18

Description - Land, within the Gladstone State Development Area being developed, or approved for development, for future major industrial use, including land upon which all or part of an industrial facility, the primary intended purpose of which is the manufacture of liquefied natural gas, is located or approved to be located.

CATEGORY 19

Description - Land used, or being developed for use, for the purposes of storage or handling facilities for the commodities or containers shipped through the Port of Gladstone, other than land included in Category 20.

CATEGORY 20

Description - Land used, or being developed for use, for the purposes of storage or handling facilities for commodities or containers shipped through the Port of Gladstone, which is Strategic Port Land and is occupied by a port authority, the State or a government entity.

CATEGORY 21

Description - Land used for the purposes of a bulk storage facility with a capacity greater than 1,000,000 litres of any combustible liquid or flammable liquid.

CATEGORY 22

Description - Land used for the purposes of a built oil recycling facility.

CATEGORY 23

Description -

- a) Land used for the extraction of minerals, resources or other substances;
- b) Land used, in connection or association with the extraction of minerals, resources or substances;
- c) Land which is a mining lease issued under the *Mineral Resources Act 1989*.

CATEGORY 24

Description - Land used for an operational liquefied natural gas processing facility.

**6.2.3 Assessment in more than one zone or multiple land uses**

The Valuer-General can include a number of land parcels within multiple planning scheme zones under a single valuation. In all such circumstances the category adopted for rating purposes is determined by reference to the predominant use of the land.

**6.2.4 Minimum General Rate**

The minimum general rate for a rating category is set by reference to the cost of providing services common to land within the category.

**6.3 Revenue Statement - Cap on Increase of Rates [s172(2)(b) Local Government Regulation 2012]**

Council will, under section 116 of the *Local Government Regulation 2012*, resolve to set a maximum percentage that rates levied for some categories will increase above those levied in the previous year (the Rate Cap).

Principally, the Rate Cap is a smoothing mechanism to soften the impact of rates increases borne of large valuation increases on residential, rural, small business, and the light industrial land classes.

The Rate Cap applicable to each category of rates are set out in Table 1 below:

**Table 1:**

<b>Limitation of Increase (Rate Cap) in Rates and Charges Levied</b>	<b>Categories</b>
The differential general rate amount levied shall not exceed 110% of the corresponding annual amount levied as the differential general rate in the 2017/2018 financial year.	1, 2, 3, 6, 7, 8
The differential general rate amount levied shall not exceed 115% of the corresponding annual amount levied as the differential general rate in the 2017/2018 financial year.	9, 16, 23
The differential general rate amount levied shall not exceed 150% of the corresponding annual amount levied as the differential general rate in the 2017/2018 financial year.	17, 18, 19, 20
No Limitation of Increase	All other categories

**6.4 Revenue Statement - Outline of General Measures Adopted [s172(2)(a) Local Government Regulation 2012]**

In addition to the Differential Rating measures outlined in part 6.2 and 6.3 of this policy statement, Council also has adopted the following measures for raising revenue:

- Rating of Rates-exempt Strategic Port Land;
- Special Charges;

- Waste Cleansing Charges;
- Sewerage Charges; and
- Water Charges.

#### 6.4.1 Rating of Rates-exempt Strategic Port Land

Under section 93(3)(e) of the *Local Government Act 2009*, Strategic Port Land that is occupied by a port authority, the State, or a government entity is "exempt from rates".

However, the Queensland Government has established the Queensland Port Government Owned Corporations Local Government General Rates Equivalents Regime (the *Equivalents Regime*) for the collection (by Queensland Treasury) of sums equivalent to general rates that port authorities would be required to pay upon their commercial use Strategic Port Land were the land not rates-exempt.

Under Treasury guidelines for the Equivalents Regime:

- a) the imposition, assessment and collection of general rates equivalents is determined by reference to the *Local Government Act 2009*; and
- b) the Treasurer possesses sole discretion to make ex gratia payments to local governments equal to the general rates equivalents sums paid by port authorities.

As an alternative to the Gladstone Ports Corporation Ltd paying general rates equivalents under the Equivalents Regime, Council and the Gladstone Ports Corporation Ltd have made an arrangement via which the Gladstone Ports Corporation Ltd makes ex gratia payments of general rates equivalents directly to Council.

In accordance with that arrangement, Council will levy the Gladstone Ports Corporation Ltd the equivalent of a differential general rate upon Strategic Port Land matching the description set out in rating Category 20.

#### 6.4.2 Special Charge for Curtis Island Sewerage Infrastructure

Special charges apply in circumstances where:

- a) land or its occupier specially benefits from, or has or will have, special access to, a service, facility, or activity; or
- b) land is or will be used in a way that specially contributes to the need for the service, facility, or activity; or
- c) the occupier of land specially contributes to that need for a service, facility, or activity.

Generally, special charges applied to individual ratepayers are only levied pursuant to a written agreement with each ratepayer concerned.

The only Special Charge to be levied in 2018/2019 is for the operation and construction of Curtis Island sewerage infrastructure.

