

Cloncurry Shire Council Revenue Statement 2024 – 2025



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INTRODUCTION

This Revenue Statement forms part of Council's annual budget process and sets out the reasoning applied by Council in raising revenue, including setting rates and charges, levying of rates, recovery of rates and charges, and concessions available for rates and charges.

This Revenue Statement specifically addresses the legislative requirements in respect of those matters detailed above. The Statement provides the reasoning behind Council setting and levying its rates and charges, why and how rebates and concessions are provided and any limitations on those matters. Where appropriate the basis for calculation of rates and charges has been shown.

COUNCIL POLICY

This Revenue Statement is a requirement of the *Local Government Act 2009* s104(5)(a), and the *Local Government Regulation 2012* s169 and 172. The purpose of the Revenue Statement is:

- To enunciate the methods used to achieve Council's objectives set out in Council's **Revenue Policy**.
- To explain material matters that guide the development and implementation of revenue practices within the Council; and
- To comply in all respects with legislative requirements.

REVENUE RAISING MEASURES

Council has a revenue budget of approximately \$89.3 million for the 2024/25 financial year. Revenue in the 2024/25 budget is comprised of rates and charges imposed by Council, Commonwealth and State Government grants and subsidies for operational works and capital projects, developer contributions for operational works and capital projects, external works reimbursement and other miscellaneous income.

The proportion of estimated revenue from ordinary activities in 2024/25 from each main source is rates and utility charges 24%, fees & charges 9%, operational grants and subsidies 15%, capital grants 49% and other miscellaneous income 3%.

Council's total estimated revenue for the forthcoming 2024/25 year is: \$89.3m.

The budget is set at a level which considers and takes into account:

- Council's Corporate Objectives,
- The current economic climate,
- The services which are to be provided by Council to the community, and
- Fairness and equity.

DIFFERENTIAL GENERAL RATES

Differential General Rates are levied on all rateable properties in the Council's local government area and are calculated on the basis of the land value. The value of land is determined by the Department of Natural Resources and Mines.

Council will make and levy differential rates for the financial year ending 30 June 2025, on all rateable land in the Council area.

The term '*rateable land*' is defined by Section 93(2) of the *Local Government Act 2009* as: "*any land, or building unit, in the local government area, that is not exempted from rates*"

Differential rates are levied to allow Council to raise revenue to contribute towards the provision of all local government services excluding sewerage collection and disposal, water treatment and distribution, and waste collection and disposal, provided that any shortfalls in funds for those excluded services may also be covered by the differential general rates.

The rationale for the differing rating categories is to recognise the different levels of facilities and services provided to the differing classes of land and the occupiers of those differing classes of land.

A greater variety of services are generally provided within Urban areas however services for Rural Land may be provided at an increased cost on a per premises basis due to the long distances generally involved in the provision of these services. Rural Residential Land, being generally located in the vicinity of Urban areas and having a higher population density than Rural Land, places a higher demand on Urban facilities along with higher expectations of services from landowners and occupiers.

Council has determined that there are two categories of Urban area within the Shire being properties located within the Parish of Cloncurry, and all Urban Land outside of the Parish of Cloncurry.

The lower minimum rate outside of the Parish of Cloncurry is set by Council to recognise the differing Council service levels offered in those Urban areas when compared to those offered within Cloncurry itself.

The basis for calculating the differential general rate is:

- In the case of Rural Land, the unimproved capital valuation (UCV), and
- In all other cases, the site value,
- the land use code (LUC), (see Schedule D)
- assessment land area, and
- property location.

Council considers that that approach provides the best available and equitable basis of setting the differential rating weights within the Urban, Rural, Rural Lifestyle, Commercial and Industrial land categories.

Mining, Loading Facilities and Extractive uses are also separately categorised as they are generally carried out over Rural Land and generally those uses take place over comparatively short periods. They place a much higher demand on existing Urban and Rural facilities and create demand for new and improved services by nature of the increased number of persons employed directly and

indirectly by those carrying out those uses, and their expectations that facilities and services will be available at a high standard at all times, irrespective of weather or other circumstances.

Accommodation uses are also separately categorised as they also place a much higher demand on existing facilities and create a demand for new and improved services by nature of the increased number of persons resident, whether permanently or temporarily, and their expectations that facilities and services will be available at a high standard at all times, irrespective of weather or other circumstances.

So far as mining and mining related activities are concerned, Council has paid particular attention to the need to carefully consider the impacts that these particular land uses have on the ability of Council to deliver desired levels of service to the community.

These impacts include:

1. The increase in Council's wage costs in an endeavour to compete (in a limited labour market) with incomes offered to mining workers, including contractors.
2. Increased staff turnover.
3. Accommodation difficulties in terms of both availability and affordability.
4. Increased use/more rapid deterioration of public infrastructure.
5. The need for additional health, environmental, planning and community development services.

In addition, not only do the mines in the Shire generate additional full-time equivalent resident populations through their mine workforces, they also generate other visitors to the area, such as contractors servicing machinery and equipment. Further, significant mining activity (and the higher personal incomes of mine workers) results in reduced availability to Council of Federal Assistance Grants because of the assumed additional revenue capacity of the Shire.

In arriving at the different rating categories for mining (and mining related activities) and extractive (and extractive related activities), Council has considered the following: -

- There is no consistency in the unimproved valuation of total parcels involved in these operations, nor the size of the operations, and their impact on the Council. This makes it very difficult to rely solely on land valuations to spread the general rate burden in an equitable manner. Valuations (for mining, in particular) tend to reflect the primary industry nature of the land holding (e.g., whether the land is in good cattle country or not) and the historic nature of the subdivision size in the area. That bears no relationship to the services that Council may need to provide to the user or their employees and contractors and other impacts on Council assets.
- The number of rateable parcels making up anyone mining operation varies significantly. In some cases, a large mine may have only one rateable assessment while in other cases there may be separate parcels underlying one mine operation and associated activity.

Accordingly, so far as mining and other extractive activities are concerned, Council will adopt a system of categorisation utilising a combination of the unimproved capital value, land area and employment figures to split into a number of categories. Mine related accommodation facilities will also be specifically categorised, based on the number of accommodation units provided.

Differential General Rates will be levied for the Cloncurry Shire Council in the following ways:

- (a) A rate for all areas outside the towns of Cloncurry, Dajarra, Kjabbi and other towns, and for Mining based on the unimproved value of land provided by the State Government Valuer. All such land is listed in differential rating categories 34-40 and is classified as a Rural rate.
- (b) A rate for the town areas of Cloncurry, Dajarra, Kjabbi and other towns, based on the unimproved value of land as provided by the State Government Valuer. All such land is listed in rate categories 1-33. These categories include Residential (Cloncurry and other towns), Commercial (Cloncurry and other towns), Transformer sites, Religious, Clubs and Schools.
- (c) A rate for the Mining related categories based on the unimproved value of land as provided annually by the State Government Valuer. All such land is listed in rate categories 72-86.
- (d) A rate for the Industrial, Extractive, Loading Facilities and Intensive Accommodation categories based on the unimproved value of land as provided annually by the State Government Valuer. All such land is listed in rate categories 41 – 55, 58 and 60 – 65.
- (e) A rate for land leased from Council at the Cloncurry Aerodrome. Such land is listed in rate categories 56, 57 and 59.
- (f) A rate for solar/wind farms based on the power wattage produced. All such land is listed in rates categories 66 – 68.
- (g) A rate for transformer sites based on the power wattage capacity. All such land is listed in rate categories 69 – 71.

Minimum Differential General Rates

Minimum general rates are applied to each category to recognise that there is a base level of services applicable to each rateable parcel of land within each category.

In determining if a minimum differential general rate is to be applied, the applicable rate in the dollar for the category is to be applied to the UCV or SV of the rateable property, and the result of the calculation is to be compared to the applicable minimum rate for that category. The effective rate charged will be the higher of those two amounts.

DIFFERENTIAL GENERAL RATES CATEGORIES

Specific details and the rate apply for each of the categories are as follows:

RESIDENTIAL CATEGORIES

DIFFERENTIAL CATEGORY		DESCRIPTION
1	Cloncurry Vacant Land < 2,000m ²	All vacant residential land in the Parish of Cloncurry, which is less than 2,000m ² in size.
2	Cloncurry Vacant Land ≥ 2,000m ² < 4,000m ²	All vacant residential land in the Parish of Cloncurry, which is 2,000m ² or more but less than 4,000m ² in size.
3	Cloncurry Vacant Land ≥ 4,000m ² < 10,000m ²	All vacant residential land in the Parish of Cloncurry, which is 4,000m ² or more but less than 10,000m ² (1ha) in size.
4	Cloncurry Vacant Land ≥ 10,000m ² < 100,000m ²	All vacant residential land in the Parish of Cloncurry, which is 10,000m ² (1ha) or more but less than 100,000m ² (10ha) in size.
5	Vacant Land ≥ 10ha < 250ha	All other vacant land in the Council area, which is 100,000m ² (10ha) or more but less than 250ha in size.
6	Cloncurry Residential < 10,000m ²	All residential land in the Parish of Cloncurry, which is less than 10,000m ² in size.
7	Cloncurry Residential – Other < 10,000m ²	All land in the Parish of Cloncurry which is less than 10,000m ² in size and has an owner's postcode other than between 4822 and 4830 and to which the following primary land use codes apply or should apply: 02 – Single Unit Dwelling 05 – Large Home Site Dwelling
8	Cloncurry Residential ≥ 10,000m ² < 20,000m ²	All residential land in the Parish of Cloncurry, which is 10,000m ² (1ha) or more but less than 20,000m ² (2ha) in size.
9	Cloncurry Residential ≥ 20,000m ² < 300,000m ²	All residential land in the Parish of Cloncurry, which is 20,000m ² (2ha) or more but less than 300,000m ² (30ha) in size.
10	Cloncurry Residential ≥ 300,000m ² < 250ha	All residential land in the Parish of Cloncurry, which is 300,000m ² (30ha) or more but less than 250ha in size.
11	Other Residential	All other residential land outside of the Parish of Cloncurry.
12	Multi-Unit – 2 Units	All land which has two separate residential units where 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)
13	Multi-Unit – 3 – 10 Units	All land which has three, or more, but less than ten separate residential units and where 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)
14	Multi-Unit – 10 + Units	All land which has ten or more separate residential units and where 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)

RURAL CATEGORIES

DIFFERENTIAL CATEGORY		DESCRIPTION
33	Other Land $\geq 10,000\text{m}^2$, not otherwise identified	All other land outside of the Parish of Cloncurry, which is $10,000\text{m}^2$ (1ha) or more in size and is not otherwise identified.
34	Rural Land ≥ 250 & $< 15,000\text{Ha}$	All rural land which has an area of 250Ha or more, but less than 15,000Ha.
35	Rural Land $< \$3,500,000$, $\geq 15,000\text{ha}$ & $< 50,000\text{Ha}$	All land in the Council area which has a rateable valuation of less than \$3,500,000, is 15,000ha or more, but less than 50,000Ha in size used for rural purposes and to which the following primary land use codes apply: 60 – 70 – Sheep Grazing, Cattle Grazing, Dairy Cattle 71 – 84 – Agricultural (excluding 72 Section 25 valuation) 85 – 95 – Other rural uses (excludes 91 – Transformers)
36	Rural Land $\geq \$3,500,000$, $\geq 15,000\text{ha}$ & $< 50,000\text{Ha}$	All land in the Council area which has a rateable valuation of \$3,500,000 or more, is 15,000ha or more, but less than 50,000Ha in size size used for rural purposes and to which the following primary land use codes apply: 60 – 70 – Sheep Grazing, Cattle Grazing, Dairy Cattle 71 – 84 – Agricultural (excluding 72 Section 25 valuation) 85 – 95 – Other rural uses (excludes 91 – Transformers)
37	Rural Land $\geq 50,000\text{ha}$ & $< 100,000\text{Ha}$	All land used for rural purposes which has an area of 50,000Ha or more, but less than 100,000Ha.
38	Rural Land $\geq 100,000\text{ha}$ & $< 200,000\text{Ha}$	All land used for rural purposes which has an area of 100,000Ha or more, but less than 200,000Ha.
39	Rural Land $\geq 200,000\text{ha}$ & $< 500,000\text{Ha}$	All land used for rural purposes which has an area of 200,000Ha or more, but less than 500,000Ha.
40	Rural Land $\geq 500,000\text{ha}$	All land used for rural purposes which has an area of 500,000Ha or more.

