

STATUTORY POLICY REVENUE STATEMENT 2019/2020

NUMBER: S0003/CORPORATE

ACT: Local Government Act 2009
Local Government Regulation 2012

POLICY TITLE: REVENUE STATEMENT 2019/2020

POLICY

1. PURPOSE AND SCOPE

- 1.1 The Revenue Statement is prepared in accordance with section 104 of the *Local Government Act 2009* and section 169 and 172 of the *Local Government Regulation 2012* to accompany the budget, outlining revenue measures adopted in the budget.
- 1.2 The purpose of the Revenue Statement is to set out:
- The rates and charges to be levied in the financial year
 - The concessions for rates and charges to be granted in the financial year
 - The limitations and increases in rates and charges
 - The criteria for cost recovery fees.

2. COMMENCEMENT OF POLICY

- 2.1 This Policy will commence from 26 July 2019. It replaces all other policies relating to the Revenue Statement (whether written or not).

3. APPLICATION OF POLICY

- 3.1 This Revenue Policy will apply to all rateable land within the Charters Towers Regional Council area.

4. DEFINITIONS

- 4.1 To assist in interpretation the following definitions shall apply:
- Act** shall mean the *Local Government Act 2009*
- Regulation** shall mean the *Local Government Regulation 2012*
- Council** shall mean *Charters Towers Regional Council*
- Department** shall mean the *Department of Natural Resources and Mines*
- Townships** shall mean *Pentland, Greenvale or Ravenswood*.

5. POLICY PROVISIONS

5.1 DIFFERENTIAL GENERAL RATES

Council will adopt 23 categories of rateable land for 2019/2020 as stated and described below. Pursuant to section 80 of the Regulation the following Differential Rating Categories have been determined having regard to:

- Land use as determined by Council and the Department
- Parcels similarly valued which are used for the same or similar purpose and receive similar services
- Valuation

Category 1 - Urban Residential (< 9,000m²)

Properties used for residential purposes with an area less than 9,000m², including all townships.

Category 2 - Large Homesites <\$100,000 Rating Valuation

Properties used for residential purposes on sites with an area greater than 9,000m² situated within 8 kilometres of the Charters Towers central business district with a rating valuation less than \$100,000.

Category 3 - Large Homesites \$100,000 to \$199,999 Rating Valuation

Properties used for residential purposes on sites with an area greater than 9,000m² situated within 8 kilometres of the Charters Towers central business district with a rating valuation between \$100,000 and \$199,999.

Category 4 - Large Homesites \$200,000 to \$299,999 Rating Valuation

Properties used for residential purposes on sites with an area greater than 9,000m² situated within 8 kilometres of the Charters Towers central business district with a rating valuation between \$200,000 and \$299,999.

Category 5 - Large Homesites >= \$300,000 Rating Valuation

Properties used for residential purposes on sites with an area greater than 9,000m² situated within 8 kilometres of the Charters Towers central business district with a rating valuation greater than or equal to \$300,000.

Category 6 - Rural Residential properties >8kms from Charters Towers central business district

Properties used for rural residential purposes situated beyond 8 kilometres from the Charters Towers central business district, including all townships.

Category 7 - Multi-unit Residential 2 flats

Properties used for the purpose of multiple residential units, maximum of 2 flats, including properties situated in townships.

Category 8 - Multi-unit Residential 3-4 flats

Properties used for the purpose of multiple residential units, 3-4 flats, including properties situated in townships.

Category 9 - Multi-unit Residential >= 5 flats

Properties used for the purpose of multiple residential units, 5 flats or greater, including properties situated in townships.

Category 10 - Commercial Retail and Business <8kms from Charters Towers central business district

Properties zoned or used in part or in full for commercial, retail or business purposes situated within 8 kilometres of the Charters Towers central business district.

Category 11 - Industrial, Transport & Storage Category <8kms from Charters Towers central business district

Properties used for industrial, transport or storage purposes situated within 8 kilometres of the Charters Towers central business district.

Category 12 - Noxious or Hazardous Industries

Properties used for noxious or hazardous industry purposes.