1. In accordance with section 94 of the *Local Government Act 2009* and section 94 of the *Local Government Regulation 2012*, and pursuant to a service and special charge agreement made with each of Australia Pacific LNG (Shared Facilities) Pty Limited (*APLNG*); QCLNG Land Pty Ltd (*QCLNG*), and GLNG Operations Pty Ltd (*GLNG*), Council will levy a special charge upon the following rateable land parcels at Curtis Island:

- 
- a) Lot 3 on SP228454, Lot 3 SP235971, Lease A SP 252872, and Lease B SP252872 (APLNG Land);
  - b) Lot 2 on SP228185, and Lot 2 on SP228454 (QCLNG Land); and
  - c) Lot 1 on SP235007 (GLNG Land).
2. The purpose of the special charge is to reimburse Council the cost it incurs in operating its Curtis Island wastewater collection and reticulation infrastructure (the *Wastewater Infrastructure*) to provide a wastewater disposal and processing service (the *Wastewater Service*) for the special benefit of those land parcels, each of which is used for operations that especially contribute to the need for the service activity. Council created the collection and reticulation infrastructure pursuant to common use infrastructure agreement, dated 24 August 2011 with Gladstone Area Water Board and APLNG.
  3. The Overall Plan for the service to which the special charge applies, is as follows:
    - a) Council will operate the Wastewater Infrastructure to service the liquefied natural gas (LNG) production, storage, and distribution facilities (the *LNG Facilities*) that APLNG, QCLNG, and GLNG operate upon the land parcels.
    - b) Council will recoup, pursuant to the service and special charge agreements, its operating and capital costs associated with operating the Wastewater Infrastructure.
    - c) The estimated cost of operating the Wastewater Infrastructure over a 25-year period and recovering capital costs in accordance with the service and special charge agreements is \$129.887 million in current terms.
    - d) The estimated time for implementing the overall plan is 25 years, expiring on 30 June 2039.
  4. The Annual Implementation Plan for the 2018/2019 financial year is that Council will operate the Wastewater Infrastructure to service the LNG Facilities, and will apply the special charge revenue, which it estimates at \$7,864,689.70, against the operating cost it incurs.

The LNG Facilities land to be levied with the special charge especially benefits from the Wastewater Service because:

- a) operations upon each LNG Facility consume significant volumes of water and produce significant volumes of wastewater;
- b) it was necessary for Council to construct and commission the Wastewater Infrastructure (pursuant to the common use infrastructure agreement) to enable APLNG, QCLNG and GLNG to construct and operate the LNG Facilities; and
- c) the LNG Facilities cannot operate without the Wastewater Service.

The special charges for 2018/2019 will be:

- APLNG Land - \$1,994,025.16 per annum, plus 107.216 cents per kilolitre of wastewater discharged from the LNG Facility;
- QCLNG Land - \$4,942,291.00 per annum, plus 107.216 cents per kilolitre of wastewater discharged from the LNG Facility; and
- GLNG Land - \$928,373.54 per annum, plus 107.216 cents per kilolitre of wastewater discharged from the LNG Facility.

#### **6.4.3 Waste Cleansing Charges**

Waste Cleansing Charges are based on the benefit principle (user pays). Domestic services are supplied at an annual fee for a weekly general refuse service and a fortnightly recycling service.

The amount of the Waste Cleansing charge is to reflect three cost components:

- a) the cost of providing the refuse container and servicing it;
- b) the cost of disposing the refuse at a landfill; and
- c) the cost of recovering and sorting of recyclable material.

The components recognise that:

- a) the cleansing contractor is required to drive past each residence within the Defined Cleansing Service Area;
- b) it is impractical to monitor use of the service on a house by house basis, and
- c) Council wishes to maximise efficiency whilst minimising the cost to the community for what is an essential service.

The Waste Cleansing charge will be levied and recovered irrespective of whether given occupiers within the Defined Cleansing Service Area avail themselves of the service, and will apply irrespective of whether the premises are occupied for any period during the year.

A domestic service is available to all residential properties within the Defined Cleansing Service Area. Where economically feasible, Council offers the service to rural areas adjoining the Defined Cleansing Service Area. The extension of services into such areas is usually by request at first; but once the cleansing service area is expanded to include them, the standard domestic service conditions apply.

Council offers a commercial service to those premises who only seek a domestic type service. All other commercial services are provided by third parties.

#### **6.4.4 Sewerage Charges**

Council operates five types of sewerage schemes:

- a) an urban or residential scheme serving the community of Gladstone;
- b) an urban or residential scheme serving the urban communities of Boyne, Tannum, and Calliope;
- c) an urban or residential scheme serving the urban communities of Agnes Water and Seventeen Seventy;
- d) an industrial scheme serving the Yarwun and Aldoga Industrial Estate; and
- e) an industrial scheme serving Curtis Island industries.

The service is operated on a commercial basis, each type of scheme being self-funding through the application of user charges.

There is an access charge for vacant land within the Defined Sewerage Service Area. This is a charge for the fixed cost component of the sewerage system which is set to meet costs incurred by Council independently from the use of the system i.e.:

- a) interest and redemption on loans;
- b) operation and maintenance;
- c) administration and engineering;
- d) asset depreciation; and
- e) special maintenance and miscellaneous minor works.

As such this charge applies to all vacant land within the Defined Sewerage Service Area.

