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<b>POLICY TITLE:</b>	Revenue Statement
<b>POLICY NUMBER:</b>	50
<b>REVISION NUMBER:</b>	11
<b>TRIM REFERENCE:</b>	SF14/411 - R23/2743
<b>RESOLUTION NUMBER:</b>	3762
<b>POLICY TYPE:</b>	Statutory
<b>APPROVING OFFICER:</b>	Council Adoption (Budget Meeting)
<b>DATE OF ADOPTION:</b>	28 June 2023
<b>TIME PERIOD OF REVIEW:</b>	1 Year
<b>DATE OF NEXT REVIEW:</b>	30 June 2024
<b>RESPONSIBLE DEPARTMENT:</b>	Financial Control
<b>LINK TO CORPORATE PLAN:</b>	A High Performance Council – Financial Sustainability

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## 1. REVENUE STATEMENT

This Revenue Statement is in accordance with Section 104 of the *Local Government Act 2009* and Section 172 of the *Local Government Regulation 2012*.

## 2. GENERAL RATES

Physical and Social infrastructure costs for new development are to be funded by General Rates, Grants, Loans and User Pay charges for the development.

It is intended to maintain the current operating capability of the Flinders Shire to ensure current services are maintained for the community.

Depreciation and other non-cash expenses are fully funded by Council.

Council generally increases rates in line with the CPI, LGAQ and Construction Index and does not limit rate changes via rate capping.

Flinders Shire Council has a policy of making and levying Differential General Rates for the financial year ending 30 June 2024. The Council will levy Differential General Rates on all rateable properties in each category of land where the minimum General rate does not apply.

The Council is required to raise an amount of revenue it sees as being appropriate to maintain and provide services to the Shire as a whole. In deciding how that revenue is raised, the Council is able to take into account the following factors -

- The rateable value of the land and the rates that would be payable if only one General Rate were adopted;
- The level of services provided to that land and the cost of providing the services compared to the rate burden that would apply under a single General Rate;
- The use of the land in so far as it relates to the extent of utilisation of Council services; and
- The economic circumstances affecting the land.

## RATE CODE 1 - RESIDENTIAL CATEGORIES

The following residential differential rating categories, descriptions and identification apply for the 2023-2024 financial year:

Column 1 Differential Category	Column 2 Description	Column 3 Identification
1 - Vacant Land - Hughenden <1Ha	All land in the Township of Hughenden (as defined in Appendix A), which is not otherwise categorised, and is less than 1Ha in size	The following primary land use codes apply or should apply: 01 - Vacant Urban Land, 04 - Large Home Site Vacant, and 72 – Section 25 Valuation.
2 - Vacant Land - Other Towns <4Ha	All land outside the Township of Hughenden, which is not otherwise categorised, and is less than 4Ha in size	The following primary land use codes apply or should apply: 01 - Vacant Urban Land, 04 - Large Home Site Vacant, and 72 – Section 25 Valuation.
3 - Vacant Land - Hughenden 1 - 50Ha	All land in the Township of Hughenden (as defined in Appendix A), which is not otherwise categorised, is 1Ha or more, but less than or equal to 50Ha in size	The following primary land use codes apply or should apply: 01 - Vacant Urban Land, 04 - Large Home Site Vacant, 72 – Section 25 Valuation, and 86 – Horses.
4 - Vacant Land – Other Towns 4 - 50Ha	All land outside the Township of Hughenden, which is not otherwise categorised, is 4Ha or more, but less than or equal to 50Ha in size	The following primary land use codes apply or should apply: 01 - Vacant Urban Land, 04 - Large Home Site Vacant, 72 – Section 25 Valuation, and 86 – Horses.
5 - Residential - Hughenden <1Ha	All land in the Township of Hughenden (as defined in Appendix A), used for residential purposes, which is not otherwise categorised, and is less than 1Ha in size	The following primary land use codes apply or should apply: 02 – Single Unit Dwelling, 05 - Large Home Site Dwelling, and 06 – Outbuildings.
6 - Residential – Other Towns <4Ha	All land outside the Township of Hughenden, used for residential purposes, which is not otherwise categorised, and is less than 4Ha in size	The following primary land use codes apply or should apply: 02 – Single Unit Dwelling, 05 - Large Home Site Dwelling, and 06 – Outbuildings.
7 - Residential - Hughenden 1 - 50Ha	All land in the Township of Hughenden (as defined in Appendix A), used for residential purposes, which is not otherwise categorised, is 1Ha or more, but less than or equal to 50Ha in size	The following primary land use codes apply or should apply: 02 – Single Unit Dwelling, 05 - Large Home Site Dwelling, and 06 – Outbuildings.
8 - Residential – Other Towns 4 - 50Ha	All land outside the Township of Hughenden, which is not otherwise categorised, used for residential purposes, is 4Ha or more, but less than or equal to 50Ha in size	The following primary land use codes apply or should apply: 02 – Single Unit Dwelling, 05 - Large Home Site Dwelling, and 06 – Outbuildings.

9 - Multi Residential - Units	All land in the Township of Hughenden (as defined in Appendix A), which is not otherwise categorised, used for residential purposes and is comprised of two or more separate dwelling units	The following primary land use codes apply or should apply: 03 – Multi unit dwelling (flats), 07 - 09 – Guest house/private hotel, Building Units, Group Title, 21 – Residential Institutions (Non-Medical Care), and 97 – Welfare home/institution.
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## RATE CODE 2 - COMMERCIAL CATEGORIES

The following commercial differential rating categories, descriptions and identification apply for the 2023-2024 financial year:

Column 1 Differential Category	Column 2 Description	Column 3 Identification
1 - Commercial - Hughenden	All land in the Township of Hughenden (as defined in Appendix A), used for commercial purposes, which is not otherwise categorised	The following primary land use codes apply or should apply: 10 – 14 – Retail Business/Commercial, 15 – 27 – Retail Business (excluding 21 – Res Institutions), 44 – 49 – Special Uses (excluding 48), and 96 – 99 – General Uses.
2 - Commercial – Other Towns	All land outside of the Township of Hughenden, used for commercial purposes, which is not otherwise categorised	The following primary land use codes apply or should apply: 10 – 13 – Retail Business/Commercial, 15 – 27 – Retail Business (excluding 21 – Res Institutions), 42 – 49 – Special Uses (excluding 43 and 48), and 96 – 99 – General Uses.
3 - Hotels <25 Rooms	All land in the Township of Hughenden (as defined in Appendix A), which is not otherwise categorised, used as a hotel with less than 25 accommodation units	The following primary land use codes apply or should apply: 42 – Hotel/tavern.
4 - Hotels ≥25 Rooms	All land in the Council Area, which is not otherwise categorised, used as a hotel with 25 accommodation units or more	The following primary land use codes apply or should apply: 42 – Hotel/tavern.
5 - Motels <25 Rooms	All land in the Council Area, which is not otherwise categorised, used as a motel with less than 25 accommodation units	The following primary land use codes apply or should apply: 43 – Motel.
6 - Motels ≥25 Rooms	All land in the Council Area, which is not otherwise categorised, used as a motel with 25 or more accommodation units	The following primary land use codes apply or should apply: 43 – Motel.
7 - Other Commercial	All other special use commercial land, in the Council area, which is not otherwise categorised	The following primary land use codes apply or should apply: 41 – Child Care ex kindergarten, and 48 - 59 – Special Uses (excluding 49 – Caravan Park).