COMMERCIAL CATEGORIES

DIFFERENTIAL CATEGORY		DESCRIPTION
15	Shopping Group $< 2,000\text{m}^2$	All land which is less than $2,000\text{m}^2$ in size used for the purposes of a shop or shops and to which the following primary land use codes apply or should apply: 12 – 16 – Shopping Groups /Shopping Centres
16	Shopping Group $\geq 2,000\text{m}^2$ & $< 4,000\text{m}^2$	All land which is $2,000\text{m}^2$ or more but less than $4,000\text{m}^2$ in size used for the purposes of a shop or shops and to which the following primary land use codes apply or should apply: 12 – 16 – Shopping Groups /Shopping Centres
17	Shopping Group $\geq 4,000\text{m}^2$	All land which is $4,000\text{m}^2$ or more in size used for the purposes of a shop or shops and to which the following primary land use codes apply or should apply: 12 – 16 – Shopping Groups /Shopping Centres

DIFFERENTIAL CATEGORY		DESCRIPTION
18	Retail, Commercial business – Cloncurry < 2,000m ²	All land in the Parish of Cloncurry, which is less than 2,000m ² in size used for business or commercial purposes and to which the following primary land use codes apply or should apply: 10 – 11 – Retail Business/Commercial 17 – 26 – Retail Business (excluding 21 – Res Inst & 25 Professional Offices) 44 – 47 – Special Use Commercial
19	Retail, Commercial business – Cloncurry ≥ 2,000m ²	All land in the Parish of Cloncurry, is 2,000m ² or more in size used for business or commercial purposes and to which the following primary land use codes apply or should apply: 10 – 11 – Retail Business/Commercial 17 – 26 – Retail Business (excluding 21 – Res Inst & 25 Professional Offices) 44 – 47 – Special Use Commercial
20	Clubs, Religious, etc.	All land in the Council Area used for the purposes of not-for-profit clubs, charitable or religious purposes (other than as a kindergarten) to which the following primary land use codes apply or should apply: 41 – Child Care ex kindergarten 48 - 59 – Special Uses (excluding 49 – Caravan Park)
21	Retail, Commercial business – Other	All land outside of the Parish of Cloncurry used for retail business or other special uses and to which the following primary land use codes apply or should apply: 10 – 24 – Retail Business (excluding 21 – Res Institutions) 42 – 49 – Special Uses (excluding 48 - Sports clubs/Facilities)
22	Professional Offices <2,000m ²	All land in the Council Area, which is less than 2,000m ² in size used for professional (including medical) offices, hospitals, or community protection and to which the following primary land use codes apply or should apply: 25– Professional Offices 27 – Hospitals, conv, homes (medical care) (Private) 96 – Public Hospital & 99 – Community Protection Centre
23	Professional Offices ≥2,000m ²	All land in the Council Area, which is 2,000m ² or more in size used for professional (including medical) offices, hospitals, or community protection and to which the following primary land use codes apply or should apply: 25– Professional Offices 27 – Hospitals, conv, homes (medical care) (Private) 96 – Public Hospital & 99 – Community Protection Centre
56	Airport Leases (Commercial Business)	All land at the Cloncurry Airport which is leased from Council and used as a commercial business.
57	Airport Leases (Aircraft Storage)	All land at the Cloncurry Airport which is leased from Council and used for Aircraft Storage.
59	Airport Leases (Fuel Business)	All land at the Cloncurry Airport which is leased from Council and used as a commercial fuel business.

ACCOMMODATION CATEGORIES

DIFFERENTIAL CATEGORY		DESCRIPTION
24	Professional Offices & 5 or less units of Accommodation	All land in the Council Area used for professional offices and which incorporates five or less accommodation units and to which the following primary land use code applies: 25– Professional Offices
25	Professional Offices & less than 20 units of Accommodation	All land in the Council Area used for professional offices and which has more than 6, but less than 20, accommodation units and to which the following primary land use code applies: 25– Professional Offices
26	Professional Offices & 20 or more units of Accommodation	All land in the Council Area used for professional offices and which has 20 or more accommodation units and to which the following primary land use code applies: 25– Professional Offices
27	Motel < 20 Accommodation Units	All land in the Parish of Cloncurry which incorporates less than 20 motel accommodation units and has a primary land use code of: 43 – Motel
28	Motel ≥ 20 Accommodation Units	All land in the Parish of Cloncurry which incorporates 20 or more motel accommodation units and has a primary land use code of: 43 – Motel
29	Hotel < 3,000m ²	All land in the Parish of Cloncurry, which is less than 3,000m ² in size used for a hotel or tavern and to which the following primary land use codes apply or should apply: 42– Hotel/ Tavern
30	Hotel ≥ 3,000m ²	All land in the Parish of Cloncurry, which is 3,000m ² or more in size used for a hotel or tavern and to which the following primary land use codes apply or should apply: 42– Hotel/ Tavern
31	Caravan Park	All land, unless otherwise categorised, which is used primarily as a caravan park for short term accommodation for the travelling public.
32	Dajarra Accommodation	All land in Dajarra Township that provides short term accommodation for workers and the travelling public.
48	Transport Terminal & 5 or more Accommodation units	All land, in the Council Area used as a transport terminal or builders or contractors yard which has five or more accommodation units, to which the following primary land use codes apply or should apply: 29 – Transport Terminal 33 – Builders or Contractors Yard
60	Intensive Accommodation 15-50 persons	All land in the Council area predominately used for providing intensive accommodation capable of accommodating from 15 to 50 persons in rooms, suites, or caravan sites specifically built or provided for this purpose. Land within this category is commonly known as “caravan parks” predominantly with "workers accommodation", "single persons quarters", "work camps", "accommodation village" or "barracks".
61	Intensive Accommodation 51 – 100 persons	All land, where the use is as described in Rate Category 60, with the exception that it is capable of accommodating 51 persons to 100 persons.
62	Intensive Accommodation 101 – 300 persons	All land, where the use is as described in Rate Category 60, with the exception that it is capable of accommodating 101 persons to 300 persons.

DIFFERENTIAL CATEGORY		DESCRIPTION
63	Intensive Accommodation 301 -500 persons	All land, where the use is as described in Rate Category 60, with the exception that it is capable of accommodating 301 persons to 500 persons.
64	Intensive Accommodation 501 - 700 persons	All land, where the use is as described in Rate Category 60, with the exception that it is capable of accommodating 501 persons to 700 persons.
65	Intensive Accommodation 701+ persons	All land, where the use is as described in Rate Category 60, with the exception that it is capable of accommodating 701 persons or more.

TRANSFORMER / ELECTRICITY GENERATION CATEGORIES

DIFFERENTIAL CATEGORY		DESCRIPTION
66	Solar/ Wind Farm $\geq 1 < 10$ MW	Land used, or intended for use, in whole or in part, as a solar or wind farm with electricity generation output not exceeding 10MW.
67	Solar/ Wind Farm ≥ 10 MW < 50 MW	Land used, or intended for use, in whole or in part, as a solar or wind farm with electricity generation output of 10MW or more but not exceeding 50MW.
68	Solar/ Wind Farm ≥ 50 MW	Land used, or intended for use, in whole or in part, as a solar or wind farm with electricity generation output exceeding 50MW.
69	Transformer Sites	All land in the Council Area used as a transformer to which the following primary land use code apply or should apply: 91 – Transformers
70	Transformer Sites >1 MVA	All land in the Council Area that has a capacity of greater than 1MVA, but less than 10MVA to which the following primary land use code apply or should apply: 91 – Transformers
71	Transformer Sites >10 MVA	All land in the Council Area that has a capacity of greater than 10 MVA to which the following primary land use code apply or should apply: 91 – Transformers

INDUSTRIAL & EXTRACTIVE CATEGORIES

DIFFERENTIAL CATEGORY		DESCRIPTION
41	Industrial, Transport and Storage $< 4,000\text{m}^2$	All land in the Council area which is less than $4,000\text{m}^2$ in size used for transport and storage or industrial uses to which the following primary land use codes apply or should apply: 28 - 36 – Transport & Storage, Industrial, excluding 30 & 31
42	Industrial, Transport and Storage $\geq 4,000\text{m}^2 < 10\text{ha}$	All land in the Council area, which is $4,000\text{m}^2$ or more but less than 10ha in size used for transport and storage or industrial uses to which the following primary land use codes apply or should apply: 28 - 36 – Transport & Storage, Industrial excluding 30 & 31
43	Industrial, Transport and Storage $\geq 10\text{ha} < 100\text{ha}$	All land in the Council area which is 10ha or more but less than 100ha in size used for transport and storage or industrial uses to which the following primary land use codes apply or should apply: 28 - 36 – Transport & Storage, Industrial excluding 30 & 31

DIFFERENTIAL CATEGORY		DESCRIPTION
44	Industrial, Transport and Storage $\geq 100\text{ha}$	All land in the Council area which is 100ha or more in size used for transport and storage or industrial uses to which the following primary land use codes apply or should apply: 28 - 37 – Transport & Storage, Industrial
46	Transport Terminal – Cattle	All land in the Council area which is predominately used as a Transport Terminals – Cattle (assessments: A2, A28, A1716).
47	Transport Terminal – Other	All land in the Council area which is predominately used as Transport Terminal for other than cattle (assessments: A5, A87, A88).
49	Major fuel storage facilities	All land in the Parish of Cloncurry, which is 8,000m ² or more in size used as a service station or oil depot and to which the following primary land use codes apply or should apply: 30 – 31 – Service Station, Oil Depot
50	Extractive A < 50ha	All land in the Council area, which is less than 50ha in size, is predominately used for extractive purposes, (assessments A1390, A1391, A1709, A1722)
51	Extractive B $\geq 50\text{ha}$ < 100ha	All land in the Council area, which is 50ha or more, but less than 100ha in size is predominately used for extractive purposes, (assessment A2265).
52	Extractive C $\geq 100\text{ha}$ < 1,000ha	All land in the Council area, which is less than 1,000ha in size and is predominately used for extractive purposes, (assessment A1422).
53	Extractive D $\geq 1,000\text{ha}$ < 5,000ha	All land in the Council area, which is 1,000ha or more, but less than 5,000ha in size is predominately used for extractive purposes, (assessment A2159).
54	Extractive Industry	All land in the Council area to which the following primary land use codes apply or should apply: 40 – Extractive
55	Loading Facility	All land in the Council area which is used as a loading facility for containerised or un-containerised products.
58	Fuel Storage Facilities	All land in the Parish of Cloncurry, which is less than 8,000m ² in size used as a service station or oil depot and to which the following primary land use codes apply or should apply: 30 – 31 – Service Station, Oil Depot

CLAIMS AND LEASES CATEGORIES

DIFFERENTIAL CATEGORY		DESCRIPTION
72	Mining Lease < 35 workers including contractors. & < 2.01ha	Mining Leases issued within the Council area that have an area of less than 2.01ha and have less than a total of 35 workers (including contractors).
73	Mining Lease < 35 workers including contractors. & $\geq 2.01\text{ha}$ < 40ha	Mining Leases issued within the Council area that have an area of 2.01ha or more, but less than 40ha and have less than 35 workers (including contractors).
74	Mining Lease < 35 workers including contractors. & $\geq 40\text{ha}$ < 500ha	Mining Leases issued within the Council area that have an area of 40ha or more but less than 500ha and have less than 35 workers (including contractors).