Sewerage charges in the urban areas of Gladstone, Boyne Island, Tannum Sands, Calliope, Agnes Water and Seventeen Seventy are levied on a "per unit" basis with the number of units allocated to particular land uses, dependent on expected demand. Units are allocated as set out in Table 2 below:

**Table 2:**

No.	Category	Units
1	Each unconnected allotment located within the declared sewerage area.	7
2	Each single unit dwelling constructed on an allotment and located within the declared sewerage area.	10
3	First Connection - Each commercial, industrial premises connected to the scheme including accommodation units and caravan parks.	10
4	Additional Connections - Each commercial, industrial premises connected to the scheme including accommodation units and caravan parks, for each additional pedestal or metre of urinal, as assessed by Council's Plumbing inspectors.	7

Council also operates industrial sewerage and trade waste facilities on a commercial basis on behalf of industries located within the Yarwun Industrial Estate and on Curtis Island.

Council recognises that the users of Council's sewage system are the shareholders of Council's sewage business because it is only that sector that has funded the provision of the sewage infrastructure. A return on the community's investment is calculated for full cost pricing purposes only and is returned to the ratepayers through a credit to the access charge.

#### **6.4.5 Water Charges**

Council operates four water schemes as follows:

- a) Lake Awoonga Treated Water Scheme which services the Gladstone, Boyne Island, Tannum Sands, Benaraby, Wurdong Heights, Calliope, Beecher and Mount Larcom areas with treated water purchased from the Gladstone Area Water Board;
- b) Miriam Vale Water Supply Scheme and Bororen Water Supply Scheme which service these townships with treated water from Baffle Creek supplemented by bores operated by Council; and

- c) Agnes Water / Seventeen Seventy Water Scheme which services the townships of Agnes Water and Seventeen Seventy with treated water from a desalination plant and bores operated by Council.

Water charges are levied on a user pays basis and set at a level to fully recover the cost of the provision of infrastructure, operation and maintenance of each system.

A charge will be levied on all land within the Defined Water Service Area which are provided with, or which are capable of being provide with, water services and shall comprise:

- a) an annual access charge; and
- b) a consumption charge for each kilolitre of water used.

Equity considerations that Council will consider when determining water pricing include but are not limited to social justice, broad principles of water conservation, and potential use of the water system.

Council recognises that the water consumers are the shareholders of Council's water business because it is only that sector that has funded the provision of the water infrastructure. A return on the community's investment is calculated for full cost pricing purposes only and is returned to the ratepayers through a credit to the access charge.

#### 6.4.5.1 Water Charge Part 1 - Access Charge

The access charge is a base charge or the fixed cost component of the water charge which is set to meet costs incurred by Council independently from the use of the system, i.e.:

- a) interest and redemption on loans;
- b) operation and maintenance;
- c) administration and engineering;
- d) asset depreciation;
- e) special maintenance and miscellaneous minor works; and
- f) water losses, e.g. fire service, meter error, leaks, mains scouring.

As such this charge applies to all connected and vacant land within the Defined Water Service Area.

All consumers will share the 'fixed costs' of the service provision in proportion to the flow rate at which water may be obtained. For water services that are not Dedicated Fire Services, the share of the 'fixed costs' is calculated in accordance with the following formula:

$A = B \times C$ , where:

*A* is the access charge for a property;

*B* is the charge for a 20mm base service set by Council; and

*C* is the equivalent meter flow (EMF) figure specified in Table 3 for the corresponding water meter service size and user type (if specified).

**Table 3:**

<b>Water Meter Service Size</b>	<b>EMF</b>
Unconnected	1.0
20mm (sub-meter)	0.75
20mm	1.0
25mm (domestic)	1.0
25mm (all other users)	1.56
RWSS-400	1.92
30mm	2.25
Constant Water Flow Schemes	2.35
32mm	2.56
RWSS-700	2.60
RWSS-1000	3.29
RWSS-1300	3.97
40mm	4.00
50mm	6.25
80mm	16.00
100mm	25.00
150mm	56.25
150mm (Rail Corridor Land)	113.30
200mm	100.00
250mm	156.25
300mm	225.00
375mm	351.56

Note: The relationship of capacity, i.e. the EMF, varies in proportion to the square of the diameter of the service size.

For this section the term ***Dedicated Fire Service*** means the water supply service to a premise specifically dedicated for use in fighting fires.

For Dedicated Fire Services the share of the 'fixed costs' is calculated in accordance with the following formula:

$A = B \times C$ , where:

*A* is the access charge for a Dedicated Fire Service;

*B* is the charge for a 20mm base service set by Council; and

*C* is the multiplier specified in Table 4 for the corresponding water meter service size.



**Table 4:**

<b>Water Meter Service Size</b>	<b>Multiplier</b>
Smaller than 80mm	0.3
100mm	7
Larger than 100mm	10

Conditions of Use for Dedicated Fire Services:

- a) The owner of the service must maintain a register of all water use for firefighting or testing purposes. The register must show date of use, meter reading prior to use, meter reading following use, water consumed, and where and why the water was used.
- b) If the service is used for any purpose other than firefighting/testing at any time or the owner of the service fails to produce the register on demand, the service will be deemed to be a multi-use connection and the charge will be in accordance with the Water Meter Service Size multiplier for a standard service.

#### 6.4.5.2 Water Charge Part 2 - Consumption Charge

This is a consumption charge or the variable cost component of the water charge.

This charge represents:

- for water obtained from the Lake Awoonga Scheme, the cost to Council of purchasing the water from the Gladstone Area Water Board; and
- for all other schemes, the cost of producing the water.