Category 13 - Drive-in Shopping Centre > 1,500m² gross floor area

Properties used for a drive-in shopping centre having a gross floor area greater than 1,500m² and onsite car parking spaces.

Category 14 - Other Commercial/Industrial land

STATUTORY POLICY REVENUE STATEMENT 2019/2020

Properties used for other commercial or industrial purposes situated greater than 8 kilometres from the Charters Towers central business district, including properties situated in townships.

Category 15 - Rural Agricultural

Properties situated beyond 8 kilometres from the Charters Towers central business district used primarily for agricultural purposes.

Category 16 - Mines >200 employees and/or contractors

Properties located across the region containing one or more mining leases issued pursuant to the Mineral Resources Act 1989, utilised as a working mine with greater than 200 employees and/or contractors as at 1 July 2019.

Category 17 - Mines - 101 to 200 employees and/or contractors

Properties located across the region containing one or more mining leases issued pursuant to the Mineral Resources Act 1989, utilised as a working mine with between 101 and 200 employees and/or contractors as at 1 July 2019.

Category 18 - Mines – 50 to 100 employees and/or contractors

Properties located across the region containing one or more mining leases issued pursuant to the Mineral Resources Act 1989, utilised as a working mine with between 50 and 100 employees and/or contractors as at 1 July 2019.

Category 19 - Mines – 25 to 49 employees and/or contractors

Properties located across the region containing one or more mining leases issued pursuant to the Mineral Resources Act 1989, utilised as a working mine with between 25 and 49 employees and/or contractors as at 1 July 2019.

Category 20 - Other working mine or quarry – 1 to 24 employees and/or contractors

Properties located across the region containing one or more mining leases issued pursuant to the Mineral Resources Act 1989, utilised as a working mine or quarry with between 1 and 24 employees and/or contractors as at 1 July 2019.

Category 21 – Non-working mine or quarry

Properties located across the region containing one or more mining leases issued pursuant to the Mineral Resources Act 1989, which are not working mines or quarries and do not fall into Categories 16 to 20.

Category 22 – Special Uses

Properties with uses for non-residential purposes outside of commercial categories such as sporting or other special uses or community groups.

Category 23 – Other

Properties which use does not fall into categories 1 to 22.

The following Differential Rates have been made for 2019/2020:

Category	Category Description	Rate in Dollar	\$ Minimum
1	Urban Residential (< 9,000m ²)	0.0245	1,024
2	Large Homesites <\$100,000 Rating Valuation	0.0209	1,178
3	Large Homesites \$100,000 to \$199,999 Rating Valuation	0.0159	2,072

STATUTORY POLICY REVENUE STATEMENT 2019/2020

Category	Category Description	Rate in Dollar	\$ Minimum
4	Large Homesites \$200,000 to \$299,999 Rating Valuation	0.0125	3,108
5	Large Homesites >= \$300,000 Rating Valuation	0.010	3,728
6	Rural Residential properties >8kms from Charters Towers CBD	0.0098	1,024
7	Multi-unit Residential 2 flats	0.0245	1,288
8	Multi-unit Residential 3-4 flats	0.0263	1,338
9	Multi-unit Residential >= 5 flats	0.0285	1,354
10	Commercial Retail and Business <8kms from Charters Towers CBD	0.0434	2,150
11	Industrial, Transport & Storage Category <8kms from Charters Towers CBD	0.0284	1,942
12	Noxious or Hazardous Industries	0.0329	1,184
13	Drive-in Shopping Centre > 1,500m2 gross floor area	0.0532	10,200
14	Other Commercial/Industrial land	0.0646	1,184
15	Rural Agricultural	0.0091	986
16	Mines >200 employees and/or contractors	0.8279	23,656
17	Mines - 101 to 200 employees and/or contractors	0.7381	17,742
18	Mines - 50 to 100 employees and/or contractors	0.3060	5,916
19	Mines - 25 to 49 employees and/or contractors	0.2460	4,046
20	Other working mine or quarry - 1 to 24 employees and/or contractors	0.1228	1,776
21	Non-working mine or quarry	0.0246	1,232
22	Special Uses	0.0285	986
23	Other	0.0214	986

Limitation on Increase in Rates

Pursuant to section 116 of the Regulation, Council applies capping to the Categories listed below in which the general rates levied for the property for the previous financial year (year ending 30 June 2019) will not be exceeded by 15%:

- Categories 1-5
- Categories 10-12
- Categories 14-15
- Categories 21-23

The differential general rates for eligible land will not exceed the higher of:

- The relevant minimum rate for the property; or
- The amount of general rates levied for the property for the year ending 30 June 2019, plus an increase of 15%.