DIFFERENTIAL CATEGORY		DESCRIPTION
75	Mining Lease < 35 workers including contractors. & ≥ 500ha < 1,000 ha	Mining Leases issued within the Council area that have an area of 500ha or more but less than 1,000ha and have less than a total of 35 workers (including contractors).
76	Mining Lease < 35 workers including contractors. & ≥1,000ha < 10,000 ha	Mining Leases issued within the Council area that have an area of 1,000ha or more but less than 10,000ha and have less than a total of 35 workers (including contractors).
77	Mining Lease < 35 workers including contractors. & ≥10,000ha	Mining Leases issued within the Council area that have an area of 10,000ha or more, have a rateable valuation of less than \$1,000,000 and have less than 35 workers (including contractors).
78	Mining Lease < 35 workers including contractors. & ≥10,000ha & ≥ \$1,000,000	Mining Leases issued within the Council area that have an area of 10,000ha or more, have a rateable valuation of \$1,000,000 or more and have less than 35 workers (including contractors).
79	Mining Lease 35 – 50 workers including contractors	Mining Leases issued within the Council area that have from 35 to 50 workers (including contractors).
80	Mining Lease 51 – 76 workers including contractors	Mining Leases issued within the Council area that have from 51 to 76 workers including contractors.
81	Mining Lease 77 – 200 workers including contractors	Mining Leases issued within the Council area that have from 77 to 200 workers including contractors.
82	Mining Leases 201 – 400 workers including contractors	Mining Leases issued within the Council area that have from 201 to 400 workers (including contractors).
83	Mining Leases 401 – 600 workers including contractors	Mining Leases issued within the Council area that have from 401 to 600 workers (including contractors).
84	Mining Leases ≥ 601 workers including contractors	Mining Leases issued within the Council area that have from 601 or more workers (including contractors).
85	Term Lease ≥ 5,000ha < 10,000ha	All Term Leases with an area of 5,000ha or more but less than 10,000ha in size and a land use code of: 40 - Extractive 94 – Vacant Rural Land
86	Term Lease ≥ 10,000ha	All Term Leases with an area of 10,000ha or more and a land use code of: 40 – Extractive 94 – Vacant Rural Land

LEVYING OF DIFFERENTIAL RATES

In accordance with *s94 of the Local Government Act 2009* and *s80 of the Local Government Regulation 2012*, Cloncurry Shire Council will make and levy differential rates on all rateable land. Further, Council considers that there should be a minimum charge for all rate categories. The following General Rates and minimum charges will be made and levied for the categories as listed:

CATEGORY	DESCRIPTION	CENTS IN DOLLAR	MINIMUM RATE
1	Cloncurry Vacant Land < 2,000m ²	3.9024	\$735.00
2	Cloncurry Vacant Land ≥ 2,000m ² < 4,000m ²	2.6989	\$759.00
3	Cloncurry Vacant Land ≥ 4,000m ² < 10,000m ²	1.7732	\$783.00
4	Cloncurry Vacant Land ≥ 10,000m ² < 100,000m ²	1.3543	\$818.00
5	Vacant Land ≥ 10ha < 250ha	2.5251	\$858.00
6	Cloncurry Residential < 10,000m ²	1.7204	\$717.00
7	Cloncurry Residential – Other < 10,000m ²	2.0673	\$1,514.00
8	Cloncurry Residential ≥ 10,000m ² < 20,000m ²	1.1243	\$798.00
9	Cloncurry Residential ≥ 20,000m ² < 300,000m ²	1.0250	\$835.00
10	Cloncurry Residential ≥ 300,000m ² < 250Ha	0.7135	\$835.00
11	Other Residential	1.4853	\$557.00
12	Multi-Unit – 2 Units	6.4158	\$1,775.00
13	Multi-Unit – 3 – 10 Units	6.4158	\$2,555.00
14	Multi-Unit – 10 + Units	6.4158	\$5,804.00
15	Shopping Group < 2,000m ²	9.1086	\$1,962.00
16	Shopping Group ≥ 2,000m ² < 4,000m ²	15.8852	\$19,084.00
17	Shopping Group ≥ 4,000m ²	20.1088	\$41,976.00
18	Retail, Commercial business – Cloncurry < 2,000m ²	4.9932	\$1,546.00
19	Retail, Com business – Cloncurry, ≥ 2,000m ²	2.1179	\$3,065.00

CATEGORY	DESCRIPTION	CENTS IN DOLLAR	MINIMUM RATE
20	Clubs, Religious, etc.	1.6626	\$1,059.00
21	Retail, Commercial business – Other	6.6434	\$1,203.00
22	Professional Offices < 2,000m ²	4.3249	\$1,546.00
23	Professional Offices ≥ 2,000m ²	9.3449	\$7,649.00
24	Professional Offices & 5 or less Accommodation units	6.4890	\$4,490.00
25	Professional Offices & less than 20 Accommodation units	12.1207	\$15,273.00
26	Professional Offices & 20 or more Accommodation units	12.1207	\$39,645.00
27	Motel < 20 Accommodation Units	4.7243	\$7,649.00
28	Motel ≥ 20 Accommodation Units	4.0375	\$9,182.00
29	Hotel < 3,000m ²	9.3315	\$12,232.00
30	Hotel ≥ 3,000m ²	5.7332	\$12,232.00
31	Caravan Park	1.3554	\$5,122.00
32	Dajarra Accommodation	20.5870	\$9,125.00
33	Other Land ≥ 10,000m ² , not otherwise identified	3.2816	\$1,855.00
34	Rural Land 250Ha to 15,000Ha	0.7135	\$2,226.00
35	Rural Land < \$3,500,000, ≥ 15,000ha & < 50,000ha	0.4974	\$2,917.00
36	Rural Land ≥ \$3,500,000, ≥ 15,000ha & < 50,000ha	0.5459	\$2,917.00
37	Rural Land ≥ 50,000ha & < 100,000ha	0.5854	\$6,805.00
38	Rural Land ≥ 100,000ha & < 200,000ha	0.7676	\$9,073.00
39	Rural Land ≥ 200,000ha & < 500,000ha	0.6346	\$11,342.00
40	Rural Land ≥ 500,000ha	0.8257	\$13,610.00
41	Industrial, Transport and Storage < 4,000m ²	5.4692	\$1,165.00
42	Industrial, Transport and Storage ≥ 4,000m ² < 10Ha	4.1689	\$1,309.00

CATEGORY	DESCRIPTION	CENTS IN DOLLAR	MINIMUM RATE
43	Industrial, Transport and Storage $\geq 10\text{ha} < 100\text{ha}$	2.4280	\$1,571.00
44	Industrial, Transport and Storage $\geq 100\text{ha}$	1.0652	\$3,065.00
46	Transport Terminal – Cattle	2.7734	\$7,649.00
47	Transport Terminal – Other	14.3339	\$22,906.00
48	Transport Terminal & 5 or more-unit Accommodation	14.3339	\$53,424.00
49	Major fuel storage facilities	5.7089	\$20,730.00
50	Extractive A $< 50\text{ha}$	10.9021	\$24,514.00
51	Extractive B $\geq 50\text{ha} < 100\text{ha}$	8.4428	\$24,631.00
52	Extractive C $\geq 100\text{ha} < 1,000\text{ha}$	3.8355	\$49,221.00
53	Extractive D $\geq 1,000\text{ha} < 5,000\text{ha}$	39.9123	\$131,184.00
54	Extractive Industry	80.7995	\$7,545.00
55	Loading Facility	53.9394	\$256,721.00
56	Airport Lease (Commercial Business)	10.1225	\$1,357.00
57	Airport Leases (Aircraft Storage)	5.9375	\$1,285.00
58	Fuel Storage Facilities	5.4692	\$5,845.00
59	Airport Lease (Fuel Business)	10.0975	\$5,845.00
60	Intensive Accommodation 15-50 persons	20.5870	\$20,302.00
61	Intensive Accommodation 51 – 100 persons	20.5870	\$59,194.00
62	Intensive Accommodation 101 – 300 persons	20.9755	\$119,442.00
63	Intensive Accommodation 301 -500 persons	20.5871	\$274,663.00
64	Intensive Accommodation 501 -700 persons	20.5871	\$457,162.00
65	Intensive Accommodation 701+ persons	20.5871	\$639,663.00
66	Solar/ Wind Farm $\geq 1 \leq 10 \text{ MW}$	5.7089	\$3,390.00
67	Solar/ Wind Farm $> 10\text{MW} \leq 50\text{MW}$	5.7089	\$11,305.00

CATEGORY	DESCRIPTION	CENTS IN DOLLAR	MINIMUM RATE
68	Solar/ Wind Farm> 50MW	5.7089	\$56,469.00
69	Transformer Sites	2.7018	\$6,400.00
70	Transformer Sites >1MW	5.7089	\$6,400.00
71	Transformer Sites >10MW	5.7089	\$11,305.00
72	Mining Lease < 35 workers including contractors. & < 2.01ha	65.3721	\$3,515.00
73	Mining Lease < 35 workers including contractors. & ≥ 2.01ha <40ha	65.3721	\$5,464.00
74	Mining Lease < 35 workers including contractors. & ≥ 40ha <500ha	65.3716	\$10,535.00
75	Mining Lease < 35 workers including contractors. & ≥ 500ha <1,000ha	44.0420	\$24,602.00
76	Mining Lease < 35 worker including contractors. & ≥ 1,000ha & <10,000Ha	65.3721	\$142,177.00
77	Mining Lease < 35 workers including contractors. & ≥ 10,000ha & < \$1,000,000	65.3721	\$142,177.00
78	Mining Lease < 35 workers including contractors. & ≥ 10,000ha & ≥ \$1,000,000	19.3585	\$207,186.00
79	Mining Lease 35 – 50 workers including contractors	65.3721	\$142,187.00
80	Mining Lease 51 –76 workers including contractors	65.3721	\$207,186.00
81	Mining Lease 77 – 200 workers including contractors	65.3721	\$418,240.00
82	Mining Leases 201 – 400 workers including contractors	65.3721	\$595,775.00
83	Mining Leases 401 – 600 workers including contractors	65.3721	\$930,882.00
84	Mining Leases ≥ 601 workers including contractors	65.3721	\$1,395,162.00
85	Term Lease ≥ 5,000ha < 10,000ha	2.8124	\$59,033.00
86	Term Lease ≥ 10,000ha	46.5058	\$59,033.00

UTILITY CHARGES:

Council operates the following undertakings, which are funded by Council charging a utility charge for each service provided:

- Water Supply Schemes
 - Sewerage Schemes
 - Waste Service
-

GENERAL PRINCIPLES IN THE APPLICATION OF UTILITY CHARGES

1. Utility charges are to be applied to each rateable property from date of provision of the service, or the time when Council has the ability to provide the service (in the case of unconnected properties or vacant land).
2. Water supply will be charged through an annual Water Access Charge for connection to Council's water supply system with an allocation of units associated with that access, as per Schedule A or B, whether water is actually used by the ratepayer or occupier or not. There will be a separate Water Usage Charge for water used above the allocation on a per kilolitre basis.
3. Water charges for Vacant Land are to be applied to each rateable property which is located within 90 metres of the centre of a road on which a water main is laid, and from which the service of provision of water is available.
4. Sewerage will be charged through an annual Sewer Access Charge for connection to Council's sewerage system with an allocation of units associated with that access, as per Schedule A or B.
5. Sewerage charges for vacant land are to be applied to each rateable property located within 90 metres of a sewer main from which Council is able to provide a sewerage connection, unless the land is a reserve owned by the State on terms which restrict the building of structures requiring sewer access, e.g. a Water Reserve.
6. A separate charge will be fixed in each year for properties in Malbon which are connected to the Malbon water supply system.
7. A separate charge will be fixed in each year for properties using Walton's Well water supply.
8. Where the land use in Schedule A and B changes, the respective water and/or sewerage charges will be adjusted according to the new use and calculated from the date of change.