This consumption charge applies to consumers who actually use water from the various systems.

Accounts for the consumption charge will be forwarded to consumers at the end of every six (6) month cycle of a financial year.

For clarity with respect to the determination of water consumed for the period, Council will apply the following principle for determining a water consumption charge:

Section 102 of the *Local Government Regulation 2012* will apply to calculating water consumption charges against land or premises for which consumption charges were made and levied, so that:

- a) regardless of whether the meter reading for the second half of the 2017/2018 financial year occurs before the end of that financial year or after the beginning of the 2018/2019 financial year, the consumption charge for that half is calculated in accordance with the relevant basis of charge in Council's rating resolution for the 2017/2018 financial year; and
- b) regardless of whether the meter reading for the second half of the 2018/2019 financial year occurs before the end of that financial year or after the beginning of the 2019/2020 financial year, the consumption charge for that half is calculated in accordance with the relevant basis of consumption charge for the 2018/2019 financial year.

**6.5 Revenue Statement - Properties Exempt from General and Differential Rates [s172(2)(a)(ii) Local Government Regulation 2012]**

In addition to the rate exemptions granted under section 73 of the *Local Government Regulation 2012*, Council will grant an exemption from general rates (including differential general rates) in accordance with section 93(3)(i) of the *Local Government Act 2009*, where Council considers a property is used for a "charitable purpose".

Council is of the view that land is being used "for charitable purposes" when:

- a) land is predominantly being used for a purpose which has a public service element;  
**and**
- b) the use is being conducted on a not-for-profit basis.

The conditions for eligibility and the proportion of general rates exemption to be applied are set out in Council's Properties Exempt from General and Differential Rates Policy.

**6.6 Revenue Statement - Pensioner Remission [s172(2)(a)(ii) Local Government Regulation 2012]**

Council recognises the special needs of Pensioners who are owner-occupiers, and offers a remission of rates to financially assist this special needs group. The remission is provided by Council to encourage pensioners to be independent and live in their own home where possible as Council believes this provides a "quality of life" benefit.

The conditions for eligibility and the proportion of benefit for the Council rate remission are set out in Council's Pensioner Remission Policy.

**6.7 Revenue Statement - Concessions for Sporting Bodies and Other Not-for-Profit Organisations [s172(2)(a)(ii) Local Government Regulation 2012]**

Council will provide assistance to local sporting bodies and other not-for-profit community organisations by providing a concession for water and sewerage charges. These concessions are set out in Council's Water Allocation and Sewerage Connection Concessions for Sporting Bodies and Other Not-for-Profit Organisations Policy.

**6.8 Revenue Statement - Concealed Water Leak Concession [s172(2)(a)(ii) Local Government Regulation 2012]**

Council will provide support to Property Owners that may be experiencing High Water Consumption on their property by providing a proactive program for the identification of High Water Consumption. Council will grant a concession for Water Consumption charges for High Water Consumption arising out of a Concealed Leak in accordance with its Concealed Water Leak Concession Policy.

**6.9 Revenue Statement - Financial Hardship [s172(2)(a)(ii) Local Government Regulation 2012]**

Council will provide support to Property Owners that may be experiencing financial hardship who believe they are unable to meet a realistic payment arrangement for the rates and charges levied against a property.

Ratepayers experiencing financial hardship are encouraged to contact Council's Manager Revenue Services to discuss available options. Council's Financial Hardship Policy sets out

the guidelines for the assessment of requests for rates and charges relief due to financial hardship.

## **6.10 Revenue Statement - Payment**

### **6.10.1 Due Date of Payment**

In accordance with section 118 of the *Local Government Regulation 2012*, the due date for payment of all rates and charges is sixty (60) days from the date of issue of the rate notice.

### **6.10.2 Payment by Instalments**

In accordance with section 129 of the *Local Government Regulation 2012*, Ratepayers may choose to pay their annual rate account by equal monthly instalments subject to the following conditions:

- a) the rate discount for payment within thirty (30) or sixty (60) days is forfeited;
- b) the ratepayer must select the instalments payment option by signing the prescribed form which will be included with each rate notice, and return it no later than sixty (60) days after the date of issue of the notice;
- c) no reminder notices for instalments will be issued;
- d) rate instalment payments are due on the 21<sup>st</sup> day of each month, with ratepayers being advised in writing when their first instalment payment is due;
- e) the maximum instalment payment frequency is to be monthly; however, advance payments of instalments on a weekly and fortnightly basis are accepted;
- f) no interest penalty will apply to those participating in the instalment scheme provided that all payments are made in accordance with the instalment schedule; and
- g) should an instalment not be received by the due date, the total amount outstanding will become due and payable, and the ratepayer will forfeit the right to participate in the scheme, and interest charges will apply from the day after the due date of the unpaid instalment.

### **6.10.3 Utility Notice**

A separate notice for half yearly water and sewerage access charges and water consumption charges based on a six (6) month cycle is payable in full within sixty (60) days from the date of issue of the notice.

### **6.10.4 Payment of Rates and Charges in Advance**

Council will accept payment in advance on account of rates and charges, in a lump sum or via part-payments. Council will not pay (or credit) interest on prepaid rates and charges.

