

# Annual Operational Plan

## Statement of Revenue Policy



**COBAR SHIRE  
COUNCIL**  
outback nsw

2024/2025

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# Rates

The collection of rates is a council’s requirement of the Local Government Act 1993. Section 494(1) of the Local Government Act 1993 states ‘A council must make and levy an ordinary rate for each year on all rateable land in its area’. Council will increase its rate income for 2024-2025 in line with the 4.5% rate peg issued by IPART. Please see the below schedule of proposed general rates and categories for 2024-2025.

Rating Category (s514-518)	Name of Sub-Category	Number of Assessments	Ad Valorem Rate*	\$ Base or Minimum Rate Where Applicable	Percentage Base or Minimum to Total Rates for Category	Estimated Income Yield	Percentage Increase from 2023/2024
Farmland	Ordinary	440	0.000836	\$299.00 (B)	14.97%	\$848,433	4.00%
Residential	Ordinary	1,693	0.0287	\$530.00 (M)		\$1,054,733	0.00%
Residential	Rural	78	0.0212	\$530.00 (M)		\$95,193	0.00%
Residential	Village	256	0.07	\$140.00 (B)	34.88%	\$102,759	0.00%
Business	Ordinary	249	0.025	\$570.00 (M)		\$305,040	4.49%
Business	Cobar -CBD	84	0.046	\$570.00 (M)		\$161,257	0.50%
Business	Village	73	0.0605	\$150.00 (B)	26.35%	\$41,552	1.79%
Mining	Ordinary	27	0.0493	\$800.00 (M)		\$2,037,461	8.10%
*Ad valorem rate is presented as a rate in the dollar as this is how it will be presented on the rate notice. (B) = Base Amount   (M) = Minimum Rate					<b>Total</b>	<b>\$4,646,428</b>	<b>4.50%</b>

A summary of the dollar and percentage increase for each rating category is provided below.

Rating Category	Notional Income Yield 2023/2024	Estimated Income Yield 2024/2025	Increase	Percentage Increase
Farmland	\$815,803	\$848,433	\$32,630	4.00%
Residential	\$1,252,685	\$1,252,685	\$0.00	0.00%
Business	\$493,223	\$507,849	\$14,626	2.97%
Mining	\$1,884,788	\$2,037,461	\$152,673	8.10%
<b>Total</b>	<b>\$4,446,500</b>	<b>\$4,646,428</b>	<b>\$199,929</b>	<b>4.50%</b>

## Rating Categories

In accordance with Section 514 Local Government Act 1993, before making an ordinary rate the Council must have declared each parcel of rateable land in its area to be within one or other of the following categories:

- Farmland
- Residential
- Mining
- Business

Council's rating structure for General Fund includes a combination of ad valorem, base amounts, and minimum rates. The following explains these different methods of levying rates.

**Ad valorem** is the levying of rates by multiplying land value by a rate in the dollar.

**Base Amounts** are a set charge for every assessment in the rating category plus an ad valorem amount.

**Minimum Rates** are used when there are large variations in property valuations in a category.

### ***Farmland Ordinary***

Includes any parcel of rateable land valued as one assessment and its dominant use is for farming which has significant and substantial and commercial purpose or character and is engaged in for the purpose of profit on a continuous or repetitive basis (whether a profit is made).

### ***Residential***

Includes any parcel of land valued as one assessment and:

- Its dominant use is for residential accommodation; or
- If vacant land is zoned or otherwise designated for use for residential purpose under an environmental planning instrument; or
- It is rural residential land.

There are three sub-categories in the Residential Category:

**Rural Residential** Applies to land with a dominant residential use located on the outskirts of Cobar or Villages with an area between 2 and 40 Hectares.

**Residential Village** Applies to land which has a dominant residential use and is located within a village area.

**Residential Ordinary** Applies to land with a dominant residential use in Cobar

### ***Mining***

Includes a parcel of rateable land valued as one assessment and its dominant use is for a metalliferous mine.

**Mining Ordinary** Applies to all land held or used for mining activities.

## **Business**

Includes land which cannot be categorised as farmland, mining or residential.

There are three sub-categories in the Business Category:

- |                           |  |
|---------------------------|--|
| <b>Business Cobar CBD</b> | Applies to land in Cobar Zoned B2 Local Centre under Cobar Local Environmental Plan 2012 which cannot be categorised as farmland, mining or residential.                                     |
| <b>Business Village</b>   | Applies to land in villages which cannot be categorised as farmland, mining or residential.  |
| <b>Business Ordinary</b>  | Applies to land in the Cobar Local Government Area, other than those categorised as Business Cobar CBD and Business Village, which cannot be categorised as farmland, mining or residential. |

## **Charges**

The Local Government Act 1993 states that Council may charge and recover an approved fee for any service it provides including:

- Supply a service, product or commodity;
- Giving information;
- Providing a service in connection with the exercise of Council's regulatory function, including receiving an application for approval, granting an approval, making an inspection and issuing a certificate;
- Allowing admission to any building or enclosure (S608(2)).

Council may only charge fees listed or notified in the schedule.

## **Pricing Policy**

In developing the schedule of Fees and Charges, Council has considered:

- The cost to Council in providing the service;
- Price charged by others providing a similar service (entrepreneurial);
- The importance to the community of the service;
- The ability of members of the community to pay;
- Whether the fee is subject to a limit set by legislation;
- Whether the fee is reasonable.

## **Domestic Waste Service Charges**

As per Section 496 Local Government Act 1993, our pricing policy in relation to Domestic Waste Services is set to recover the full cost of providing the services and no reduction of the annual charge will apply even if a service is not required or used.