WATER CHARGES

In accordance with *s94 of the Local Government Act 2009* Council has adopted water charges as set out below for all properties connected to Council's water reticulation and treatment scheme and to vacant land with access to Council's water reticulation and treatment scheme. The following charges are to be levied for 2024/25:

- (a) An annual water access charge of \$68.35 per unit will be made and levied on each rateable property in the Cloncurry water area, in accordance with the number of units shown on the attached Schedule "A".
- (b) A water charge of \$2.64 per kilolitre for an annual consumption in excess of 800 kilolitres per residential property, as recorded by an operating meter, or based on average consumption determined by Council for a specific period if a property's meter is faulty.
- (c) An annual water access charge of \$68.35 per unit will be made and levied on each rateable property in the Dajarra and Kajabbi water area, in accordance with the units shown on the attached Schedule "B".
- (d) An annual water access charge of \$688.34 will be made and levied on each rateable property connected to the Malbon water supply.

An annual water access charge of \$2,160.36 will be made and levied for each property connected to Walton's Well water supply.

Water Demand Management

In accordance with the *Local Government Act 2009* and the *Water Supply (Safety and Reliability) Act 2008* Council intends to introduce metering to all water connections in the Cloncurry Water Supply area in 2024/25 which will include all residential and commercial/business premises as part of Council's Water Demand Management practice.

SEWERAGE CHARGES

In accordance with *s94 of the Local Government Act 2009* Council has adopted sewerage charges as set out below on all properties connected to Council's sewerage reticulation and treatment scheme and to vacant land with access to Council's sewerage reticulation and treatment scheme. The following charges are to be levied for the 2024/25 financial year:

- (a) An annual sewerage access charge of \$31.93 per unit will be made and levied on each rateable property in the Cloncurry sewerage area, in accordance with the number of units shown in Schedule A.
 - (b) An annual sewerage access charge of \$27.30 per unit will be made and levied on each rateable property in the Dajarra sewerage area, in accordance with the number of units shown in Schedule B.
-

WASTE CHARGES

The Waste Charges set out below shall apply to the Waste Collection areas in Cloncurry & Dajarra, as shown in Schedule C.

The purpose of Council's waste charging system is to fund the collection, operation and maintenance of the refuse collection service carried out by or on behalf of Council and associated facilities and items of equipment.

The objective of the waste charging system is:

- To provide residents and staff with details of applicable charges associated with the waste service.
- To distribute costs equitably, where practical, by ensuring that individual customers pay for the cost of the service they use.
- To generate sufficient and stable income for the entire operation of the waste function.
- To provide a charging mechanism for premises electing not to use a waste collection service, and to recognise their potential use of Council's refuse tip facilities.

The annual waste charge will be set by resolution of Council when adopting its annual budget. The regular bin collection service provided shall be on the basis of one 240 litre wheelie bin service per week. Each service shall be equal to one (1) unit and each additional service equal to one (1) unit.

The general function will contribute an amount determined by Council to the waste function, on an annual basis, in recognition of the costs associated with the provision of the refuse tip facility for those residents of the Shire who do not contribute to the waste service via one of the above categories.

In accordance with *s94 of the Local Government Act 2009*, Council has adopted the following Waste Charges for the 2024/25 financial year for the Cloncurry and Dajarra waste service areas:

CATEGORY	COLLECTION DETAILS	COST
Domestic/Commercial/Industrial	1 bin & 1 collection per week whether collected or not*	\$461.00
Commercial/Industrial - 1	5 bins & 2 collections weekly	\$4,238.00
Commercial/Industrial - 2	5 bins & 3 collections weekly	\$5,613.00
Commercial/Industrial - 3	5 bins & 4 collections weekly	\$7,002.00
Commercial/Industrial - 4	5 bins & 5 collections weekly	\$8,381.00
Front Lift Bins - 1	660 litre plastic front lift bin – per lift	\$23.00
Front Lift Bins - 2	1,100 litre plastic front lift bin – per lift	\$40.00
Front Lift Bins - 3	1,500 litre galvanised front lift bin – per lift	\$55.00
Front Lift Bins - 4	3,000 litre galvanised front lift bin – per lift	\$110.00

* Where more than 1 bin is serviced, the charge is multiplied per number of bins

SPECIAL RATES AND CHARGES

PALMER STREET CLONCURRY

In accordance with *s92 of the Local Government Act 2009* and *s94 of the Local Government Regulation 2012* Council resolved to levy the following special charge on the rateable land identified below given the special benefit to such land, in accordance with and as set out in the Overall Plan adopted at Council's budget meeting for the 2011/12 financial year.

In relation to the rateable land described as Lot 5 RP743006, located at 19 Palmer Street, assessment A781, Council resolved at the budget meeting for 2011/12 that the old pump station be removed, and a new pump station and fence installed. The total cost of these works was \$46,350. Council will continue to undertake maintenance to such works.

Given that the work required specially benefited such land, Council commencing in the 2011/12 financial year has levied a special charge on land at 19 Palmer Street Cloncurry being Assessment No. A781 to recover the costs incurred by Council to remove and install the new facility.

OVERALL PLAN

In relation to the rateable land described as Lot 5 RP743006, located at 19 Palmer Street, assessment A781, the special facility provided by Council is the removal of the old pump station and the installation of a new pump station and fence. The total cost of these works was \$46,350 and Council will continue to undertake maintenance to such works.

The Special Charge shall be \$3,978.75 to be levied annually for a period of 20 years until 2030/31 so that Council may recover the cost of providing this facility. This will cover the initial capital costs incurred by Council to remove and install the new pump station, interest charges and redemption costs to service such capital outlay by Council. Council does and will continue to own and operate this pump station at its cost. If this facility in the future services more than this property, Council shall amend the special charge in accordance with the changed circumstances and the costs still to be recovered will be apportioned across all benefitted rateable lots.

ANNUAL IMPLEMENTATION PLAN

In relation to the rateable land described as Lot 5 RP743006, located at 19 Palmer Street, assessment A781 - Special Charge of \$3,978.75 to be levied annually for a period of 20 years starting from the 2011/12 financial year as set out in the 2011/12 Revenue Statement. The final Special Charge will be levied in the 2030/31 financial year.

This Annual Implementation Plan for the 2024/25 financial year comprises continuation of the recovery of the costs of the capital outlay, interest charges and redemption costs identified in the Overall Plan.

MINE ACCESS ROAD SPECIAL CHARGE – DUCHESS/PHOSPHATE/TREKELANO

On 29 August 2001 Council resolved to levy a special charge pursuant to *s971 of the Local Government Act 1993* and to adopt an Overall Plan with respect to the following:

- Mining Lease 90068 (bearing Assessment No. A1554); and
- Mining Lease 5543, 5551 and 5556 (bearing Assessment No. A1604).

Council now intends to amend that Overall Plan pursuant to *s94(9) of the Local Government Regulation 2012* and to adopt an Annual Implementation Plan pursuant to *s94(6) of the Local Government Regulation 2012* for the 2024/25 financial year.

The above Mining Leases will be referred to in this Overall Plan as amended collectively as the **"Rateable Land"**.

The Rateable Land is rateable land pursuant to section 93 of the *Local Government Act 2009*.

AMENDMENT TO OVERALL PLAN

Council intends to amend the Overall Plan as set out below for the ongoing maintenance of the Duchess/Phosphate/Trekkelano Road ("**the Road**") pursuant to *s94(2)(b) of the Local Government Regulation 2012*.

SECTION 94(3)(A) LG REG: SERVICE, FACILITY OR ACTIVITY

The tenement holders of the Rateable Land use the Road in association with their activities on the Rateable Land.

The service, facility or activity provided by Council under this special charge is increased maintenance to the Road, including bitumen seal application.

The Road is approximately 53 kilometres in length and is approximately six (6) metres wide along its entire length.

The use that the tenement holders make of the Rateable Land means that the tenement holders specially contribute to the need for greater than usual maintenance of the Road.

The tenement holders also specially benefit from the ongoing additional maintenance undertaken by Council as this includes more frequent application of bitumen seals than would normally be required for average usage of the Road over the term of the Mining Leases.

Council will undertake the additional annual maintenance of the Road which will include bitumen seal applications on the Road approximately every 9 years or sooner as required giving consideration to the damage caused to and impact on the roads as a result of use of the Road by the tenement holders over the term of the Mining Leases.

SECTION 94(3)(C) LG REG: ESTIMATED COST FOR CARRYING OUT OVERALL PLAN AS AMENDED

The estimated cost of carrying out the amended Overall Plan is \$2,086,875.

Council has considered the likely impacts of all Mining Leases and has decided to allocate the cost outlined above in the following way:

- Assessment No. A1554: to pay 60% of the overall cost.
- Assessment No. A1604: to pay 40% of the overall cost.

Council reserves the right to conduct a market review every 3 years of this estimated cost in its discretion and should the estimated cost change as a result of any such market review, Council shall further amend this Overall Plan pursuant to s94(9)(a) of the Local Government Regulation 2012.

The above amount has been estimated in reliance on engineering advice to Council and based on past expenditure to maintain similar roads for a similar purpose within the Cloncurry Shire local government area.

AMENDED OVERALL PLAN

ACTIVITY	ANNUAL ALLOWANCE
<i>Description of service</i> <i>Bitumen Reseal of Duchess / Phosphate / Trekelano Road total kilometres - 53 @ forecast cost of \$39,375 per km in 2024-25</i> <i>Total cost of work</i>	<i>\$ 2,086,875</i>
<i>Bitumen Reseal (annual allowance for reseal in nine years, commencing 2016-17 – per annum up to and including 2024-25)</i>	<i>\$231,875</i>
<i>Total for 2024/25</i>	<i>\$231,875</i>

SECTION 94(3)(D) LG REG: ESTIMATED TIME FOR CARRYING OUT THE OVERALL PLAN AS AMENDED

The estimated time for carrying out the Overall Plan as amended is 9 years commencing in 2016/17.

ANNUAL IMPLEMENTATION PLAN

Council intends to adopt the Annual Implementation Plan for the 2024-25 financial year as follows, pursuant to s94(6) of the Local Government Regulation 2012.

The expected cost of the Annual Implementation Plan for each year of the Overall Plan as amended is set out in the following table:

WORK REQUIRED	EXPECTED COST OF WORK IN 2024-25 FINANCIAL YEAR
<i>Maintenance activities, including the reseal of approximately 53km of the Duchess Phosphate Road, and additional works incidental to same which are required because the activities of the tenement holders on the Rateable Land specifically contributes to the additional costs incurred by Council to undertake the maintenance of the Road.</i>	<i>\$231,875</i>

The costs to implement the Annual Implementation Plan will be allocated as follows: -

- Assessment No. A1554: to pay 60% of the overall Annual Implementation Plan cost.
- Assessment No. A1604: to pay 40% of the overall Annual Implementation Plan cost.