## **6.11 Revenue Statement - Discount and Interest**

### **6.11.1 Discount**

In accordance with section 130 of the *Local Government Regulation 2012*, a discount of 10% will be allowed where payment is made in full within discount period of the initial thirty (30) days of the date of issue of the rate notice, and a discount of 5% will be allowed if full payment is made within the discount period after the initial thirty (30) day period but before sixty (60) days from the date of issue of the rate notice.

However, no discount will be allowed on special rates and charges, Emergency Management, Fire & Rescue Levy, water consumption charges, or any other charge for which Council specifically excludes the allowance of a discount.

#### 6.11.2 Interest on Arrears

In accordance with section 133 of the *Local Government Regulation 2012*, any rates or charges remaining outstanding from the date on which they become overdue will thereafter bear interest at the rate of 11% per annum, compounding daily.

#### 6.12 Revenue Statement - Cost Recovery Fees [s172(1)(c) Local Government Regulation 2012]

For section 172(1)(c) of the *Local Government Regulation 2012*, the criteria used to determine a cost recovery fee will be:

- a) recovering administrative costs, including the costs of:
  - i. accepting and receipting of money;
  - ii. providing relevant documentation; and
  - iii. providing administrative support for all correspondence and advice, both written and oral including wages, building overheads, stationery, and information technology time;
- b) recovering the costs of inspecting completed and uncompleted works;
- c) recovering the costs of assessments and report-writing by Council staff; and
- d) recovering the costs of Council meeting time (including rent, councillor fees etc.).

Not all cost recovery fees are set at a level of full cost recovery. For example, the cost recovery fee for the provision of burial services is not currently set to a fee that will recover all of Council's costs. Council considers this service provision to be a community service obligation and as such, full cost recovery is inappropriate.

Some cost recovery fees are set at a level that encourages public access rather than full cost recovery.

#### 6.13 Revenue Statement - Business Activity Fees [s172(1)(d) Local Government Regulation 2012]

Council conducts the following business activities on a commercial basis, and the following fees are received for services conducted in these businesses:

**Table 5:**

Business Activity	Fees Received
Waste Management	Disposal fees (landfill & transfer station); Waste Cleansing rates
Water and Sewerage	Water charges - access fee - consumption fee Private works including new connects & meters Sewerage charges - annual charge

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Depending on the commercial environment in which that business operates, Council has regard to the following criteria in determining the amount of the above fees:

- a) Operating Costs;
- b) Borrowing Costs; and
- c) Return on Capital.

**7.0 ATTACHMENTS:**

Nil.

**8.0 REVIEW MECHANISM:**

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

1. The related legislation or governing documents are amended or replaced; or
2. Other circumstances as determined by resolution of Council or the CEO; or
3. Annually in conjunction with budget adoption.

TABLE OF AMENDMENTS			
Document History	Date	Council Resolution No.	Notes (including the prior Policy No, precise of change/s, etc)
Originally Approved	26 August 2008	08/483	
Amendment 1	30 June 2009	09/363	
Amendment 2	06 July 2010	10/212	
Amendment 3	05 July 2011	G/11/595	
Amendment 4	06 August 2012	S/12/1144	
Amendment 5	01 July 2013	S/13/1605	
Amendment 6	02 July 2014	G/14/2058	
Amendment 7	06 July 2015	S/15/2463	
Amendment 8	05 July 2016	S/16/2828	
Amendment 9	04 July 2017	S/17/3088	
Amendment 10			

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**ROSLYN BAKER**  
**CHIEF EXECUTIVE OFFICER**

**ADDENDUM 2****Gladstone Regional Council****Council Policy**

<b>Title</b>	<b>DEBT</b>
<b>Policy Number</b>	<b>P-2018-15</b>
<b>Business Unit/s</b>	<b>FINANCE GOVERNANCE AND RISK</b>
<b>Date of Adoption</b>	
<b>Resolution Number</b>	
<b>Review Date</b>	
<b>Date Repealed</b>	

**1.0 PURPOSE:**

Under section 192 of the *Local Government Regulation 2012*, Council must prepare and adopt a debt policy for a financial year. This policy sets out how Council will maintain responsible financial management of the loan funding of infrastructure capital projects by ensuring the level of Council indebtedness is within acceptable limits to Council, its ratepayers and interested external parties.

**2.0 SCOPE:**

This Policy applies to the use of loan borrowings to fund infrastructure and other important capital projects.

**3.0 RELATED LEGISLATION:**

- *Local Government Act 2009*; and
- *Local Government Regulation 2012*.

**4.0 RELATED DOCUMENTS:**

- *Financial Management (Sustainability) Guideline 2013*.

**5.0 DEFINITIONS:**

- **Council** means Gladstone Regional Council.

**6.0 POLICY STATEMENT:**

- 6.1 Council will review at least annually its forward projections for reserves, borrowings and major capital funding and any decision to undertake external borrowings taking into account an examination of projected reserves for the fund relative to the works to be financed and the community's ability to service that debt.