### RATE CODE 3 - INDUSTRIAL CATEGORIES

The following industrial differential rating categories, descriptions and identification apply for the 2023-2024 financial year:

Column 1 Differential Category	Column 2 Description	Column 3 Identification
1 - Industrial - Hughenden	All land in the Township of Hughenden (as defined in Appendix A), which is not otherwise categorised, used for industrial purposes	The following primary land use codes apply or should apply: 28 -39 – Transport & Storage, Industrial (Excluding 29, 30 and 31).
2 - Industrial – Hughenden Industrial Estate	All land in the Hughenden Industrial Estate (as defined in Appendix A), which is not otherwise categorised.	As determined by the CEO
3 - Industrial – Other	All land outside of the Township of Hughenden which is not otherwise categorised, used for industrial purposes	The following primary land use codes apply or should apply: 28 -39 – Transport & Storage, Industrial (Excluding 29, 30 and 31).
4 - Transformer & Transmission Sites <1Ha	All land, in the Council area, which is not otherwise categorised, is less than 1Ha in size, used as a Transformer or Transmission Site	The following primary land use codes apply or should apply: 91 – Utilities.
5 - Transformer & Transmission Sites ≥1Ha	All land, in the Council area, which is not otherwise categorised, is 1Ha or more in size, used as a Transformer or Transmission Site	The following primary land use codes apply or should apply: 91 - Utilities
6 - Industrial - Transport Terminals- Hughenden	All land in the Township of Hughenden (as defined in Appendix A), which is not otherwise categorised, used as a transport terminal	The following primary land use codes apply or should apply: 29 – Transport Terminals.
7 - Industrial - Transport Terminals - Other	All land outside the Township of Hughenden which is not otherwise categorised, used as a transport terminal	The following primary land use codes apply or should apply: 29 – Transport Terminals.
8 - Industrial - Service Station, Oil Depot-Hughenden	All land in the Township of Hughenden (as defined in Appendix A), which is not otherwise categorised, used as a service station or oil depot.	The following primary land use codes apply or should apply: 30 -31 – Oil Depot & Refinery, Service Station.
9 - Industrial - Service Station, Oil Depot - Other	All land outside the Township of Hughenden which is not otherwise categorised, used as a service station or oil depot	The following primary land use codes apply or should apply: 30 -31 – Oil Depot & Refinery, Service Station.

## RATE CODE 4 - RURAL CATEGORIES

The following rural differential rating categories, descriptions and identification apply for the 2023-2024 financial year:-

Column 1 Differential Category	Column 2 Description	Column 3 Identification
1 - Rural Grazing Land <500Ha Level 1	All Land, in the Council area, less than 500 Ha in size and not otherwise categorised, used for rural grazing and similar purposes	The following primary land use codes apply or should apply: 04 & 05 – Large Home Sites; 60 – 70 – Sheep and Cattle Industry; and 89 – 95 – Other rural uses (excludes 91 – Utilities).
2 - Rural Grazing Land ≥500Ha Level 1	All Land, in the Council area, 500 Ha or more in size and not otherwise categorised, used for rural grazing and similar purposes	The following primary land use codes apply or should apply: 04 & 05 – Large Home Sites; 60 – 70 – Sheep and Cattle Industry; and 89 – 95 – Other rural uses (excludes 91 – Utilities).
3 - Rural Land – Agricultural Level 1	All land, in the Council area, and not otherwise categorised, used for rural agricultural purposes	The following primary land use codes apply or should apply: 71 – 88 – Agriculture and other rural uses (excludes 72 – Section 25 Valuation).
7 - Rural Grazing Land and Extractive <500Ha Level 3	All Land, in the Council area, less than 500Ha in size, used for rural grazing and similar purposes and where part or parts are also used or capable of being used for extractive industry purposes and where the quantity of material capable of being extracted and/or screened is less than 5000 tonnes per annum.	The following primary land use codes apply or should apply: 04 & 05 – Large Home Sites; 60 – 70 – Sheep and Cattle Industry; and 89 – 95 – Other rural uses (excludes 91 – Utilities).
8 - Rural Grazing Land and Extractive ≥500Ha Level 3	All Land, in the Council area, 500Ha or more in size, used for rural grazing and similar purposes and where part or parts are also used or capable of being used for extractive industry purposes and where the quantity of material capable of being extracted and/or screened is less than 5000 tonnes per annum.	The following primary land use codes apply or should apply: 04 & 05 – Large Home Sites; 60 – 70 – Sheep and Cattle Industry; and 89 – 95 – Other rural uses (excludes 91 – Utilities).
9 - Rural Land – Agricultural and Extractive Level 3	All land, in the Council area, used for rural agricultural purposes and where part or parts are also used or capable of being used for extractive industry purposes and where the quantity of material capable of being extracted and/or screened is less than 5000 tonnes per annum.	The following primary land use codes apply or should apply: 71 – 88 – Agriculture and other rural uses (excludes 72 – Section 25 Valuation)
10 - Rural Grazing Land and Extractive <500Ha Level 4	All Land, in the Council area, less than 500Ha in size, used for rural grazing and similar purposes and where part or parts are also used or capable of being used for extractive industry purposes and where the quantity of material capable of being extracted and/or screened is 5000 tonnes and up to and including 100,000 tonnes per annum.	The following primary land use codes apply or should apply: 04 & 05 – Large Home Sites; 60 – 70 – Sheep and Cattle Industry; and 89 – 95 – Other rural uses (excludes 91 – Utilities)