This is subject to a minimum rate for each category and the following conditions:

- Capping will apply only to general rates;
- Capping will apply only to the categories listed above;
- Capping is not available retrospectively and will only apply from the beginning of a financial year; and
- If ownership of the land to which capping applies is transferred in the period after 1 July of any year, then capping will cease to apply for the following year (*eg. If rates-capped land is sold during 2019/2020, capping will not apply in 2020/2021 but will apply in 2021/2022 (unless the land is sold again after 1 July 2020).*)

An average increase of 3.56% has been applied across all rates and charges for 2019/2020.

5.2 UTILITY RATING GROUP DEFINITIONS

- Group 31 Charters Towers Reserve - Residential**
A parcel of rateable land contained completely within the Town Reserve area of Charters Towers, which is not zoned commercial and is either vacant or used for residential purposes.
- Group 32 Charters Towers Reserve - Non-Residential**
A parcel of rateable land contained completely within the Town Reserve area of Charters Towers, which is zoned commercial and vacant, or used for non-residential purposes.
- Group 34 Within 8 km radius of CBD Charters Towers Residential - Both Water & Bitumen**
A parcel of residential rateable land, not within Utility Group 31, located partly or completely within an eight (8) kilometre radius of the CBD in Charters Towers which is serviced by both Charters Towers reticulated water and which has sealed road access to the property.
- Group 35 Within 8 km radius of CBD Charters Towers Non-Residential - Both Water & Bitumen**
A parcel of non-residential rateable land, not within Utility Group 32, located partly or completely within an eight (8) kilometre radius of the CBD in Charters Towers which is serviced by both Charters Towers reticulated water and which has sealed road access to the property.
- Group 36 Within 8 km radius of CBD Charters Towers Residential-One or Neither Water & Bitumen**
A parcel of residential rateable land, not within Utility Group 31, located partly or completely within an eight (8) kilometre radius of the CBD in Charters Towers which is not serviced by BOTH bitumen road access and Charters Towers reticulated water.
- Group 37 Within 8 km radius of CBD Charters Towers Non-Residential - One or Neither Water & Bitumen**
A parcel of non-residential rateable land, not within Utility Group 32, located partly or completely within an eight (8) kilometre radius of the CBD in Charters Towers which is not serviced by BOTH bitumen road access and Charters Towers reticulated water.
- Group 38 Townships - Pentland, Ravenswood & Greenvale**
Township - a parcel of rateable land contained partly or completely within the defined Township Reserves of Pentland, Ravenswood, or Greenvale.
- Group 39 Outside 8 km radius of the GPO - All others not in Group 38**
All other parcels of rateable land contained within the region of Charters Towers and not contained within any other Group.

5.3 UTILITY RATING GROUPS 31 and 32

5.3.1 SEWERAGE CHARGES - Utility Groups 31 & 32

A Sewerage Charge will be levied in accordance with the Sewerage Charge Schedule, on each surveyed parcel of land, vacant and occupied, that Council has or is able to provide with sewerage services. The charge may also be levied on those areas where construction of the service infrastructure has commenced but access is not yet available to the sewerage service.

The sewerage charge will be set to recover all of the annual operating costs associated with the provision of sewerage and wastewater services provided by Council. These costs include loan interest, asset depreciation and the cost of ongoing maintenance and operation of the system, including treatment plant operations.