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POLICY NO. P-2018-15 DEBT POLICY  
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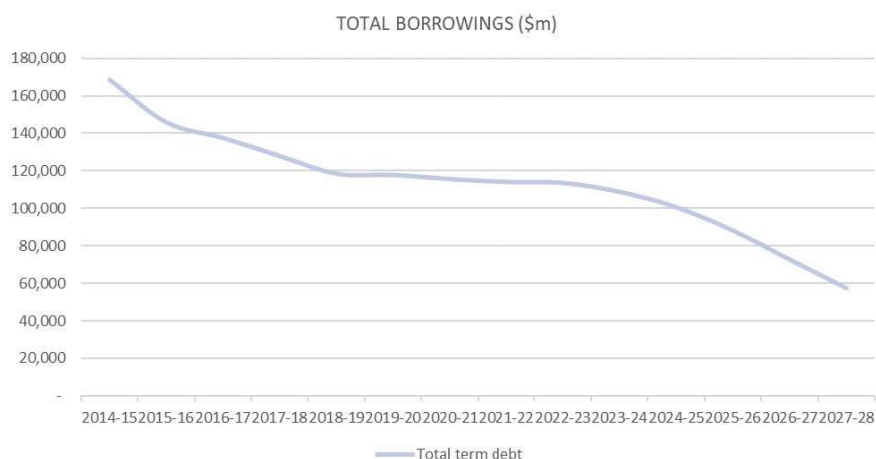
- 6.2 Where possible:
- a) external borrowings are to be limited to the funding of major items of physical infrastructure whose life will exceed the term of any loans; and
  - b) will occur where these works cannot be funded by Council's own resources.
- 6.3 Priority Infrastructure Plans have been developed as part of the new Gladstone Regional Council Planning Scheme and there is also a continual review of Long Term Asset Management Plans for all asset classes. The outcomes of these plans and reviews are incorporated into Council's Long Term Financial Plan to identify funding gaps for the construction of new and replacement infrastructure over the life of the financial plan. It is these funding gaps that are considered for funding via debt.
- 6.4 The current Long Term Financial Forecast identifies the following borrowings for the 2018/2019 financial year and the nine subsequent years, as indicated in Table 1 below:

**TABLE 1**

Financial Year End	Indicative Borrowing (\$)
2018/2019	Nil
2019/2020	9.485m
2020/2021	8.997m
2021/2022	10.520m
2022/2023	11.500m
2023/2024	8.400m
2024/2025	6.000m
2025/2026	2.191m
2026/2027	Nil
2027/2028	Nil

- 6.5 Expected levels of borrowings balances over the 2018/2019 year and the following 9 years are set out in Graph 1 below:

**GRAPH 1**



6.6 With respect to the management of debt, in line with the Long Term Financial Plan, Council's borrowings will be managed and planned, cognisant of the long term impacts of the debt using the following financial sustainability indicators as established in the *Financial Management (Sustainability) Guideline 2013*. These indicators are reviewed and taken into consideration when adopting this policy.

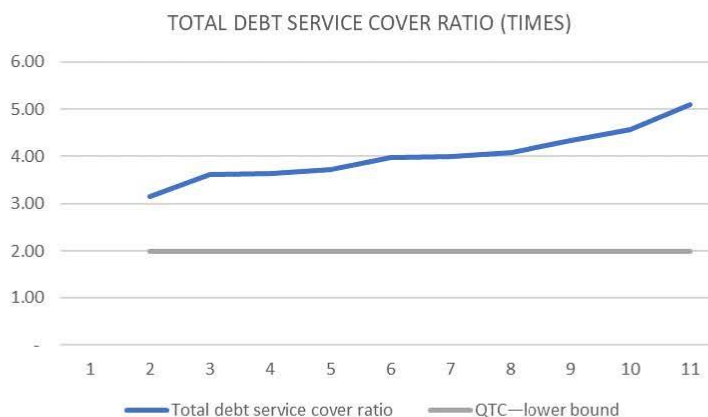
The two most relevant indicators relative to debt are:

- **Debt Service Cover** - indicates the extent to which Council can cover its debt servicing obligations, from Council's operating result prior to depreciation and interest. The target for Debt Service Cover is a minimum of 2 times.

$$\text{Debt Service Cover} = \frac{\{ \text{Net Operating Result} + \text{Depreciation} + \text{Interest Expense} \}}{\{ \text{Total Debt Servicing Costs} \}}$$

The expected Debt Service Cover is set out in Graph 2 below:

**GRAPH 2**



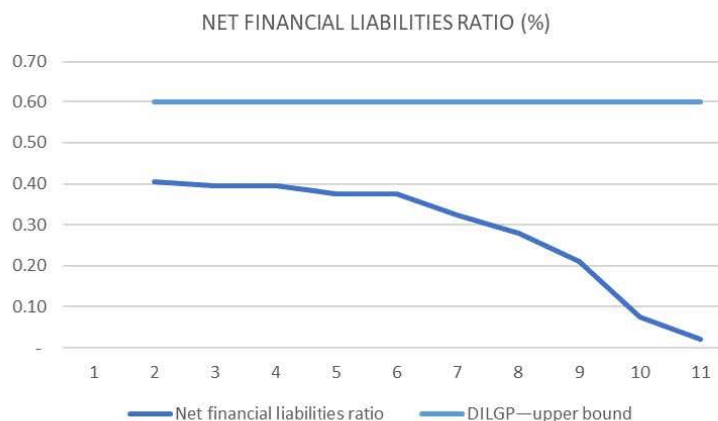
- **Net Financial Liabilities Ratio** - indicates that Council has the capacity to fund its liabilities and appears to have the capacity to increase its loan borrowings. The target for the Net Financial Liabilities Ratio is < 60%.

$$\text{Net Financial Liabilities Ratio} = \frac{\{ \text{Total Liabilities less Current Assets} \}}{\{ \text{Total Operating Revenue} \}}$$

Expected Net Financial Liabilities Ratio is set out in Graph 3 below:



**GRAPH 3**



6.7 This debt policy proposes that long term loans as set out in Attachment 1 will be in place as at 30 June 2019. The attachment also sets out the expected loan balances and repayment periods.