11 - Rural Grazing Land and Extractive ≥500Ha Level 4	All Land, in the Council area, 500Ha or more in size, used for rural grazing or similar purposes and where part or parts are also used or capable of being used for extractive industry purposes and where the quantity of material capable of being extracted and/or screened is 5000 tonnes and up to and including 100,000 tonnes per annum.	The following primary land use codes apply or should apply: 04 & 05 – Large Home Sites; 60 – 70 – Sheep and Cattle Industry; and 89 – 95 – Other rural uses (excludes 91 – Utilities).
12 - Rural Land – Agricultural and Extractive Level 4	All land, in the Council area, used for rural agricultural purposes and where part or parts are also used or capable of being used for extractive industry purposes and where the quantity of material capable of being extracted and/or screened is 5000 tonnes and up to and including 100,000 tonnes per annum.	The following primary land use codes apply or should apply: 71 – 88 – Agriculture and other rural uses (excludes 72 – Section 25 Valuation)
13 - Rural Grazing Land and Extractive <500Ha Level 5	All Land, in the Council area, less than 500Ha in size, used for rural grazing or similar purposes and where part or parts are used or capable of being used for extractive industry purposes and where the quantity of material capable of being extracted and/or screened is greater than 100,000 tonnes per annum.	The following primary land use codes apply or should apply: 04 & 05 – Large Home Sites; 60 – 70 – Sheep and Cattle Industry; and 89 – 95 – Other rural uses (excludes 91 – Utilities).
14 - Rural Grazing Land and Extractive ≥500Ha Level 5	All Land, in the Council area, 500Ha or more in size, used for rural grazing or similar purposes and where part or parts are also used or capable of being used for extractive industry purposes and where the quantity of material capable of being extracted and/or screened is greater than 100,000 tonnes per annum.	The following primary land use codes apply or should apply: 04 & 05 – Large Home Sites; 60 – 70 – Sheep and Cattle Industry; and 89 – 95 – Other rural uses (excludes 91 – Utilities).
15 - Rural Land – Agricultural and Extractive Level 5	All land, in the Council area, used for rural agricultural purposes and where part or parts are also used or capable of being used for extractive industry purposes and where the quantity of material capable of being extracted and/or screened is greater than 100,000 tonnes per annum.	The following primary land use codes apply or should apply: 71 – 88 – Agriculture and other rural uses (excludes 72 – Section 25 Valuation)

## RATE CODE 6 - EXTRACTIVE/LOADING FACILITIES

The following extractive/loading facilities differential rating categories, descriptions and identification apply for the 2023-2024 financial year:

Column 1 Differential Category	Column 2 Description	Column 3 Identification
1 - Extractive Industry < 5,000 Tonnes	All Land, in the Council area and used or capable of being used for extractive industry purposes where the quantity of material capable of being extracted and/or screened is less than 5,000 tonnes per annum.	As determined by the CEO
2 - Extractive Industry ≥ 5,000 - 100,000 Tonnes	All Land, in the Council area and used or capable of being used for extractive industry purposes where the quantity of material capable of being extracted and/or screened is 5,000 tonnes and up to and including 100,000 tonnes per annum.	As determined by the CEO
3 - Extractive Industry >100,000 Tonnes	All Land, in the Council area and used or capable of being used for extractive industry purposes where the quantity of material capable of being extracted and/or screened is greater than 100,000 tonnes per annum.	As determined by the CEO
4 - Loading Facility <10ha	All Land, in the Council area, having an area of less than 10Ha and used by a mine or extractive industry as a loading facility.	As determined by the CEO
5 - Loading Facility ≥10Ha	All Land, in the Council area, having an area of 10Ha or greater and used by a mine or extractive industry as a loading facility.	As determined by the CEO

## RATE CODE 7 - INTENSIVE BUSINESSES AND INDUSTRIES

The following intensive business and industries differential rating categories, description and identification apply for the 2023-2024 financial year:

Column 1 Differential Category	Column 2 Description	Column 3 Identification
6 - Mining Lease <5 Ha	Mining Leases issued within the Council area that have an area of less than 5Ha.	As determined by the CEO
7 - Mining Leases ≥5 to < 100Ha	Mining Leases issued within the Council area that have an area of 5Ha to less than 100ha.	As determined by the CEO
8 - Mining Leases ≥100Ha	Mining Leases issued within the Council area that have an area greater than 100ha.	As determined by the CEO
25 - Workers Accommodation	All Land, in the Council area, which is not otherwise categorised, predominately used for providing intensive accommodation capable of accommodating persons (other than the ordinary travelling public) in rooms, suites, or caravan sites specifically built or provided for this purpose. Land within this category is commonly known as "workers accommodation", "single persons quarters", "work camps", "accommodation village" or "barracks".	As determined by the CEO

## RATE CODE 8 – RENEWABLE ENERGY FACILITIES

The following renewable energy facilities differential rating categories, descriptions and identification apply for the 2023-2024 financial year:

Column 1 Differential Category	Column 2 Description	Column 3 Identification
12 - Solar and/or Battery	Land used or intended for use, in whole or in part for as a renewable energy facility excluding wind generation	The following primary land use codes apply or should apply: 91 – Utilities
13 - Wind	Land used or intended for use, in whole or in part as a wind renewable energy facility	The following primary land use codes apply or should apply: 91 – Utilities

### 2.1 Categorisation of Land

That in accordance with the *Local Government Regulation 2012*, Section 81, subsections (1), (2) and (3), Flinders Shire Council adopts the rating categories for rateable land, and the description for those categories, as per Column 1 and Column 2, respectively, of the Rate Code Tables above.

Further, in accordance with section 257 of the *Local Government Act 2009*, Council delegates to the CEO the power in the *Local Government Regulation 2012*, section 81, subsections (4) and (5), to identify the rating category to which each parcel of rateable land belongs. In performing this task, the CEO may have regard to the land use codes (produced by the Department of Resources) identified in Column 3 of the Rate Code Tables above.

In determining that differential general rating should be applied, Council has had regard to a number of factors including: -

- The valuation of the Shire applying to the 2023-2024 financial year would lead to rating inequities and a distortion of relativities in the amount of rates paid in the various areas of the Local Government area if only one General Rate were adopted;
- The level of services provided to that land and the cost of providing the services compared to the rate burden that would apply under a single general rate; and
- Forty eight categories of land have been identified in accordance with criteria determined by Council in accordance with Section 81 of the *Local Government Regulation 2012*.

Owners of rateable land will be informed that they have the right of objection to the category their land is included in. All objections shall be to the Chief Executive Officer, Flinders Shire Council and the only basis for objection shall be that at the date of issue of the rate notice having regard to the criteria adopted by Council the land should be in another category.