The adopted Sewerage Charges Schedule is as follows:

- (1) Surveyed parcel of vacant land = 4 units.
- (2) 1 pedestal or urinal = 4 units. (Base Charge)
- (3) Residential Properties, including residential lots under the Body Corporate and Community Management Act, such as a house or strata title unit, shall be charged a base sewerage charge per dwelling and shall be entitled to unlimited pedestals.
- (4) Residential properties consisting of flats or units, covered by a single title, shall be charged a sewerage levy on a per pedestal basis.
- (5) Non-Residential connected to the Sewerage system:
 - (i) The first 5 pedestals or urinals = 4 units per pedestal.
 - (ii) From 6 to 15 pedestals or urinals = 2 units per pedestal.
 - (iii) From 16 or over pedestals or urinals = 1 unit per pedestal.

In accordance with the above schedule, the undermentioned Sewerage Charges be made and levied for the rating period 01 July to 30 June in the report period.

UTILITY GROUP	GROUP DESCRIPTION	ANNUAL CHARGE PER UNIT For Sewerage
31	Charters Towers Reserve - Residential	\$211
32	Charters Towers Reserve - Non-Residential	\$211

5.3.2. WASTE COLLECTION CHARGES - Utility Groups 31 & 32

A Waste Collection Charge will be levied in accordance with the following Waste Collection Charges Schedule, on the owner of each parcel of land or structure occupied or capable of being occupied, for which Council is prepared to provide a waste collection service. Where there is more than one structure on land capable of separate occupation a charge will be made for each structure.

For domestic and non-residential users the charge will be for a weekly collection of a 240 litre mobile bin. Charges will be made for additional collections per week from domestic or non-

STATUTORY POLICY REVENUE STATEMENT 2019/2020

residential properties, referred to in the fees as Extra Waste Collection, or additional bins can be provided and collected at the weekly collection.

If any collection of industrial and bulk waste is required by Council, this will be charged based on volume and frequency of collection in accordance with market rates.

No refund of any charges in respect of a regular service duly made and levied in respect of a year or part thereof shall be made or given by Council for the reason that premises are unoccupied.

The costs incurred in the operation and maintenance of all waste management functions provided by Council, will primarily be funded by waste collection charges. The proceeds from the charges, together with the Landfill Management levy will fund the acquisition, operation and maintenance of Council's Landfill and recycling activities, the collection of waste from street side rubbish bins, the removal of dead animals and abandoned motor vehicles and environment protection activities generally.

A unit charge covers the provision of one 240 litre mobile bin in accordance with the following Schedule:

WASTE COLLECTION SCHEDULE			Units	Min	Max
a.	Dwellings		1	1	
b.	Multiple Dwellings	Per unit/dwelling	1	1	
c.	Accommodation Units	Per 2 pedestals	1	2	10
d.	Motels, Caravan Parks, Hotel/Motels	Per 2 pedestals	1	2	20
e.	Hotel and Taverns	Per 2 pedestals	1	1	
f.	Clubs, Community Groups/Churches	Per 2 pedestals	1	1	2
g.	Education	Per 2 pedestals	1	1	20
h.	Childcare	Per 2 pedestals	1	1	4
i.	Hospitals, Nursing Home & Place of Retirement	Per 2 pedestals	1	1	20
j.	Non-residential Premises, Shops	Per shop/premise, whichever is greater	1		
k.	Supermarket (Gross floor area >800 m2)	Per pedestal	1	6	
l.	Other non-residential		1	1	

In accordance with the above schedule, the undermentioned Waste Collection Charges be made and levied by the Council for the rating period 01 July to 30 June in the report period. The following table also covers the Landfill Management levy applicable to every assessment, no exception, within Utility Rate Group 31 and 32.

UTILITY GROUP	GROUP DESCRIPTION	ANNUAL CHARGE PER UNIT For Bin Collection	LANDFILL MANAGEMENT Flat Rate per Assessment For Provision	LANDFILL USAGE
31	Charters Towers Reserve - Residential	\$199	\$30	Fees apply
32	Charters Towers Reserve - Non-residential	\$236*	\$30	Fees apply

*Includes the Queensland Waste Levy annual charge of \$37 per bin collected in accordance with the *Waste Reduction and Recycling (Waste Levy) Amendment Act 2019*

STATUTORY POLICY REVENUE STATEMENT 2019/2020

5.3.3 LANDFILL MANAGEMENT LEVY – Utility Groups 31 & 32

The Landfill Management Levy is broken into two components being Provision and Use. In Utility Groups 31 and 32, the levy is based on the assumption that properties will use the Stubley Street Landfill where at a 'user pay policy' has been implemented.