Pursuant to *s95 of the Local Government Regulation 2012*, Council shall carry any unspent special charges forward to a later financial year, should there be surplus funds after the annual implementation plan for each year of the Overall Plan (as amended) is carried out.

YEAR	ASSESSMENT	A1604	A1554	TOTAL PAYABLE
	ANNUAL ALLOCATION	40%	60%	
1	2016/17	\$92,750	\$139,125	\$231,875
2	2017/18	\$92,750	\$139,125	\$231,875
3	2018/19	\$92,750	\$139,125	\$231,875
4	2019/20	\$92,750	\$139,125	\$231,875
5	2020/21	\$92,750	\$139,125	\$231,875
6	2021/22	\$92,750	\$139,125	\$231,875
7	2022/23	\$92,750	\$139,125	\$231,875
8	2023/24	\$92,750	\$139,125	\$231,875
9	2024-25	\$92,750	\$139,125	\$231,875

ROUND OAK ROAD SPECIAL CHARGE

BACKGROUND

On 16 July 2024, Council resolved pursuant to section 94(1)(b)(i) of the Local Government Act 2009 and section 94 of the Local Government Regulation 2012, to make and levy a special charge (the Round Oak Road Special Charge), on all rateable land to which the Overall Plan applies.

TNC Mining Pty Ltd ACN 652 408 378 (**the Occupier**) holds Mining Lease 90065, Mining Lease 90108, Mining Lease 90236 and Mining Lease 100077 (**Mining Leases**).

The Mining Leases correspond to the following assessment numbers in Council's land record (**the Rateable Land**):

- Assessment Number A1424, comprising Mining Lease 90065
- Assessment Number A2113, comprising Mining Lease 90108
- Assessment Number A2435, comprising Mining Lease 90236 and ML 100077.

As part of the Occupier's activities at the Rateable Land, the Occupier carries out Notifiable Road Uses, as that term is defined in the *Mineral and Energy Resources (Common Provisions) Act 2014*, within Cloncurry Shire Council's road network, as well as other heavy vehicle movements to and from the Rateable Land and which are related to the operation of the Mining Leases (**the Heavy Vehicle Movements**).

Following engagement with the Occupier about the Heavy Vehicle Movements, Council has agreed to carry out an upgrade to approximately 1.1 kilometres of Round Oak Road by sealing that section of Round Oak Road (**Upgrade to Seal Works**).

The purpose of the Upgrade to Seal Works is to ensure that the Heavy Vehicle Movements can occur safely and in a way that manages the impacts of the Heavy Vehicle Movements on Round Oak Road and Council's road network generally.

Council has obtained engineering advice from ARO Engineering Pty Ltd and the Upgrade to Seal Works are reflected in the engineering plans received from ARO Engineering Pty Ltd.

Council has also obtained advice from ARO Engineering Pty Ltd about the costs associated with the Upgrade to Seal Works. It is estimated that the total cost of the Upgrade to Seal Works will be \$798,000 excluding GST.

In the circumstances above, and having regard to section 92(3) of the *Local Government Act 2009*, the Upgrade to Seal Works is a service, facility or activity that has a special association with particular land, being the Rateable Land, because:

- the Rateable Land and the Occupier specially benefits from the Upgrade to Seal Works; and, further or alternatively
- the Mining Leases are, and will be, used in a way that specially contributes to the need for the Upgrade to Seal Works; and, further or alternatively
- the use of the Mining Leases by the Occupier specially contributes to the need for the service, facility or activity.

Council intends to adopt a Special Charge to be imposed on the Rateable Land, in reliance upon this Overall Plan. The Special Charge is proposed to be 100% of the estimated cost of carrying out the Upgrade to Seal Works.

It is proposed to recover the total cost of the Upgrade to Seal Works as a Special Charge over a four year period, with the substantive works to commence in the 2025-26 financial year. This will mean that some of the Special Charges are levied before any Special Charges are spent in carrying out the Overall Plan, although it is noted that this is permitted pursuant to section 94(5) of the LG Reg.

OVERALL PLAN

Section 94(3)(a) LG Reg: Service, facility or activity

The service, facility or activity to which this Overall Plan applies is the Upgrade to Seal Work, as described in the Background section of this Report.

Section 94(3)(b) LG Reg: Rateable land

The rateable land to which the Special Charge applies is:

- Assessment Number A1424, comprising Mining Lease 90065
- Assessment Number A2113, comprising Mining Lease 90108
- Assessment Number A2435, comprising Mining Lease 90236 and ML 100077

Section 94(3)(c) LG Reg: Estimated cost

The estimated cost of carrying out the Overall Plan is \$798,000 (excl. GST).

Section 94(3)(d) LG Reg: Estimated time

The estimated time for carrying out the Overall Plan is 4 years.

Within this period, Council will:

- Levy a Special Charge against the Rateable Land as follows:

Rateable Land	Total Special Charge for 4 year period	Special Charge payable each year of the 4 year period
Assessment Number A1424, comprising Mining Lease 90065	\$266,000	Year 1: \$66,500 Year 2: \$66,500 Year 3: \$66,500 Year 4: \$66,500
Assessment Number A2113, comprising Mining Lease 90108	\$266,000	Year 1: \$66,500 Year 2: \$66,500 Year 3: \$66,500

Rateable Land	Total Special Charge for 4 year period	Special Charge payable each year of the 4 year period
		Year 4: \$66,500
Assessment Number A2435, comprising Mining Lease 90236 and ML 100077	\$266,000	Year 1: \$66,500 Year 2: \$66,500 Year 3: \$66,500 Year 4: \$66,500

- \$199,500 in the 2024-25 financial year;
- \$199,500 in the 2025-26 financial year;
- \$199,500 in the 2026-27 financial year;
- \$199,500 in the 2027-28 financial year;
- Commence the Upgrade to Seal Works after 1 July 2025, with the Upgrade to Seal Works expected to be completed before 30 June 2026.

If the actual cost of the Upgrade to Seal Works is more or less than \$798,000 (excl. GST), then this is expected to be known by Council before the Special Charge in the 2026-27 financial year is levied, and Council will amend this Overall Plan so that the remaining amounts payable reflect the actual cost incurred by Council.

ANNUAL IMPLEMENTATION PLAN

In the 2024-25 financial year, the actions or processes that are to be carried out to give effect to the Overall Plan for the service, facility or activity to which the Round Oak Road Special Charge applies are:

1. Council to obtain finalised engineering advice in relation to the Upgrade to Seal Works as set out in the Overall Plan.
2. Council to invite tenders for a suitably qualified contractor to carry out the Upgrade to Seal Works as set out in the Overall Plan.

It is anticipated that the Upgrade to Seal Works will commence in the 2025-26 financial year, and will be completed in that year.

PRO RATA RATES AND CHARGES

In respect of any rates and charges that are applicable to only part of the year ending 30 June 2025, the amount payable shall be assessed and charged on a pro-rata basis, with the pro-rata rate or charge to be included in a Supplementary Rate Notice.

DISCOUNT FOR PROMPT PAYMENT OF RATES

In accordance with Section 130 of the *Local Government Regulation 2012* a discount of **10%** will be allowed by Council on the levy for the current year general rates if full payment of current (and any overdue rates, charges, and interest) is received by no later than 5:00pm on the due date shown on the rate notice. The due date will be the last day any discount will be allowed, this being a minimum 31 days from the date of issue of the Rate Notice.

The purpose of this discount is to encourage the prompt payment of the relevant rates and charges. The discount will only apply to general rates and will not be allowed on the State Government's Fire Services Levy, utility charges, excess water charges or special rates.

To be entitled to the discount ratepayers must ensure that payment of the levy amount in full net of the discount amount is credited to the Council's bank account, if done by BPay or electronic fund transfer, or received over the counter at Council's office, or received by its appointed agents, by 5.00pm on the due date specified on the Rate Notice.

The discount will **NOT** be allowed on payments received after 5.00pm on the due date applicable to each payment unless Council is satisfied that payment was not made by close of business on the due date due to circumstances for which the Council is responsible.

The discount will also **NOT** be allowed where a payment was lodged before the close of business on the due date but the transfer of the funds into the Council's bank account or agent was not received by the close of business on the due date due to any delays by the payer's financial institution or their agent or other similar reasons.

Discount disallowed on the first instalment of a levy is not eligible for allowance even if payment of a later levy is made by close of business on the specified due date for that levy.

No discount will be allowed if overdue rates/charges remain payable in respect of the property after payment of the current rates/charges.

INTEREST

Pursuant to the provisions of Section 132 of the *Local Government Regulation 2012* Council will charge interest on all overdue rates and charges, including special and separate rates, at the maximum rate provided for by the Regulation.

At Section 133 of the *Local Government Regulation 2012*, the maximum interest rate applicable is provided.

For the 2024/25 financial year, any outstanding balances at the close of the discount period will incur simple interest at the rate of **12.35%** per annum.

COST RECOVERY AND OTHER FEES AND CHARGES

In setting its cost-recovery and other fees and charges Council will apply the following criteria:

- Regulatory fees will be set at no more than the full cost of providing the service or taking the action for which, the fee is charged. Council may at its option choose to subsidise the fee from other sources (e.g. general rate revenue), which Council will generally do when Council considers that it would not be reasonable to on charge the full cost.
- Charges for commercial services will be set to recover the full cost of providing the service and, if provided by a business unit of Council, may include a component for return on capital.

Council's adopted fees and charges include a mixture of cost recovery and commercial user-pays fees. The cost-recovery (regulatory) charges are identified as such in Council's Fees and Charges Schedule. Council's Fees and Charges Register contains full details of fees and charges adopted by council for the 2024/25 financial year and is available on Council's website.

PAYMENT OF OVERDUE RATES BY INSTALMENTS

To assist ratepayers in meeting their rate responsibilities Council may accept applications for payment of overdue rates and utility charges by instalments from property owners, provided that any such payment plan which Council agrees to must provide that all rates and charges are to be paid in full within one year from when the application is approved by Council. Each application will be assessed by Council on its merits.

Interest will continue to be charged on overdue rates and utility charges which are subject to an agreed instalment payment plan. The applicant must comply with the terms of the payment plan agreed to, as default will result in Council requiring immediate full payment of future instalments.

REBATE OF RATES TO PENSIONERS

At Council's discretion a rebate of **20%** (but to a maximum dollar amount of \$200 per annum) of the gross rates and charges levied may be granted to aged, widowed, invalid or other pensioners who are eligible to receive the State Government Pensioner Rate Subsidy. This rebate/concession complements the subsidy that is offered under the State Government's Pensioner Rate Subsidy Scheme.

In line with State Government concessions, a 20% discount will also be applied to the Emergency Management Levy (EML) for eligible Pensioners.

The eligibility of a pensioner to receive a Council pensioner rate remission will be determined in terms of the following criteria:

1. The applicant/s shall be the holder of a Queensland 'Pensioner Concession Card' issued by Centrelink, on behalf of the Department of Communities, or a DVA Health Card (All Conditions within Australia) or DVA Health Card (Totally & Permanently Incapacitated) issued by the Department of Veterans' Affairs.
2. The applicant/s shall be the sole owner/s of the property or life tenants in terms of a valid will. Applicants who are part owners of a property shall receive a concession equal to the portion of ownership.
3. The property for which the rate remission is being requested must be the applicant/pensioner's principal place of residence, which shall not be income-producing in any way. Applicants who, due to ill health or incapacitation, are living in a nursing home or

who are temporarily living with relatives or friends, shall qualify for the rate remission, provided the property remains non-income producing.