## 2.2 Differential General Rates & Minimum General Rate

That, in accordance with Section 94 of the *Local Government Act 2009*, and sections 80 and 77, respectively, of the *Local Government Regulation 2012*, Flinders Shire Council makes Differential General Rates and Minimum General Rates for the year ending 30 June 2024 as follows: -

Rate Code	Differential Category		2023-2024 Cents in the \$	2023-2024 Minimum General Rate
1	1	Vacant Land - Hughenden <1Ha	3.8308	\$430.00
1	2	Vacant Land – Other Towns <4Ha	2.9802	\$405.00
1	3	Vacant Land - Hughenden 1 - 50Ha	2.1560	\$594.00
1	4	Vacant Land – Other Towns 4 - 50Ha	3.6093	\$380.00
1	5	Residential - Hughenden <1Ha	3.8573	\$430.00
1	6	Residential - Other Towns<4Ha	3.9737	\$405.00
1	7	Residential - Hughenden 1 - 50Ha	2.0675	\$594.00
1	8	Residential - Other Towns 4 - 50Ha	3.4705	\$380.00
1	9	Multi Residential - Units	2.9197	\$481.00
2	1	Commercial - Hughenden	2.5085	\$499.00
2	2	Commercial - Other Towns	2.2760	\$470.00
2	3	Hotel <25 Rooms	2.6243	\$1,897.00
2	4	Hotel ≥25 Rooms	3.0281	\$2,530.00
2	5	Motel <25 Rooms	3.2967	\$1,897.00
2	6	Motel ≥25 Rooms	3.3122	\$2,530.00
2	7	Other Commercial	3.3122	\$380.00
3	1	Industrial – Hughenden	1.8914	\$481.00
3	2	Industrial – Hughenden Industrial Estate	2.2036	\$607.00
3	3	Industrial – Other Towns	2.1802	\$380.00
3	4	Transformer & Transmission Sites <1Ha	1.6151	\$481.00
3	5	Transformer & Transmission Sites ≥1Ha	1.9458	\$948.00
3	6	Industrial - Transport Terminals	2.2434	\$1,517.00
3	7	Industrial - Transport Terminals - Other	2.1802	\$380.00
3	8	Industrial - Service Station, Oil Depot	2.5812	\$481.00
3	9	Industrial - Service Station, Oil Depot - Other	2.9066	\$380.00
4	1	Rural Grazing Land <500Ha – Level 1	0.2476	\$443.00
4	2	Rural Grazing Land – Grazing ≥500Ha – Level 1	0.2237	\$607.00
4	3	Rural Agricultural Land – Level 1	0.2256	\$1,265.00
4	7	Rural Grazing Land and Extractive <500Ha – Level 3	0.2916	\$2,529.00
4	8	Rural Grazing Land and Extractive ≥500Ha – Level 3	0.2929	\$2,529.00
4	9	Rural Agricultural Land and Extractive – Level 3	0.2735	\$2,529.00
4	10	Rural Grazing Land and Extractive <500Ha – Level 4	0.2916	\$6,324.00
4	11	Rural Grazing Land and Extractive ≥500Ha – Level 4	0.2145	\$6,324.00
4	12	Rural Agricultural Land and Extractive – Level 4	0.2929	\$6,324.00
4	13	Rural Grazing Land and Extractive <500Ha – Level 5	0.2920	\$25,294.00
4	14	Rural Grazing Land and Extractive ≥500Ha – Level 5	0.2933	\$25,294.00

4	15	Rural Agricultural Land and Extractive – Level 5	0.2735	\$25,294.00
6	1	Extractive Industry <5,000 Tonnes	0.3072	\$2,529.00
6	2	Extractive Industry 5,000-100,000 Tonnes	0.3072	\$6,324.00
6	3	Extractive Industry >100,000 Tonnes	0.3072	\$25,294.00
6	4	Loading Facility <10Ha	1.6396	\$1,265.00
6	5	Loading Facility ≥10Ha	2.9102	\$2,529.00
7	6	Mining Leases <5Ha	1.6396	\$948.00
7	7	Mining Leases 5 - <100Ha	1.6396	\$1,265.00
7	8	Mining Leases ≥100Ha	1.1477	\$1,580.00
7	25	Workers Accommodation	4.0989	\$5,994.00
8	12	Solar and/or Battery	4.5143	\$30,353.00
8	13	Wind	3.0270	\$43,566.00

### 2.3 Limitation of Increase in Rates or Charges Levied

As required by section 172(2)(b) of the *Local Government Regulation 2012*, Council advises that it will not be making a resolution, pursuant to section 116 of the *Local Government Regulation 2012*, limiting any increases in rates or charges to be determined at its 2023-2024 budget meeting.

### 3. UTILITY CHARGES

#### 3.1 Water Charges

Flinders Shire Council will levy a Water Charge on each consumer / property, whether vacant or occupied that Council has or is able to provide with water services. Where a property is within 100 metres of a water main or a road in which mains are laid and Council deems that the property is able to be provided with a water service.

For the 2023-2024 year Council will charge for water using an allocation based system. In accordance with Section 99(3) of the *Local Government Regulation 2012*, the Council water year for consumption will commence on 1 July 2023 and end on 30 June 2024. Council will apply section 102 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, the meter will be deemed read on that particular day if it is read within 2 weeks before the day or 2 weeks after that day.

The charge will be based on the size of the water connection together with Council's estimate of demand patterns and measured in units as detailed below:

HUGHENDEN WATER SUPPLY	Access Charge Units	Annual Allowance (kl)
Ambulance Centre	15	1,800
Building Depots	10	1,200
Bulk Fuel Depots	18	2,160
Business Premises - Permanently Unoccupied	10	1,200
Butchers	20	2,400
Cafes, Milk Bars & Restaurants	16	1,920
Church properties & Charitable Organisations, (exc Minister's residence)	5	600
Clubs – Railway Social Club	20	2,400
Council Premises:		
Administration Centre	24	2,880
Aerodrome	24	2,880
Brodie Street Playground	30	3,600
Bully Playford Park	15	1,800
Caravan Parks including Residence	24	2,880
Cemetery	40	4,800
Centrelink Building	10	1,200
Diggers Entertainment Centre	15	1,800
Flinders Discovery Centre	7	840
Horse Paddocks	3	360
John Allen Memorial Grounds	7	840
Library	15	1,800
Parks /Reserves	7	840
Racecourse	20	2,400
Robert Gray Memorial Park	50	6,000
Saleyards	50	6,000
S.E.S. Building	10	1,200
Sewerage Pump Stations	5	600
Showgrounds including Football Field	200	24,000
Street Water Meters	10	1,200
Swimming Pool	100	12,000
Workshop Depot	24	2,880
Doctors Surgery	15	1,800
Dwellings	10	1,200
Fire Brigade	18	2,160
Flats per Unit (including Government Flats)	10	1,200
Food Store and Supermarket	13	1,560
Fuel and Oil Company Depots	13	1,560