Utility Group	Provision	Use	Annual Levy
31	\$30.00	Pay per use	\$30.00
32	\$30.00	Pay per use	\$30.00

5.3.4 REGIONAL WATER CHARGES

The basis of the water charge is:

Residential: Can choose between the Allocation Tariff or Two Part Tariff

Non-Residential: Two Part Tariff only

Allocation Tariff is an annual fixed charge combining access charge with an annual allowance of water, and is unit based per parcel according to the variables as set out in the Water Charges Schedule.

Two Part Tariff

- First Part: Flat Charge covering Access or Availability
(levied in advance, split between the two half yearly rates notices)
- Second Part: Charge per kilolitre Used
(levied on the 1st half yearly notice in the year following meter read).

Residential Properties can choose annually between tariffs. A defined timeframe will be advertised each year, following water meter readings, during which time a request to transfer can be submitted online, or via a hardcopy Transfer Form. Transfer requests will not be accepted outside of the defined advertised 'Transfer Period'.

All such charges levied shall be used to defray the cost of constructing the water supply facilities, including the payment of loan interest, asset depreciation and the costs associated with the operation, maintenance and management of the water supply system.

The charges are also made on a specified basis in respect of any land or other structure, building, individual shop or place on land to which water is supplied that is not rateable under the *Local Government Act*.

Multiple Dwellings shall be levied as set out in the Water Charges Schedule. In cases where the consumption by individual lots and the common property cannot be individually measured, consumption charges will be levied on a per lot basis. It will be necessary for Council to apportion the consumption of the scheme land in accordance with the schedule of lot entitlements in the Contribution Schedule contained in the Community Management Statement.

Meter Readings - Water Meters are read on an annual basis. See 5.5.6 for more details.

STATUTORY POLICY REVENUE STATEMENT 2019/2020

Stopped Meter - Should a meter be found to have stopped, usage for the current year will be levied as averaged across the previous three years.

Undetected Leak - In the case where there is an undetected leak within the property boundaries, assessment will come under the guidelines within Council's Concealed Leak Policy, and subject to approval, the associated method of charging will apply.

WATER CHARGES – Utility Groups 31 & 32

A Water Charge will be levied in accordance with the Water Charges Schedule, on each surveyed parcel of land, both vacant and occupied, that Council has or is able to provide with a water service. 'Able to provide' means the property is within 100 metres of a water main. The charge may also be levied on those areas where construction of the service infrastructure has commenced but access is not yet available to the water service.

WATER CHARGES – Utility Groups 34 to 39

Group 34 – 37

Levies apply to all parcels to which supply is provided.

Group 38-Ravenswood

Levies apply to all parcels to which supply is provided.

Group 38-Greenvale and Pentland

Levies apply on availability of water as per the defined area.

See Annexure "Greenvale Water Area" & "Pentland Water Area".

ANNUAL WATER LEVIES ACROSS THE REGION

In accordance with the Water Charges schedule, the undermentioned Water Rates and Charges be made and levied by the Council for the rating period 01 July to 30 June in the report period, with items j) to m) being in accordance with the attached Special Water Unit Charges Schedule (Annexure A).

STATUTORY POLICY REVENUE STATEMENT 2019/2020

WATER CHARGES SCHEDULE ACROSS THE REGION

WATER UNIT SCHEDULE ACROSS THE REGION (per parcel)		UNITS
a.	All Vacant Land Not Connected	4
	Residential	
b.	Dwelling	4
c.	Multiple Dwelling Single Parcel – 1 st unit/flat	4
	- all remaining units/flats	2
d.	Multiple Dwellings Separate Parcels (Per unit)	2
e.	Multiple Dwellings:(Per unit) Exempt general rate levies under the LG Act	4
	Non-Residential	
f.	Community Clubs & Organisations	4
g.	Clubs – Private	6
h.	Commercial and Industry	6
i.	Religious Organisation	4
	As per Special Water Unit Schedule	
j.	Schools/Education	
k.	State Government	
l.	State Government Corporations	
m.	Special Allocations	