4. The receipt by an eligible pensioner of a pensioner rate remission will not be dependent upon the pensioner ratepayer paying their rates by the due date of payment stated on the Rate Notice.

Irrespective of the number of Rate Notices issued by Council in respect of each year, only one application/registration need be sought from pensioners. An application/registration need only be sought from pensioners either:

- When applying for the subsidy for the first time; or
- When Council needs to re-establish eligibility (e.g. after having a qualifying concession card re-issued, changing the address of the principal place of residence, etc).

Council acknowledges the policies and procedures of the Queensland State Government Pensioner Rate Subsidy Scheme and ratepayer/s must meet the criteria for the State Government Pensioner Rate Subsidy Scheme to be eligible for the Council's pensioner remission.

CONCESSIONS FROM GENERAL RATES

Council will upon written application consider the remission of whole or part of the general rate levied upon entities or organisations who meet the criteria detailed in Section 120 of the *Local Government Regulation 2012*.

ASSESSMENTS EXEMPT OF GENERAL RATES

ASSESSMENT NO.	OWNER NAME	PROPERTY ADDRESS
A1	Cloncurry Pony Club	Zingari Road Cloncurry
A12	Cloncurry Golf & Sports Club Inc.	Sir Hudson Fysh Drive Cloncurry
A188	Roman Catholic Trust Corporation for the Diocese of Townsville	20 Sheaffe Street Cloncurry QLD 4824
A364	Trustees of the Returned Services League of Australia	15 Scarr Street Cloncurry
A382	Cloncurry Christian Church	38 Ramsay Street Cloncurry
A386	Roman Catholic Trust Corporation for the Diocese of Townsville	44 Ramsay Street Cloncurry
A388	The Trustees Cloncurry Bowling Club	52 Ramsay Street Cloncurry
A460	The Uniting Church in Australia Property Trust – Cloncurry (QLD)	19 Meldrum Street Cloncurry
A2055	Mitakoodi Juhnjar Aboriginal Land Trust as TTE	Landsborough Street Cloncurry
A863	Reserve for Strategic Land Management The State of Queensland (Represented by Department of Natural Resources, Mining & Energy)	73 Uhr Street Cnr Cloncurry
A907	Corporation of the Synod Diocese of Nth Qld	94 Uhr Street Cloncurry
A944	Cloncurry Kindergarten Association Inc.	31 Seymour Street Cloncurry

ASSESSMENT NO.	OWNER NAME	PROPERTY ADDRESS
A1207	Roman Catholic Trust Corporation for Diocese of Townsville	8 Matheson Street Dajarra
A1226	Dajarra Sports Club	Luck Street Dajarra
A1257	The Uniting Church in Australia Property Trust (QLD)	McKellar Street Duchess
A2130	Airservices Australia	Sir Hudson Fysh Drive, Cloncurry
A2391	North West QLD Water Pipeline P/L	New Zingari Road Cloncurry
A2392	North West QLD Pipeline P/L	New Zingari Road Cloncurry
A2501	Cloncurry Gun Club	Hensley Drive, Cloncurry
Various	State of Queensland	State owned facilities, land, dwellings
Various	Cloncurry Shire Council	Council facilities, land, dwellings

ASSESSMENTS EXEMPT FROM GENERAL RATES & UTILITY CHARGES

ASSESSMENT NO.	OWNER NAME	PROPERTY ADDRESS
A953	The Scout Association of Australia Queensland Branch	9 Seymour Street Cloncurry

GENERAL

Council's rates and charges are to be levied in equal half-yearly instalments, by the issue of six-monthly rate notices:

- July to December 2024; and
 - January to June 2025.
-

OPERATING CAPABILITY

The operating capability of Council is to be maintained through the adoption of the 2024/25 budget incorporating this Revenue Statement. No significant increase or decrease in Council's operating capability is expected as a result of the adoption of that budget.

FUNDING OF DEPRECIATION AND OTHER NON-CASH EXPENSES

Depreciation and other non-cash expenses are funded to the extent of Council's capabilities and are expected to be fully funded for the 2024/25 financial year.

SCHEDULE “A”

CHARGEABLE UNITS: - CLONCURRY SEWERAGE AND WATER SUPPLY

DESCRIPTION OF BUILDING PREMISES	WATER UNITS	SEWERAGE UNITS
Additional pedestals / urinals – per pedestal	-	5
Ambulance Brigade	40	20
Australia Post	40	40
Bakery	60	40
Bank	60	60
Barrack Camp		
1 - 9 person capacity	40	40
10 - 15 person capacity	60	60
15-50 person capacity	80	80
Over 100 person capacity	220	-
Batching Plant	200	-
Bowls Club	60	40
Boy Scouts	20	20
Butcher	60	60
Cabins, - Caravan Parks, Mining Camps, Hospital etc.	10	10
Café, Milk Bar etc. including Café attached to motel	60	40
Caravan on private land	20	-
Caravan Park per site	4	4
Cemetery	100	-
Church	30	30
Cloncurry Aerodrome Reserve	200	-
Cold Store	60	40
Commercial and Industrial Premises not included in this schedule	60	40
Council depot / Workshop	40	40
Council Offices	100	80
Court House	150	150
Dentist	60	40
Depot	40	40
Doctor’s Consulting Room / Surgery	60	60
Dwelling – one pedestal only	20	20
Ergon Storage Depot	60	60
Fire Brigade (ex-dwelling)	60	60
Florence Clarke Park	120	80
Fuel Depot	60	60
Garage / Service Station	50	50
Girl Guides	20	-
Hall	40	20
Hospital	600	480
Hotel	220	220
Ice works & Water	220	40
John Flynn Place	140	100
Kindergarten, Day Care Centre	40	40
Laundromat	220	60

DESCRIPTION OF BUILDING PREMISES	WATER UNITS	SEWERAGE UNITS
Licence Restaurant	60	40
Main Roads Department Office	250	250
Main Roads Department Workshop & Store	500	100
Mary Kathleen Park	200	100
Maternal & Child Welfare	60	60
Motels (per unit)	10	10
Motor Dealer Depot	60	40
Multiple Dwelling (per unit)	20	20
Office 1 – 5 persons	40	40
Office 6 – 10 persons	60	60
Pensioner Cottage	10	10
Picture Theatre / Café	60	60
Police Station and Barracks	260	200
Powerhouse	40	-
Queensland Rail (all buildings excluding dwellings) – Assessment 470	800	800
Aurizon - Assessment 471	250	250
Racecourse	120	20
Recreational Complex	40	40
Recreation Reserve	200	100
Saleyards	200	20
School (Private or Denominational)	100	100
School (State or High or Pre)	500	300
SES Building	20	20
Sewerage Treatment Plant	40	40
Shire Hall / Supper Room / Library	180	140
Shop – Single	40	40
Shop – Group of 2-4	80	60
Slaughterhouse / Abattoir	200	-
Soil Testing Laboratory	100	80
Stables	40	-
Supermarket (ex-butcher shop)	200	150
Swimming Pool (Council)	200	80
Telstra Exchange, Line Depot	100	80
Tennis Court, including Clubhouse	40	40
Transport Depot	60	40
Vacant land – Connected	20	10
Vacant Land – Not Connected	10	10
Veterinary Surgery	40	40
Warehouse	60	40
William Presley Place	220	200
Workshop	60	50

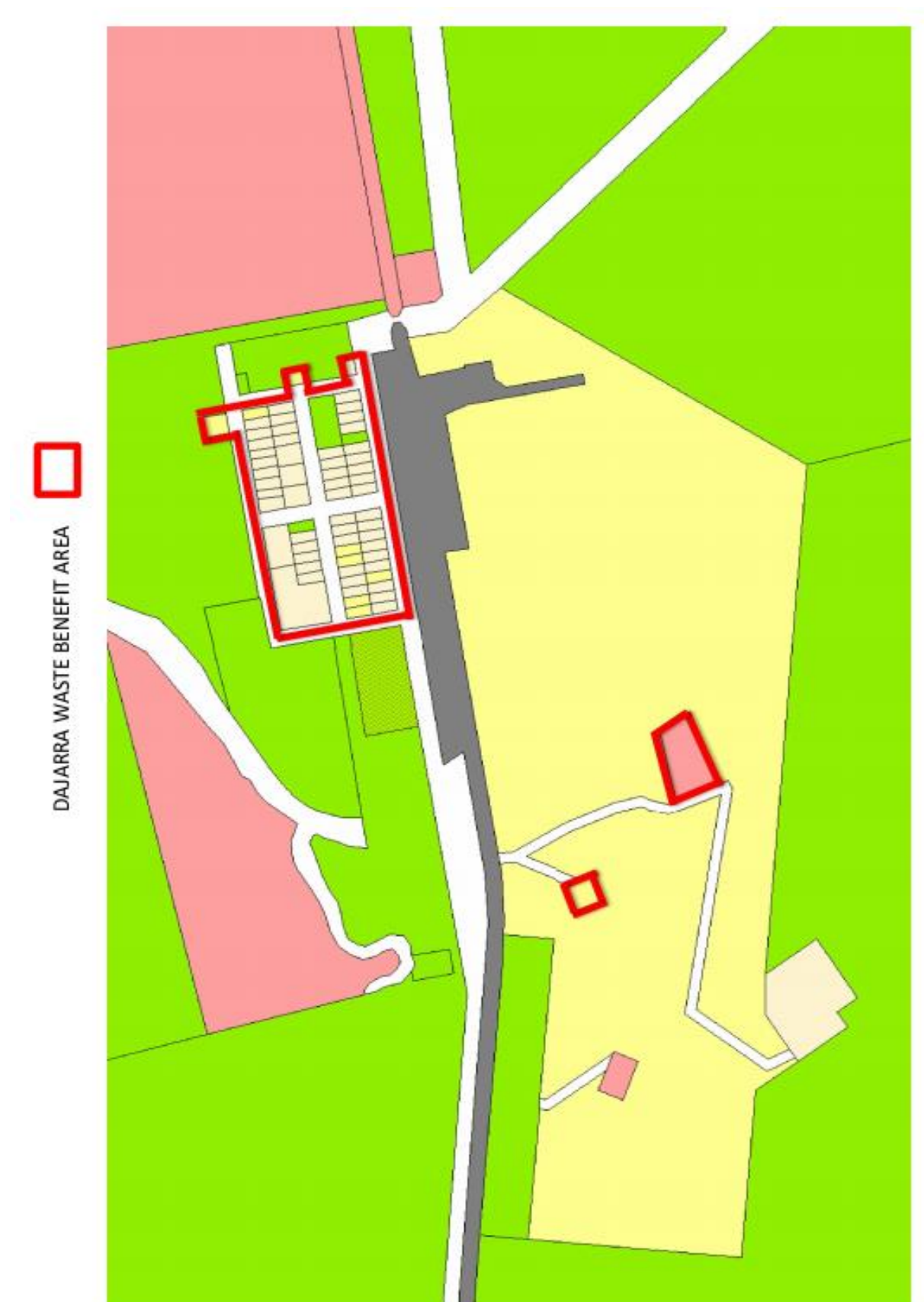
SCHEDULE “B”