HUGHENDEN WATER SUPPLY (continued)	Access Charge Units	Annual Allowance (kl)
Garage, Service Stations, Motor Repair and Cafe attached	21	2,520
Garage, Service Stations, Motor Repair and Light Industry	13	1,560
Government Premises (other than Railway Premises):		
Court House	57	6,840
Police Watch House and Barracks	10	1,200
School	75	9,000
Gypsum Processing Plant	20	2,400
Hairdresser	10	1,200
Hospital	35	4,200
Hotel/Motel/Caravan Parks < 10 sites/Motels:		
Caravan Parks < 10 sites	5	600
Dwellings not attached to Hotel or Motel	10	1,200
Hotel	35	4,200
Hotel Rooms (per room)	3	360
Motel	20	2,400
Motel Rooms (per room)	3	360
Kindergarten	10	1,200
Masonic Lodge	5	600
Nurseries attached to Dwellings or Businesses	6	720
Nurseries	20	2,400
Offices including Professional (excluding Crown Offices)	10	1,200
Pensioner Cottages (each)	6	720
Private Workshop	10	1,200
Private Workshop and Depot	19	2,280
Produce Store	10	1,200
Poly Pipe Factory	20	2,400
Power House	18	2,160
Q.C.W.A. Rest Rooms and Flat (each)	15	1,800
Railway Premises -		
Ablution Block	15	1,800
Dwelling	10	1,200
General Station Offices	85	10,200
Maintenance Gang	10	1,200
Trainsmen Quarters	20	2,400
Returned Services League	10	1,200
School and Convent	22	2,640
Shops	10	1,200
Slaughter Yards	47	5,640
<i>Sporting Bodies -</i>		
Bowls Club	10	1,200
Golf Club	20	2,400
Motorcycle Club	7	840
Pony Club/Equestrian Group	7	840
Race Club	7	840
Tennis Club	7	840
Stables	10	1,200
Storage Premises - Warehouses	10	1,200
Transport Depot	10	1,200
<i>Vacant land</i>		
Connected to supply	10	1,200
Able to be connected to supply	5	600
Partially occupied	2	240
Ten (10) or more Lots	7	840
Vehicle Storage & Display Yards	10	1,200
Veterinary Surgery/Clinic	20	2,400

<b>TORRENS CREEK, PRAIRIE, STAMFORD WATER SUPPLY</b>	<b>Access Charge Units</b>	<b>Annual Allowance (kl)</b>
Business - Unoccupied	10	1,200
Butcher Shop	13	1,560
Cafes	10	1,200
Churches	5	600
Dwellings including Railway Departmental Buildings	10	1,200
Garage	10	1,200
Hotels/with Motel or Caravan Park	37	4,440
Police Station (including residence)	22	2,640
Railway Station	22	2,640
Prairie School	32	3,840
Schools (unoccupied)	10	1,200
Shire Hall	5	600
Sporting Bodies – including Golf Club	7	840
Stores	10	1,200
Telecommunications Building	16	1,920
<i>Vacant Land</i>		
Connected to supply	10	1,200
Able to be connected to supply	5	600
Partially occupied	2	240

### **New Premises**

Where a new building is erected, water charges will be calculated pro-rata from the date the supply is connected to the boundary of the allotment on which the building is erected. Charges for new or existing premises not classified above will be charged 10 units for the current financial year and will be reviewed in the following financial year.

### **Vacant Urban Land - Partially Occupied**

Where two separately surveyed parcels of land (being an allotment or parcel of land separately shown and described in a Plan of Survey) situated wholly or partly within 100 metres of a road in which a water main is laid have a dwelling situated over both parcels of land so that individual occupation only is possible, the Vacant Land charge will be 2 units per annum. This charge is additional to the normal unit charges applying for a dwelling (i.e. the total charge levied will be 12 units).

### **Miscellaneous Sales**

Where Council agrees to supply water from stand pipes, consumption will be charged per 1,000 litres or part thereof.

### **Excess Water**

All properties will be metered and where consumption exceeds the annual allowance, an excess water charge will be applied.



### **Separate Charge For Separate Uses**

Where land is occupied, charges will apply so as to ensure that all buildings situated thereon and which are capable of individual occupation and/or use, are charged in accordance with the classification applicable to each such occupation and/or use.

### **Occupation And Use Of Land**

Occupied land is deemed to be land upon which there is a building or structure capable of being used or occupied. The charge applies whether or not the structure or building is actually occupied, unless specifically stated in the above schedule.

### **Other Vacant Land Not Connected To Supply**

For each area of land, other than land described in the above schedule as Vacant Urban Land – Partially Occupied; held as an amalgamation of one Title or Valuer-General's Assessment and situated within 100 metres of a road in which a water main is laid down - 7 units per annum.

### **Land Not Connected To Supply**

Council will install a water main extension up to a maximum distance of 100m from the existing mains at no cost to the property owner. Any further distance required by the property owner will be at the owner's cost.

### **Medical or Fire Service Meters**

Meters installed under Council's Water Connection Policy for Medical or Fire purposes and coloured blue will be charged the normal connection fee. There will be no increase in the water allowance and no increase in the annual fee. Once the service is no longer required for medical reasons, it will be removed at no cost to the ratepayer.

### **Water Charges**

That, in accordance with Section 94 of the *Local Government Act 2009* and section 99 of the *Local Government Regulation 2012*, Flinders Shire Council makes Water Charges for the year ending 30 June 2024 as follows:

Item	2023-2024 Charge
Access Charge per Unit of Water	\$84.50 per unit
Additional Charges	
Excess Water Charges (i.e. \$ per kilolitre, when annual allowance is exceeded)	\$1.10 per kilolitre
Miscellaneous Sales	\$5.55 per kilolitre

### 3.2 Sewerage Charges

Flinders Shire Council will levy a sewerage charge on each consumer / property, whether vacant or occupied, that Council has provided or deems able to be provided with sewerage services.