WATER ALLOCATION TARIFF (Residential Only)

UTILITY GROUP	Category	ANNUAL ALLOWANCE PER UNIT	ANNUAL CHARGE PER UNIT For Water	EXCESS WATER CHARGE Per KILOLITRE	
				Used in 2018/2019	Used in 2019/2020
31	Residential	187.5 Kilolitres	\$272.00	\$1.63	\$1.66
34	Residential	187.5 Kilolitres	\$272.00	\$1.63	\$1.66
36	Residential	187.5 Kilolitres	\$336.00	\$1.63	\$1.66
38-Greenvale	Residential	187.5 Kilolitres	\$298.00	\$1.63	\$1.66
38-Pentland	Residential	187.5 Kilolitres	\$229.00	\$1.63	\$1.66
38-Ravenswood	Residential	187.5 Kilolitres	\$240.00	\$1.63	\$1.66

WATER TWO PART TARIFF

UTILITY GROUP	CATEGORY	AVAILABILITY OR ACCESS CHARGE PER UNIT	CHARGE PER KILOLITRE USED UNDER THRESHOLD	EXCESS THRESHOLD PER UNIT	EXCESS WATER CHARGE PER KILOLITRE
31	Residential	\$168	\$0.92	187.5 KLS	\$1.66
32	Non-Residential	\$147	\$0.92	187.5 KLS	\$1.66
32	Non-Residential	\$188	Connection-No Meter - Access & Usage		
34	Residential	\$168	\$0.92	187.5 KLS	\$1.66
35	Non-Residential	\$147	\$0.92	187.5 KLS	\$1.66
36	Residential	\$206	\$0.92	187.5 KLS	\$1.66
37	Non-Residential	\$182	\$0.92	187.5 KLS	\$1.66
38-Greenvale	Residential	\$168	\$0.92	187.5 KLS	\$1.66
38-Pentland	Residential	\$168	\$0.92	187.5 KLS	\$1.66
38-Ravenswood	Residential	\$168	\$0.92	187.5 KLS	\$1.66
38-Greenvale	Non-Residential	\$147	\$0.92	187.5 KLS	\$1.66
38-Pentland	Non-Residential	\$147	\$0.92	187.5 KLS	\$1.66
38-Ravenswood	Non-Residential	\$147	\$0.92	187.5 KLS	\$1.66

VACANT - Water Available - Not Connected

All Groups	Vacant	\$169			
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STATUTORY POLICY REVENUE STATEMENT 2019/2020

WATER SUPPLIES

Charters Towers

Council reticulates treated water via infrastructure fully installed and owned by Council. Water is sourced from the Burdekin River, pumped to the treatment plant and then reticulated from the storage reservoir on Towers Hill. Some locations are reticulated prior via water travelling to the reservoir.

Pentland

Council reticulates treated water to a defined area of Pentland Township from ground water bores.

Greenvale

Council reticulates treated water to the whole of the Greenvale Township by way of a mains reticulation system originally installed by Queensland Nickel Ltd. As this infrastructure is now owned by Council, the maintenance and replacement of these assets lies with Council to fund.

Ravenswood

Ravenswood water supply is originally sourced from the Burdekin River by Carpentaria Gold. Water is pumped to a "turkey nest" dam before Carpentaria Gold provides treated water to the township. Council is responsible for the maintenance of these assets, and currently pays Carpentaria Gold to operate and provision the service.

5.3.5 UTILITY RATING GROUPS 34 to 39

5.3.5.1 WASTE COLLECTION CHARGES – Utility Groups 34 to 39

That the undermentioned Waste Collection Charges be made and levied by the Council for the rating period 01 July to 30 June in the report period. One unit covers a weekly collection of one 240 litre mobile bin for a twelve month period.