CHARGEABLE UNITS: KAJABBI WATER SUPPLY AND DAJARRA SEWERAGE AND WATER SUPPLY

DESCRIPTION OF BUILDING PREMISES	WATER UNITS	SEWERAGE UNITS
Church	30	30
Commercial / Industrial (not included elsewhere)	60	40
Dwelling with single pedestal	20	20
Dwelling with more than one pedestal / urinal – per pedestal	-	5
Hall – Community	40	40
Hotel	60	60
Market Garden	60	-
Police Station	40	40
Roadhouse, Motel complex	100	100
State School	160	160
Toilet Block	40	40
Vacant land – Connected	20	10
Vacant Land – Not Connected	10	10

SCHEDULE “C”

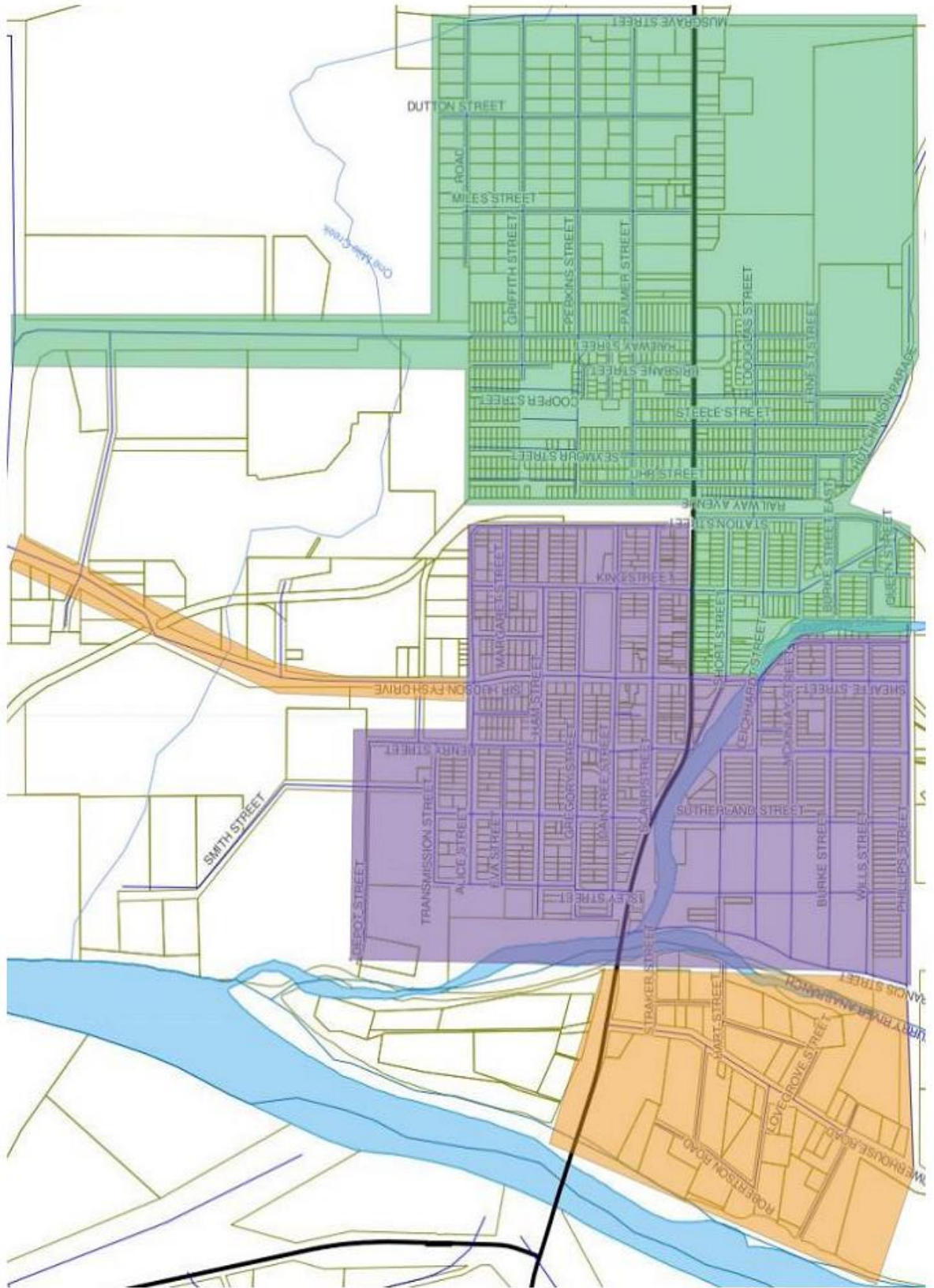
WASTE COLLECTION MAPS



Thursday Collection

Wednesday Collection

Tuesday Collection



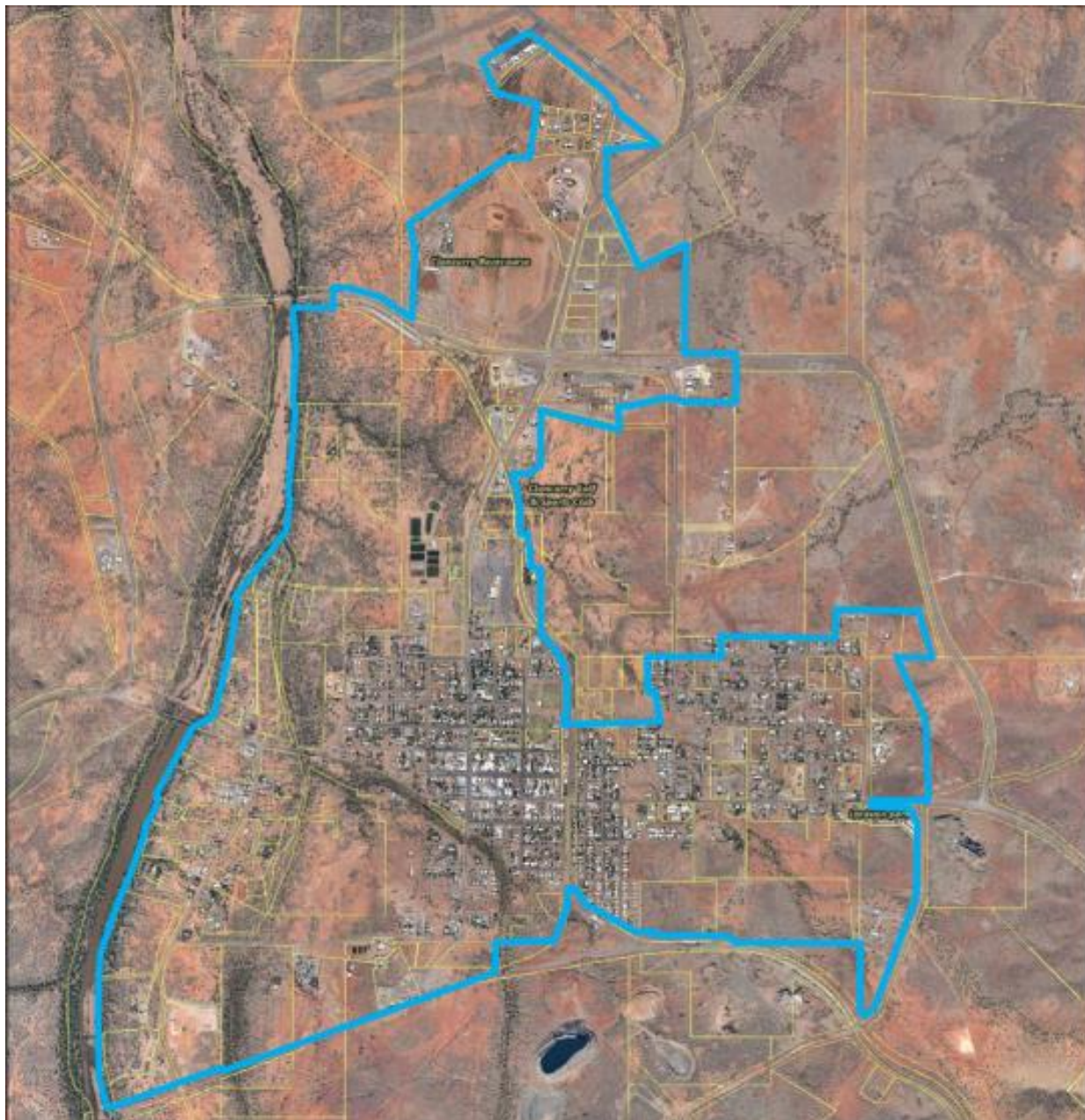
SCHEDULE “D”

LAND USE CODES

LAND USE CODE	DESCRIPTION	LAND USE CODE	DESCRIPTION
URBAN LAND USE		SPECIAL USES	
1	Vacant Urban Land	41	Childcare (excludes Kindergarten)
RESIDENTIAL		42	Hotel / Tavern
2	Single Unit Dwelling	43	Motel
3	Multi-unit dwelling (Flats)	44	Nurseries (Plants)
4	Large home site (Vacant)	45	Theatres, Cinemas
5	Large home site (Dwelling)	46	Drive-in Theatres
6	Outbuildings	47	Licensed Club
7	Guest House / private hotel	48	Sports clubs / Facilities
8	Building Format Plan	49	Caravan Parks
9	Standard Format Plan	50	Other Clubs (non-business)
RETAIL BUSINESS / COMMERCIAL		51	Religious
10	Combination Multi Dwelling & Shops	52	Cemeteries
11	Shop Single	55	Library
12	Shops – group (more than 6 shops)	56	Showgrounds, racecourse, airfields
13	Shopping Group (2 – 6 Shops)	57	Parks and Gardens
14	Shops – Main Retail (CBD)	58	Educational (includes Kindergarten)
15	Shops – Second Retail (Fringe CBD)	SHEEP GRAZING	
16	Drive in Shopping Centre	60	Sheep grazing (dry)
17	Restaurant	61	Sheep breeding
18	Special Tourist Attraction	CATTLE GRAZING	
19	Walkway	64	Breeding
20	Marina	65	Breeding and Fattening
21	Residential Institution (non-medical care)	66	Fattening
22	Car Parks	67	Goats
23	Retail Warehouse	DAIRY CATTLE	
24	Sales Area outdoors	69	Milk – no quota
25	Professional Offices	AGRICULTURE	
26	Funeral parlours	72	Section 25 Valuation
27	Hospitals, convalescent homes (Private)	73	Grains
TRANSPORT AND STORAGE		77	Cotton
28	Warehouse & Bulk stores	83	Small crops & Fodder Irrigation
29	Transport Terminal	84	Small crops & fodder non-irrigation
30	Service Station	OTHER RURAL USES	
31	Oil depot & Refinery	86	Horses
32	Wharves	89	Animal Special
33	Builders / Contractors yard	91	Transformers
34	Cold stores – ice works	92	Defence Force Establishment
INDUSTRIAL		94	Vacant Rural land
35	General Industry	95	Reservoirs, dams, bores
36	Light Industry	GENERAL	
37	Noxious / Offensive industry (incl Abattoir)	96	Public Hospital
38	Advertising	97	Welfare home / Institution
39	Harbour Industries	99	Community Protection Centre
40	Extractive		

SCHEDULE “E”

MAP OF DECLARED WATER AREA



Source of Information: Q Globe
Authorised by Manager of Infrastructure
Document maintained by Director Infrastructure & Environment

Version No.2
Initial Date of creation: 04.2020
Current Version: 06/2023

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Map of Declared Water Area - Cloncurry