The charge will be based on the number of pedestals / wastes together with Council's estimate of demand / usage patterns and measured in units as detailed below:

<b>HUGHENDEN SEWERAGE CHARGES</b>		
<b>Description</b>		<b>Charge Units</b>
1	Residential Property Charged at 10 units per pedestal with a second toilet exempt only e.g. One toilet 10 Units Two toilets 10 Units Three toilets 20 Units	10
2	Commercial Property/Business Charged at 20 Units per pedestal with a second toilet exempt only, thereafter 10 Units per pedestal	20
3	Accommodation – Motel Units/Licensed Premises Charged at 10 units per pedestal	10
4	Government Building on land not subject to a General Rate Charged at 24 Units per pedestal	24
5	Council Properties (Non-residential) Charged at 10 Units per pedestal	10
6	Hospitals, Ambulance, Schools, Halls, Caravan Parks, Fire Service etc Charged at 10 Units per pedestal	10
7	Charitable/Service/Church Properties e.g. QCWA, Guides, Church and associated halls, sports. Charged at 2 Units per pedestal	2
8	Vacant Land (able to be connected to sewer)	5
<b>NOTE</b> A Pedestal Is Defined As A Water Closet Or One Metre Of Urinal		

#### Vacant Urban Land - Partially Occupied

Where two separately surveyed parcels of land that are capable of being seweraged and a dwelling is situated over the two parcels of land so that individual occupation is not possible, the Sewerage Charge will be 12 Units.

- 10 for the dwelling
- 2 for the Vacant Land

#### Vacant Land

For each area of land capable of being seweraged that is held as an amalgamation on one Assessment (other than land as described above) by the Valuer-General, then the Vacant Land Charge will be 8 Units.

#### Separate Charges For Separate Uses

On occupied land all buildings capable of separate occupancy and/or use will be charged in accordance with the applicable classification.

### Land Not Connected To Supply

Council will install a sewerage main extension up to a maximum distance of 100m from the existing mains at no cost to the property owner. Any further distance required by the property owner will be at the owner's cost.

### Sewerage Charges

That, in accordance with Section 94 of the *Local Government Act 2009* and section 99 of the *Local Government Regulation 2012* Flinders Shire Council makes Sewerage Charges for the year ending 30 June 2024 and the level of charges adopted for items described in the revenue policy is:

ITEM	2023-2024 Charge
Unit of Sewerage	\$72.50 per unit

### 3.3 Cleansing Charges

Flinders Shire Council will levy a Cleansing Service Charge on each consumer / property, whether vacant or occupied, that Council provides or deems to be provided with cleansing services.

The charge will be based on the number of wheelie bins and collections measured in units as detailed below:

HUGHENDEN CLEANSING SERVICE CHARGES		Charge Units
1	Residential Property <ul style="list-style-type: none"> <li>Charged at 10 Units per Bin issued</li> <li>One Bin is issued to all residences.</li> <li>Cleared once a week</li> </ul>	10
2	Commercial Property/Businesses/School under 100 students <ul style="list-style-type: none"> <li>Charged at 10 Units per Bin issued</li> <li>Two Bins issued to all businesses</li> <li>Cleared three times per week.</li> <li>20 Units minimum charge.</li> </ul>	20
3	Motel Units <ul style="list-style-type: none"> <li>Charged at 10 Units per Bin issued.</li> <li>Three Bins issued to all premises</li> <li>Cleared three times per week</li> <li>30 Units minimum charge</li> </ul>	30
4	Licensed Premises <ul style="list-style-type: none"> <li>Charged at 10 Units per Bin issued</li> <li>Three Bins issued to all premises</li> <li>Cleared three times per week</li> <li>30 Units minimum charge</li> </ul>	30
5	Hospitals <ul style="list-style-type: none"> <li>Charged at 10 Units per Bin issued</li> <li>Four Bins issued</li> <li>Cleared once a week</li> <li>40 Units minimum charge</li> </ul>	40
6	Charitable/Service/Church Properties <ul style="list-style-type: none"> <li>e.g. QCWA, Guides, Church and associated halls, sports clubs.</li> <li>One bin issued to all facilities</li> <li>Cleared once a week</li> <li>5 Units minimum charge</li> </ul>	5
7	Schools over 100 students <ul style="list-style-type: none"> <li>Charged at 10 Units per Bin issued.</li> <li>Four Bins issued all facilities</li> </ul>	40

	<ul style="list-style-type: none"> <li>Cleared three times per week</li> </ul>	
8	Council Street Bins <ul style="list-style-type: none"> <li>Charged at 5 Units per Bin issued</li> <li>Cleared three times per week</li> </ul>	10
9	Other Non-Classified Facilities <ul style="list-style-type: none"> <li>Charged at 10 Units per Bin issued</li> <li>Cleared once per week</li> </ul>	10
#	All extra bins over the minimum allocation will cost 5 Units per bin per annum	
#	Replacement bins will be provided at cost.	

This system will provide flexibility for Council to adjust Cleansing Charges based on the number of wheelie bins issued to each property. A minimum unit charge and minimum number of bins allocated will then be based on the property classification. All extra bins over the minimum allocation will be charged on a pre-determined basis as listed.

### Cleansing Service Charges

That, in accordance with Section 94 of the *Local Government Act 2009*, Flinders Shire Council makes Cleansing Service Charges for the year ending 30 June 2022 and the level of charges adopted for items described in the revenue policy is:

ITEM	2023-2024 CHARGE
Unit of Cleansing	\$27.50 per unit

## 4. SPECIAL RATES

### 4.1 Special Rate - Wild Dog Control Levy

Pursuant to Section 94 of the *Local Government Act 2009* and section 94 of the *Local Government Regulation 2012*, a Special Rate will be levied on rural properties (per assessment) categorised within Rate Code 4 – Rural Categories where the following applies:

- The rural land has a rateable valuation greater than \$50,000; or
- The rural land has rateable valuation of \$50,000 or less, but has an area greater than 4,000ha.

Excluding all rural properties (assessments) having an area less than 200ha.

The Council is of the opinion that the rural properties the subject of the special rate will derive a benefit from the Wild Dog Control Levy. The rate will be levied on the basis of a rate in the dollar on the rateable value of each property. A minimum rate will be determined at a level that takes into account the minimum cost of providing the service to all applicable rural ratepayers.

#### 4.1.1 Wild Dog Control Levy Overall Plan 2023-2024

The Special Rate will be utilised for the control of wild dogs on applicable rural properties throughout the Shire. The Special Rate will partly fund the costs of undertaking co-ordinated baiting including the Rural Lands Officer's and the supporting Administration Officer's time, plant and equipment, supply of prepared baits and payment of bounties. A Wild Dog Advisory Group will provide advice to Council and help coordinate control measures throughout the Shire. The Advisory Group will consist of Councillors, Council Officers and rural property owners throughout the Shire.

The estimated time for implementing the overall plan is one year from 1 July 2023 to 30 June 2024.