We apply an annual charge for the provision of domestic waste management services on each parcel of rateable land in the Shire. There are four categories of charges: Cobar town occupied land, Cobar town unoccupied land, village land and rural land. The charges differ due to the

service provided. The Cobar occupied land includes premises that, although categorised as 'business', receive domestic waste services.

The services differ for each type of rateable land. In Cobar town, the annual charge covers a weekly garbage collection and the management of the Cobar Waste Depot. A lower fee is charged for village blocks to cover the cost of managing and maintaining the village waste depots. Village communities do not have access to kerbside garbage collection, however all waste depots in the Shire are unmanned and are free to use for residents and businesses. Rural landholders are not charged a domestic waste fee as they are not provided with a garbage service and do not have ready access to a waste depot.

## Water Provision Charges

Water charges are set to cover the cost of providing water, using a dual-pricing system. An access charge (with differing rates for both residential and commercial properties) as well as a usage fee, per kilolitre, of water used, is applied. An incremental usage fee per property per annum is set to encourage users to conserve water. The more water used, the higher the unit rate charged.

Council applies a per kilolitre raw water unit charge for water that is not treated through Council's filtration plant. This rate is lower than the treated water rate. Council also has limited treated effluent water available, most of which is used on Council grounds or may be provided to a limited number of individual businesses, following agreement.

Residents in the villages do not pay water usage charges. They do not have access to potable water, but raw water is available, subject to the payment of a raw water access charge. Rural properties do not have any water charges.

## Sewer Provision Charges

Council sets sewer charges on a cost recovery basis. An access charge applies to residential properties, with a differing access charge for commercial operations. A usage charge is charged for non-residential properties. However, there is no sewer network provided in the Cobar Industrial Estate or Villages.

## Contributions and Plans

Section 94 and 94A of the Environmental Planning and Assessment Act 1979 enables Cobar Shire Council to impose contributions and levies for public infrastructure required as a consequence of development.

Council has adopted Cobar Local Infrastructure Contribution Plan 2012 which provides for the payment of contributions and levies towards local infrastructure.

Section 64 of the Local Government Act 1993 allows Council to levy contributions towards the provision of water and sewer infrastructure as a consequence of development. These contributions can be used to undertake a range of works to improve and extend the networks. Council has adopted Development Servicing Plans for Water and Sewerage 2013 for this purpose.

## Private Works Charges

Quotes for private works can be obtained by contacting Council's General Manager.

# Sale of Assets

The following assets have been nominated for sale in the 2024/2025 year:

- Plant and equipment in accordance with the asset replacement program.
- Light motor vehicles in accordance with lease back agreements.
- Miscellaneous plant and equipment surplus to Council needs.
- Western Precinct land for residential and business purposes.
- Vacant Council land classified as operational land and available for purchase.

Whilst land is being offered for sale, no sale value has been included in the budget due to the uncertainty of selling the land. Any proceeds from the sale of land and assets will be used to improve Council's current cash position.

## Accounting for Grants

AASB 1058 applies to transactions of not-for-profit (NFP) entities where the consideration to acquire an asset is significantly less than fair value principally to enable the entity to further its objectives, and the receipt of volunteer services, except the following:

- a. share-based payment transactions within the scope of AASB 2 Share-based Payment;
- b. business combinations within the scope of AASB 3 Business Combinations;
- c. insurance contracts within the scope of AASB 4 Insurance Contracts, AASB 1023 General Insurance Contracts or AASB 1038 Life Insurance Contracts;
- d. licences outside the scope of AASB 15 Revenue from Contracts with Customers;
- e. income taxes within the scope of AASB 112 Income Taxes; and
- f. restructures of administrative arrangements within the scope of AASB 1004 Contributions.

AASB 1058 supersedes the existing requirements in AASB 1004 Contributions. AASB 1004 continues to be in force, however its scope has now been reduced to only cover issues specific to government departments and contributions by owners in the public sector.

## Income Recognition Model

Under the new income recognition model, Council must first consider whether AASB 15 applies to a transaction or part of a transaction. In order for AASB 15 to apply to a transaction, the performance obligation(s) arising from the transaction needs to be 'sufficiently specific' and 'enforceable'. Where AASB 15 does apply to a transaction or part of a transaction, Council applies the general AASB 15 principles to determine the appropriate revenue recognition. When AASB 15 does not apply to a transaction or part of a transaction, Council then considers whether AASB 1058 applies. AASB 1058 will apply when Council:

- Enters into a transaction where the consideration to acquire an asset is significantly less than fair value principally to enable Council to further its objectives; and
- Receives volunteer services (recognition of volunteer services is only mandatory to entities in the public sector).

Transactions include those where the entity acquires or receives an asset (including cash) in exchange for no consideration. Examples include cash grants received by an entity or taxes and rates received by governments, to further their objectives.

## **Borrowing**

The provisions of the Local Government Act 1993 and the Local Government (General) Regulation 2005 govern Council's borrowings. Loans are secured over the General Rating Income of Council and funds are only borrowed from authorised financial institutions.

Council does not propose to undertake any borrowings in the 2024-2025 year.

## **Capital Works Program**

Refer to separate Budget document.



## Version Control

No.	Date Adopted	Minute No.	Date Commenced	Date notified in Local Paper
1	26.6.2014	120.6.2014	26.6.2014	N/A
2	25.06.2015	105.06.2015	01.07.2015	N/A
3	22.06.2017	134.06.2017	23.06.2017	N/A
4	27.06.2019	119.6.2019	01.07.2019	N/A
5	2.07.2020	127.7.2020	03.7.2020	N/A
6	23.06.2022	79.06.2022	01.07.2022	N/A
7				