UTILITY GROUP	ANNUAL CHARGE PER One Unit	WHEN CHARGE TO APPLY
34	\$199.00	A dwelling to which a collection service is practically available, as determined by Council, from the date of provision of service.
35	\$236.00*	A non-residential premise to which a collection service is practically available, as determined by Council, from the date of provision of service. *Includes the Queensland Waste Levy annual charge of \$37 per bin collected in accordance with the Waste Reduction and Recycling (Waste Levy) Amendment Act 2019
36	\$264.00	A dwelling to which a collection service is practically available, as determined by Council, from the date of provision of service.
37	\$301.00	A non-residential premise to which a collection service is practically available, as determined by Council, from the date of provision of service. *Includes the Queensland Waste Levy annual charge of \$37 per bin collected in accordance with the Waste Reduction and Recycling (Waste Levy) Amendment Act 2019.
38 - Greenvale	\$264.00	To all land parcels with a dwelling within the defined area (see Annexure "Greenvale Garbage Area").

STATUTORY POLICY REVENUE STATEMENT 2019/2020

UTILITY GROUP	ANNUAL CHARGE PER One Unit	WHEN CHARGE TO APPLY
38 - Pentland	\$264.00	To all land parcels within the defined area (see Annexure "Pentland Garbage Area") to which a collection service is practically available, as determined by Council, from the date of provision of service.
38 - Ravenswood	\$264.00	To all land parcels within the defined area (see Annexure "Ravenswood Garbage Area") with a dwelling to which a collection service is practically available, as determined by Council, from the date of provision of service.
39 - Hervey Range	\$264.00	To all land parcels with a dwelling within the defined area (see Annexure "Hervey Range Garbage Area") as from date of provision of service.
39 - Balfes Creek	\$264.00	To all land parcels with a dwelling within the defined area (see Annexure "Balfes Creek Garbage Area") as from date of provision of service.
39 - Homestead	\$264.00	To all land parcels with a dwelling within the defined area (see Annexure "Homestead Garbage Area") as from date of provision of service.
39 - Mingela	\$264.00	To all land parcels with a dwelling within the defined area (see Annexure "Mingela Garbage Area") as from date of provision of service.
39 - Sellheim	\$264.00	To all land parcels within the defined area (see Annexure "Sellheim Garbage Area") with a dwelling to which a collection service is practically available, as determined by Council, from date of provision of service.
39 - Reid River	\$264.00	To all land parcels within the defined area (see Annexure "Reid River Garbage Area") with a dwelling to which a collection service is practically available, as determined by Council, from date of provision of service.

Pro rata charges will be levied where services are commenced, or made available, during the course of the financial year.

A service is defined as the collection of one domestic bin per week per domicile.

Waste Collection Charges for Non-residential Services in Groups 36 to 39 will be charged \$301.00 per annum.

5.3.5.2. UNITS TO BE USED – Sewerage – Utility Groups 34 to 39

That the following schedule of units be adopted for application to Sewerage utility charges throughout the relevant categories, per surveyed parcel of land.

LAND USE	NO. OF UNITS
Sewerage Utility Groups 38 & 39	
Vacant Land	2
Dwellings	2
Accommodation Units and Flats - per unit/flat	2
Business premises	2
Café	3
Dwelling combined with business premises	3
School	6
Hotel	10
Hall	2
Church	2
Caravan Park	8
Racecourse	2

STATUTORY POLICY REVENUE STATEMENT 2019/2020

LAND USE	NO. OF UNITS
Rodeo Grounds	2
Sports Club	2
Motel	10
Shopping Centre – per shop/business within the centre	2
Sewerage Utility Groups 38 & 39	
Service Station	3
Industrial – Light and Heavy	3
Golf Course	2
Police Station and Residence	4
Not otherwise defined	4
Specific	
Greenvale Swimming Pool	4
Greenvale Fire and Ambulance	4
State Emergency Service Facilities	4

That the undermentioned Sewerage Charges be made and levied for the rating period 01 July to 30 June in the report period, based on the above Utility Units Table.

UTILITY GROUP	ANNUAL CHARGE PER UNIT (Refer Utility Units Table)	WHEN CHARGE TO APPLY
38-Greenvale	\$316.00 per annum	Upon connection to mains
38-Ravenswood	\$316.00 per annum	Upon connection to mains

Pro rata charges will be levied where services are commenced, during the course of the financial year.