**7.0 ATTACHMENTS:**

1. External Loan Summary 2018/2019

**8.0 REVIEW MECHANISM:**

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

1. The related legislation or governing documents are amended or replaced; or
2. Other circumstances as determined by resolution of Council or the CEO; or
3. Annually in conjunction with budget adoption.

TABLE OF AMENDMENTS			
Document History	Date	Council Resolution No.	Notes (including the prior Policy No, precise of change/s, etc)
Originally Approved	06 July 2010	10/123	
Amendment 1	05 July 2011	G/11/596	
Amendment 2	06 December 2011	G/11/80	
Amendment 3	18 September 2012	G/12/1238	
Amendment 4	01 July 2013	S/13/1606	
Amendment 5	02 July 2014	G/14/2060	
Amendment 6	06 July 2015	S/15/2465	
Amendment 7	05 July 2016	S/16/2830	
Amendment 8	04 July 2017	S/17/3090	
Amendment 9			

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**ROSLYN BAKER**  
**CHIEF EXECUTIVE OFFICER**

GLADSTONE REGIONAL COUNCIL - SPECIAL BUDGET MEETING MINUTES 24 JULY 2018

ATTACHMENT 1

LOAN	REPAYMENT PERIOD	LOAN EXPIRY	OPENING BALANCE	NEW BORROWINGS	DEBT SERVICE PAYMENT	FINANCE COSTS	PRINCIPAL REPAYD	LOAN BALANCE
			1/07/2018	2018/2019	2018/2019	2018/2019	2018/2019	30/06/2019
General	11	15/03/2022	\$ 3,403,295	\$ -	\$ 1,039,033	\$ 215,816	\$ 823,217	2,580,078
(General) GEC Flat Floor 2012-13	19	15/12/2032	\$ 9,939,846	\$ -	\$ 975,725	\$ 500,478	\$ 475,247	9,464,599
<b>General Total</b>			<b>\$ 13,343,141</b>	<b>\$ -</b>	<b>\$ 2,014,758</b>	<b>\$ 716,294</b>	<b>\$ 1,298,464</b>	<b>\$ 12,044,677</b>
Airport	19	15/06/2030	\$ 51,485,951	\$ -	\$ 6,232,542	\$ 3,307,506	\$ 2,925,036	48,560,915
<b>Airport Total</b>			<b>\$ 51,485,951</b>	<b>\$ -</b>	<b>\$ 6,232,542</b>	<b>\$ 3,307,506</b>	<b>\$ 2,925,036</b>	<b>\$ 48,560,915</b>
Water Lake Awoonga	14	15/12/2025	\$ 455,419	\$ -	\$ 79,482	\$ 32,108	\$ 47,373	408,045
<b>Water - Lake Awoonga Total</b>			<b>\$ 455,419</b>	<b>\$ -</b>	<b>\$ 79,482</b>	<b>\$ 32,108</b>	<b>\$ 47,373</b>	<b>\$ 408,045</b>
Water Miriam Vale	18	15/09/2029	\$ 786,954	\$ -	\$ 98,537	\$ 48,992	\$ 49,545	737,409
<b>Water - Miriam Vale Total</b>			<b>\$ 786,954</b>	<b>\$ -</b>	<b>\$ 98,537</b>	<b>\$ 48,992</b>	<b>\$ 49,545</b>	<b>\$ 737,409</b>
Water - Agnes Water	21	15/03/2032	\$ 9,945,827	\$ -	\$ 1,029,831	\$ 527,604	\$ 502,227	9,443,600
Interest Free - Agnes Water Integrated Water and Sewerage	13	1/01/2024	\$ 3,928,650	\$ -	\$ 606,060	\$ -	\$ 606,060	3,322,590
<b>Water - Agnes/1770</b>			<b>\$ 13,874,478</b>	<b>\$ -</b>	<b>\$ 1,635,891</b>	<b>\$ 527,604</b>	<b>\$ 1,108,287</b>	<b>\$ 12,766,190</b>
Industrial Sewerage	9	15/09/2020	\$ 212,213	\$ -	\$ 105,161	\$ 16,030	\$ 89,131	123,082
<b>Sewer - Industrial Total</b>			<b>\$ 212,213</b>	<b>\$ -</b>	<b>\$ 105,161</b>	<b>\$ 16,030</b>	<b>\$ 89,131</b>	<b>\$ 123,082</b>
Calloope Refuse	11	15/06/2022	\$ 1,664,295	\$ -	\$ 465,408	\$ 82,183	\$ 383,225	1,281,070
<b>Sewer - Glad - QAL Total</b>			<b>\$ 1,664,295</b>	<b>\$ -</b>	<b>\$ 465,408</b>	<b>\$ 82,183</b>	<b>\$ 383,225</b>	<b>\$ 1,281,070</b>
Sewerage Agnes 1770	17	15/03/2028	\$ 4,641,402	\$ -	\$ 630,158	\$ 267,080	\$ 363,078	4,278,324
<b>Sewer - Agnes/ 1770 Total</b>			<b>\$ 4,641,402</b>	<b>\$ -</b>	<b>\$ 630,158</b>	<b>\$ 267,080</b>	<b>\$ 363,078</b>	<b>\$ 4,278,324</b>
Sewerage BITS	18	15/03/2029	\$ 10,220,127	\$ -	\$ 1,359,546	\$ 696,356	\$ 663,191	9,556,936
<b>Sewer - BITS Total</b>			<b>\$ 10,220,127</b>	<b>\$ -</b>	<b>\$ 1,359,546</b>	<b>\$ 696,356</b>	<b>\$ 663,191</b>	<b>\$ 9,556,936</b>
Regional Landfill	17	15/06/2028	\$ 1,447,416	\$ -	\$ 209,259	\$ 109,200	\$ 100,058	1,347,357
<b>Regional Landfill Total</b>			<b>\$ 1,447,416</b>	<b>\$ -</b>	<b>\$ 209,259</b>	<b>\$ 109,200</b>	<b>\$ 100,058</b>	<b>\$ 1,347,357</b>
Sewerage Pipeline & Infrastructure	16	15/03/2028	\$ 29,147,517	\$ -	\$ 3,838,759	\$ 1,484,397	\$ 2,354,362	26,793,155
<b>Sewer - Curtis Island</b>			<b>\$ 29,147,517</b>	<b>\$ -</b>	<b>\$ 3,838,759</b>	<b>\$ 1,484,397</b>	<b>\$ 2,354,362</b>	<b>\$ 26,793,155</b>
<b>Grand Total</b>			<b>\$ 127,278,912</b>	<b>\$ -</b>	<b>\$ 16,669,502</b>	<b>\$ 7,287,751</b>	<b>\$ 9,381,752</b>	<b>\$ 117,897,161</b>