The rateable land to which the Special Rate applies are rural properties categorised within Rate Code 4 – Rural Categories where the following applies:

- The rural land has a rateable valuation greater than \$50,000; or
- The rural land has rateable valuation of \$50,000 or less, but has an area greater than 4,000ha.

Excluding all rural properties (assessments) having an area less than 200ha.

The estimated cost of implementing the overall plan for 2023-2024 is approximately \$430,588 per annum with the levy raising approximately \$125,835 and the balance funded by the Shire General Rates and payments directly from properties for special services.

In accordance with Section 94 of the *Local Government Act 2009* and section 94 of the *Local Government Regulation 2012*, Flinders Shire Council makes a Wild Dog Control Special Rate for the year ending 30 June 2024 as follows:

ITEM	2023-2024 Charge
Special Rate	0.0001363 cents per \$ of rateable value
Minimum Special Rate (Regulation, section 94(10))	\$249.00 per Assessment

## 5. STATE EMERGENCY MANAGEMENT LEVY

In accordance with the *Fire and Emergency Services Act 1990*, Council is required to collect a State Emergency Management Levy on all prescribed properties on behalf of the Queensland Fire and Emergency Services. The Levy is not a Council charge and the funds collected are remitted to the Queensland Fire and Emergency Services. However, Council is entitled to an administration fee for collecting this Levy, as prescribed by the *Fire and Emergency Services Regulation 2011*. Rate assessments with multiple properties are levied per parcel, in accordance with the State's legislation, excluding contiguous agricultural parcels in the same ownership

## 6. ISSUE OF NOTICES

That in accordance with Section 104 and 107 of the *Local Government Regulation 2012*, Council will issue rate notices half yearly. The first notice will be for the half year ended 31 December and the second notice for the half year ended 30 June. Notices will be issued in August and February respectively.

## 7. INTEREST CHARGES

That, in accordance with Section 133 of the *Local Government Regulation 2012* Flinders Shire Council fixes the interest for overdue rates and utility charges at 11.64 per cent (11.64%) per annum Compound Interest, for the year ending 30 June 2024 to be charged monthly in arrears. Interest is to be charged on the current levy from the due date for payment.

## 8. LAST DAY FOR PAYMENT OF RATES

That, in accordance with Section 118 of the *Local Government Regulation 2012* Flinders Shire Council makes the last date for the payment 30 days after the date of issue of the notice. Payment must be received in the Official Office of the Council, 34 Gray Street, Hughenden on or before the due date by the close of business (5:00pm) or electronically in Council's nominated bank account by 12 midnight.



## 9. ADDITIONAL REVENUE POLICIES

If a change in the valuation of a property results in raising a supplementary levy to the rate payer of an amount less than \$50.00 Council will not raise the notice to the rate payer.

Any Council errors/mistakes in levy charges will only be back dated for the current financial year with a supplementary notice.

## 10. FEES AND CHARGES

Council levies a range of Fees and Charges for:

- a) Cost-Recovery Fees as defined by section 97 of the *Local Government Act 2009*; and
- b) Commercial/Other Fees for the provision of a service or facility not deemed a cost-recovery fee under the s.262(3)(c) of the *Local Government Act 2009*.

These are defined in the Schedule of Fees and Charges (the Schedule), adopted by resolution and published annually as part of Council's budget.

### Cost-Recovery Fees

Council may fix a Cost-Recovery Fee for any of the following:

- a) an application for, or the issue of, an approval, consent, licence, permission, registration or other authority under a local government act;
- b) recording a change of ownership of land;
- c) giving information kept under a local government act;
- d) seizing property or animals under a local government act.

The principles of Full Cost Pricing (National Competition Policy) and User Pays are applied in calculating all Cost-Recovery Fees of the Council, noting that, as per section 97(4) of the *Local Government Act 2009*, the amount of any cost-recovery fee must not be more than the cost to the Council of taking the action for which the fee is charged.

Cost-Recovery Fees are listed in Council's Register of Cost-Recovery Fees.

### Commercial Charges

Where Council conducts business activities on a commercial basis, the criteria used to decide the amount of the charges for the activity's goods and services are calculated having regard to the following:

- a) Direct costs associated with the business activity, and;
- b) The cost of capital based on a weighted average cost of capital specific to a business activity's industry, and;
- c) Overheads based on a service consumption model, and;
- d) Commercial margins reflective of the underlying risks of the business activity.

## **11. PENSIONER RATE CONCESSION POLICY**

In accordance with Chapter 4 Part 10 of the *Local Government Regulation 2012* Flinders Shire Council adopt the following Pensioner Rate Rebate and Concessions Policy -

### **Objective**

To provide assistance to pensioners of Flinders Shire who apply for the Council Pensioner Rate Concession. The policy will enable Council to process applications for concessions on Council rates in a fair and equitable manner.

### **Definitions**

The Scheme will be administered and eligibility criteria shall be on the same basis as the Queensland Government Pensioner Rate Subsidy Scheme Policy Number 2-5 as amended unless otherwise stated below.

Council's Policy will apply as follows -

#### Approved Pensioner -

- A pensioner who is eligible under the State Scheme with the exception of sole parents and Job Seeker; and
- The pensioner must be a resident of Flinders Shire and the property is his/her principal place of residence; and
- The property is categorised Rate Code 1- Residential Categories, sub-categorised 5, 6, 7 or 8.

#### Rates and Charges -

General, special, separate, sewerage, environmental, cleansing and water rates and/or charges (excluding Fire Services Levy) as described in Section 92 of the *Local Government Act 2009* but excluding charges and fees of the nature described in Section 97 and excluding any amount in excess of \$1,000.00 per annum.

### **Ownership/Tenancies/Residential Requirements And Trusteeships**

The same requirements as the Queensland Government Pensioner Rate Subsidy Scheme apply unless otherwise stated above.

### **Application For Rate Remission**

- The application must be made on the prescribed form available at the Council Office.
- Applications must be made by before the beginning of the rating period. i.e. before 30 June and 31 December.
- Late applications will be received and considered where:
  - The applicant/s were not previously receiving a subsidy
  - The applicant/s is a new pensioner.
  - The applicant/s has recently purchased the property and/or it becomes their principal place of residence.

Provided the applicant/s meet all the criteria at the time of the application and such concession will be effective from the date of the application on a pro-rata basis and will not be applied retrospectively to previous rating periods.

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### **Lapsed Subsidy**

The Council subsidy is not available where –

- On the death of the pensioner, unless the surviving spouse or owner/s are an approved and eligible pensioner at the time of death of pensioner; and
- Where a property has been sold or transferred.
- Where a pensioner has not made a reasonable effort to pay overdue rates and charges before the commencement of the next billing period.