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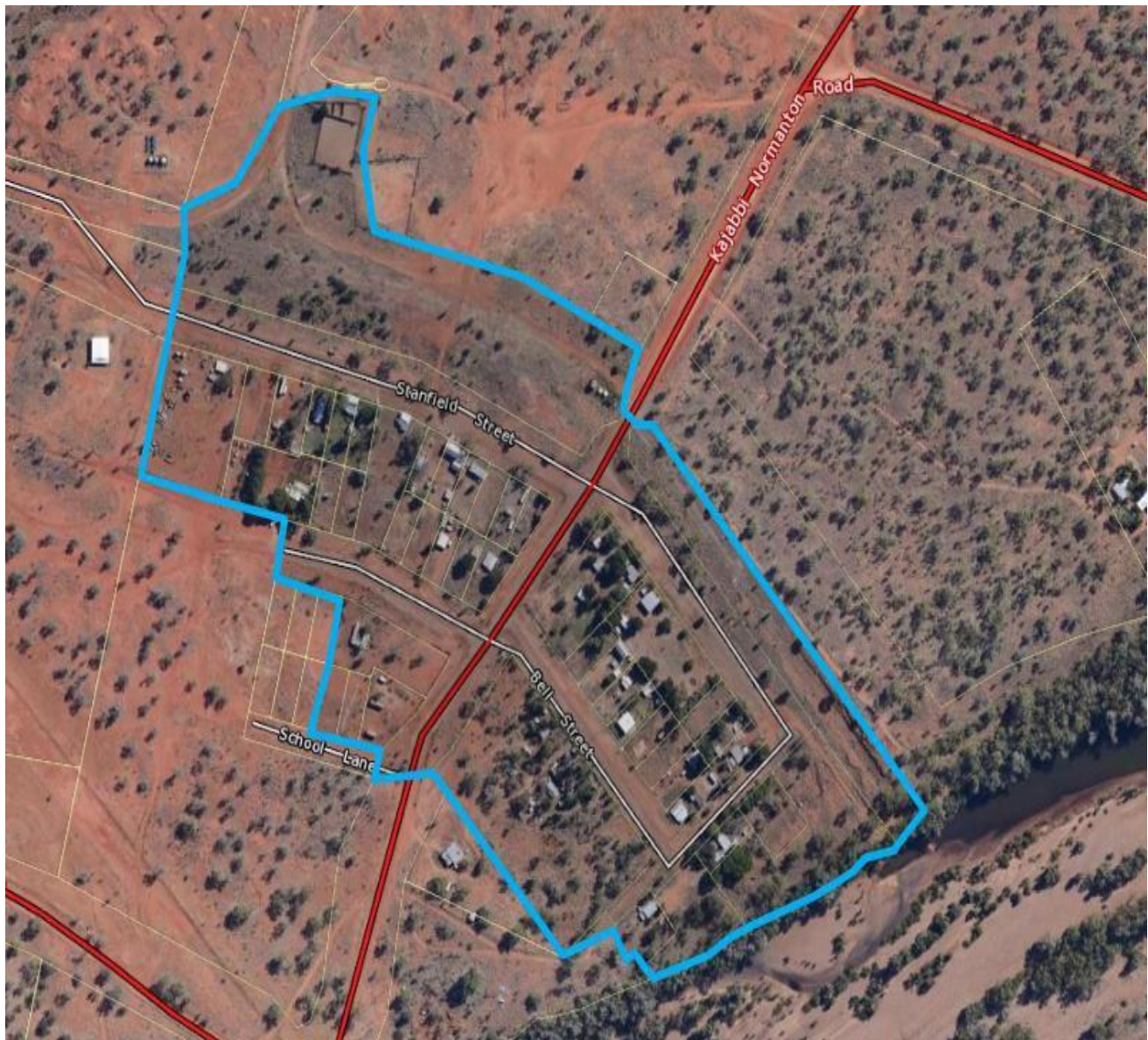
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Map of Declared Water Area - Dajarra

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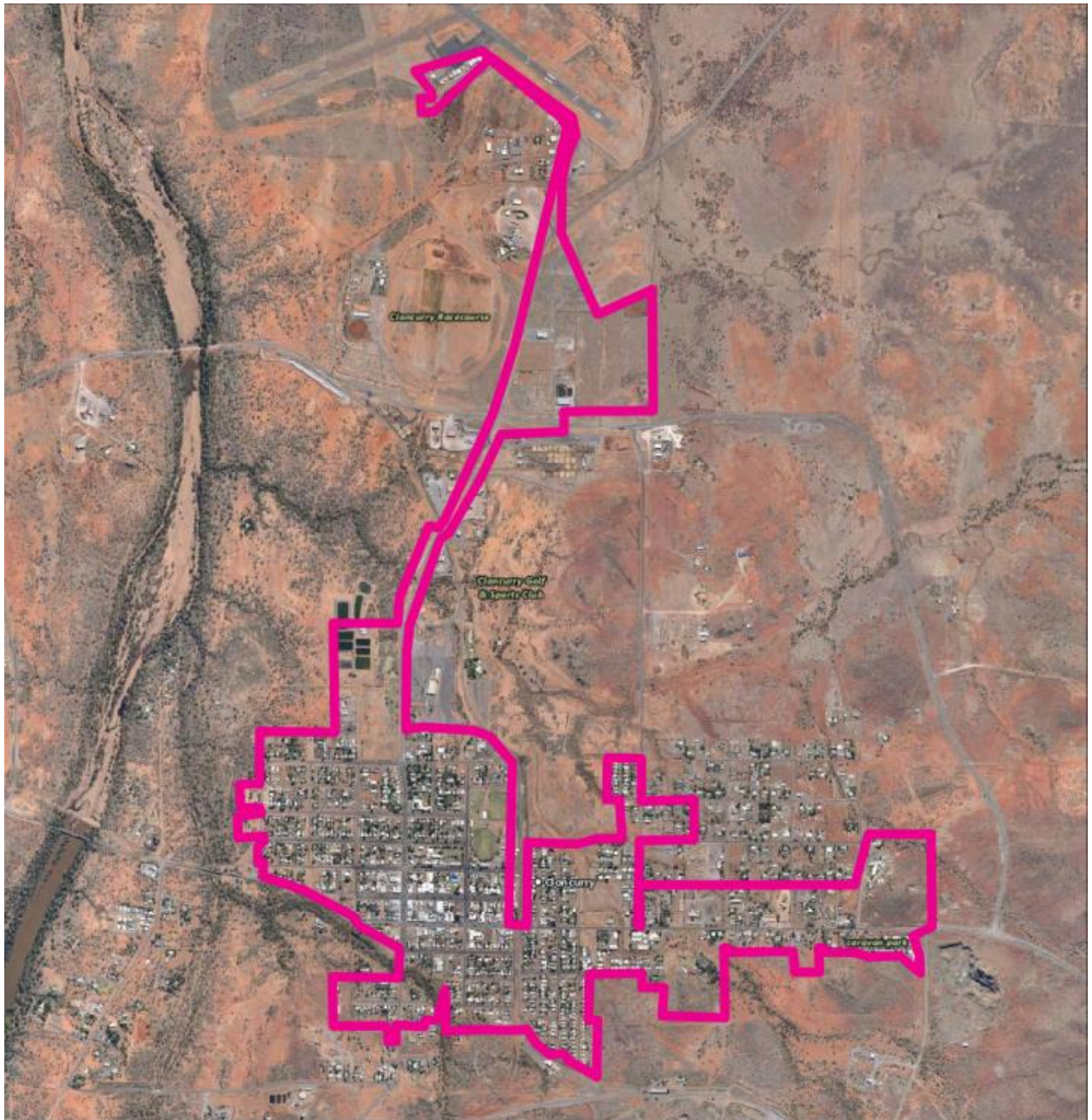
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Map of Declared Water Area - Kajabbi

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SCHEDULE “F”

MAP OF DECLARED SEWER AREA



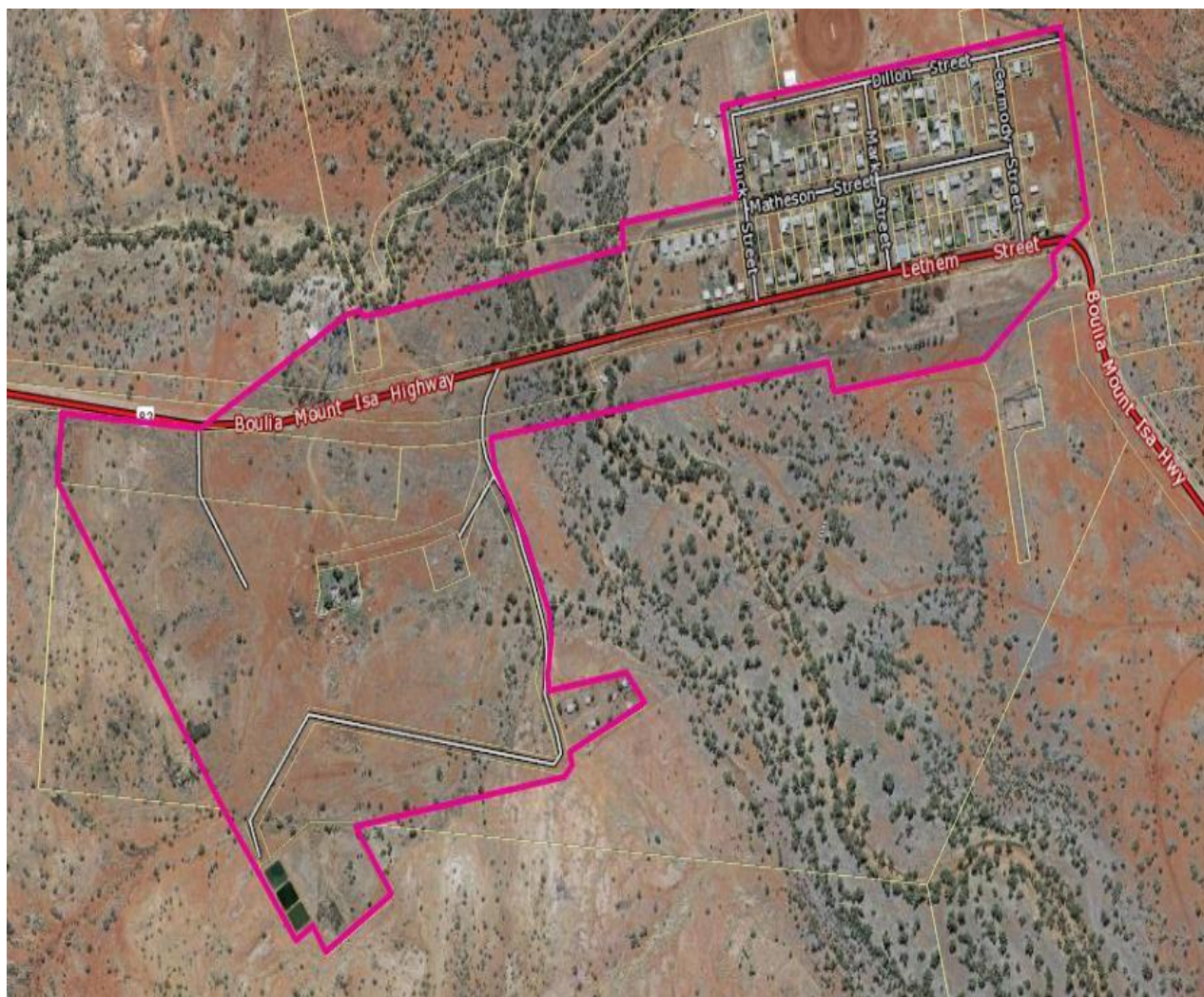
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Map of Declared Sewer Area - Cloncurry

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Map of Declared Sewer Area - Dajarra

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