GRC ECM Subject Index: File Reference:- CM28.1

## ADDENDUM 3



## Gladstone Regional Council

## Council Policy

Title	<b>PENSIONER REMISSION</b>
Policy Number	<b>P-2018-13</b>
Business Unit/s	<b>FINANCE GOVERNANCE AND RISK</b>
Date of Adoption	
Resolution Number	
Review Date	
Date Repealed	

**1.0 PURPOSE:**

To set out Council guidelines for the assessment of requests for the remission of rates and charges for ratepayers who are in receipt of an approved government pension (Pensioners).

**2.0 SCOPE:**

This policy applies to all pensioners seeking rebates and remissions for rates and charges.

**3.0 RELATED LEGISLATION:**

- *Local Government Act 2009*; and
- *Local Government Regulation 2012*.

**4.0 RELATED DOCUMENTS:**

Nil.

**5.0 DEFINITIONS:**

To assist in interpretation of this policy the following definitions apply:

- **Approved Residence** is defined as a Class 1 or 2 building according to Standard Building Law i.e. single family dwelling or multiple dwelling (flats, townhouses, etc).
- **Council** means Gladstone Regional Council.
- **Differential General Rates** is the general rate levied on property owned by ratepayers in the Council region as set out in the Council budget documents.
- **Pensioners** means ratepayers of Council who are in receipt of a federal government pension which entitles them to a remission in their Council rates and charges.

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GLADSTONE REGIONAL COUNCIL  
POLICY NO. P-2018-13 PENSIONER REMISSION POLICY  
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- **Queensland State Government Pensioner Rate Subsidy Scheme** is the scheme provided by the Queensland State Government for the provision of a subsidy towards Council rates and charges for Pensioners.
- **Standard Building Law** includes the Australian Building Regulations, Building legislation, and Building Code of Australia (BCA).

#### 6.0 POLICY STATEMENT:

Council recognises the unique needs of Pensioners and offers a remission of rates to financially assist pensioners in accordance with section 120(1)(a) of the *Local Government Regulation 2012*.

The remission is provided by Council to encourage pensioners to be independent and live in their own home where possible as Council believes this provides a "quality of life" benefit.

The conditions for eligibility and the proportion of benefit for the Council rate remission shall be in accordance with the Queensland State Government Pensioner Rate Subsidy Scheme.

Council's rate remission for Pensioners is in addition to the subsidy provided by the Queensland State Government and the following additional conditions apply:

1. A remission of 50% of the Differential General Rate up to a maximum of \$290 be granted to pensioners who receive the pension; and
2. The pensioner must be the owner and resident of the property for the period of the levy in an Approved Residence.

#### 7.0 ATTACHMENTS:

Nil.

#### 8.0 REVIEW MECHANISM:

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

1. The related legislation or governing documents are amended or replaced; or
2. Other circumstances as determined by resolution of Council or the CEO; or
3. Annually in conjunction with budget adoption.

TABLE OF AMENDMENTS			
Document History	Date	Council Resolution No.	Notes (including the prior Policy No, precise of change/s, etc)
Originally Approved	03/06/2008	08/242	
Amendment 1	06/08/2012	S/12/1149	
Amendment 2	01/07/2013	Not recorded	
Amendment 3	07/07/2014	G/14/2065	
Amendment 4	17/03/2015	G/15/2355	
Amendment 5	05/07/2016	S/16/2835	
Amendment 6	04/07/2017	S/17/3094	
Amendment 7			

GRC ECM Subject Index: File Reference: CM28.1

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