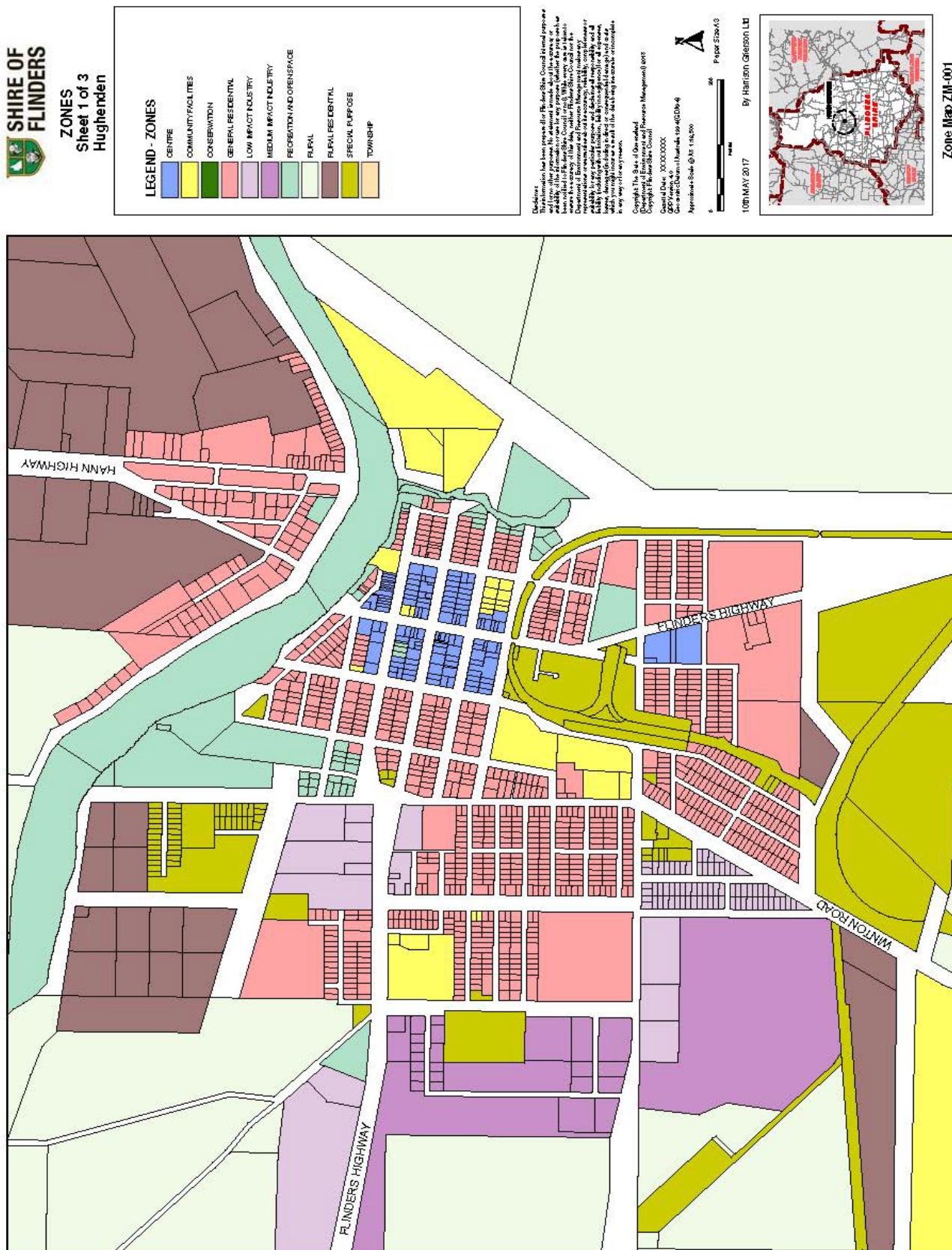
### **Pensioner Remission Amount**

Council's remission will be 50% on Council Rates and Charges (does not include Emergency Management Levy formerly known as Fire Service Levy) to a maximum rebate of \$500.00 per annum.

### **Privacy Provision**

Council respects and protects people's privacy and collects, stores, uses and discloses personal information responsibly and transparently when delivering Council services and business.

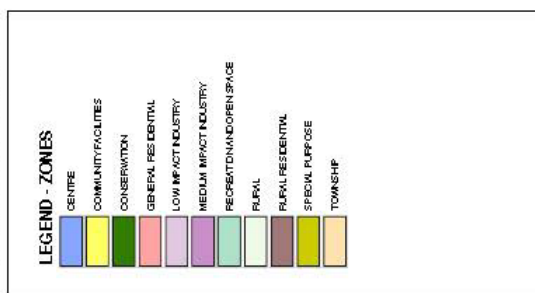
## 12. APPENDIX A– TOWNSHIP OF HUGHENDEN – URBAN







**ZONES**  
Sheet 3 of 3  
Shire of Flinders and Townships



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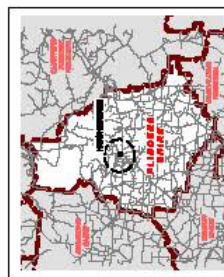
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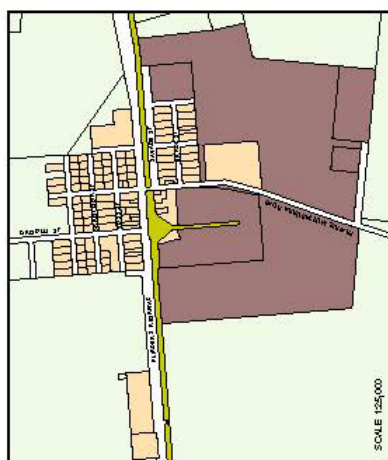
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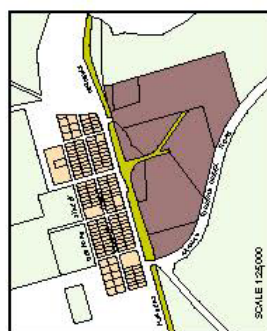
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By Harrison Gledhill Ltd  
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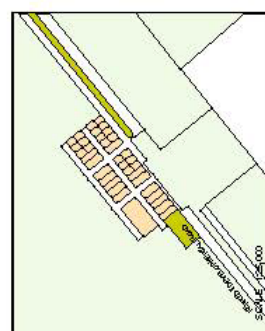
Zone Map ZM-003



INSET 1 - TOWNSHIP OF PRAIRIES



INSET 2 - TOWNSHIP OF TORRENS CREEK



INSET 3 - TOWNSHIP OF STAMFORD