5.3.5.3. LANDFILL MANAGEMENT LEVY – Utility Groups 34 to 39

The following levies are based on their associated assumption 1 to 5 and the two generic assumptions 6 & 7:

1. All property owners within Utility Groups 34 to 37- the closest landfill is Stubley Street, Charters Towers.
2. All property owners within Utility Group 38 - the closest landfill is either Greenvale, Pentland or Ravenswood.
3. Property owners within Utility Group 39 who have a waste collection service - the closest landfill is either Greenvale, Pentland or Ravenswood.
4. Property owners within Utility Group 39 who have a waste collection service and are located whereby the closest landfill is Stubley Street.
5. Property owners within Utility Group 39 who do not have a waste collection service and will manage their own landfills on their property, do not pay a landfill management levy.
6. The Stubley Street Landfill has a 'user pay policy'.
7. The Greenvale, Pentland or Ravenswood landfills do not have a 'user pay policy'.

Where there are exceptions to 3) above, and a property within Utility Group 39 is located closer to the Stubley Street landfill, and therefore incurs 'user pay fees' when using the landfill, a reduced landfill management levy will apply on application and subsequent approval.

STATUTORY POLICY REVENUE STATEMENT 2019/2020

Assumption	Provision	Use	Annual Levy
1	\$30.00	Pay per use	\$30.00
2	\$30.00	\$15.00	\$45.00
3	\$30.00	\$15.00	\$45.00
4	\$30.00	\$ 0.00	\$30.00
5	\$ 0.00	\$ 0.00	\$ 0.00

5.4 REBATES AND CONCESSIONS ON RATES AND CHARGES

Rebates and concessions will be determined on an annual basis on the adoption of each budget and will reflect Council's desire to continue to assist Pensioners with their rates payments, while also assisting Sporting/Cultural and Welfare Groups with their rates payments.

5.4.1 Pensioner Rebates

To qualify for the following rebates all of the following conditions must apply:

- 5.4.1.1. The applicant must be the holder of a Pensioner Concession Card or Repatriation Health Card for all Conditions (Gold Card) issued by the Commonwealth Department of Social Security or the Commonwealth Department of Veterans Affairs. Holders of Health Benefit Cards (The Department of Community Services) are not eligible under this scheme, as these cards are issued for a limited specified period of time only; and
- 5.4.1.2. The applicant must be the owner (either solely or jointly) of property which is his/her principal place of residence and the property shall not be utilised for non-residential activities, including Home Occupations; and
- 5.4.1.3. The applicant must have either solely or jointly with a co-owner, the legal responsibility for payment of rates and charges as defined herein which are levied in respect of the said property by the local government in whose area the property is situated; and
- 5.4.1.4. The applicant must be approved in accordance with State Government interpretation of the above; and
- 5.4.1.5. Such concession of rates will only apply if the applicant/s remains a pensioner/s and also retains ownership of the property in respect of which concession is sought, for the whole of the financial year. Council also reserves the right to accept or reject.

5.4.2. Council Remission and Rebate

Policies for pensioner rate accounts across the region are as follows:

- 5.4.2.1. Discount on pensioner rate accounts is calculated on the nett levy, after state and council concessions are applied.
- 5.4.2.2. Council pensioner remissions are limited to pensioners who pay out their rate account by 15th June in the year levied.
- 5.4.2.3. Where a pensioner's rate account is not paid out in full prior to close of discount, that a bonus pensioner rebate, equal to the '30 day discount available' be granted to pensioners who pay out their rate account by 15th June in the year levied.
- 5.4.2.4. The Council Pensioner Remission is calculated on the general rate only, to a maximum of 27% of the general rate levy applicable to the rating category designated, capped at \$171.00 if levied half yearly or \$342.00 if levied once per year.

5.4.3. State Government Subsidy

In accordance with the Queensland Government Pensioner Rate Subsidy Scheme, as existing at the time of rating, a Pensioner Subsidy of 100%, capped at the State Government's approved maximum of an anticipated \$200 per annum, will be allowed on General rates as levied for residential properties.

Pensioners wishing to apply for subsidy are required to initially complete the necessary application form. Council will then confirm ongoing eligibility on a half-yearly basis, via reconciliation with the records held by the State Government.

5.4.4. Sporting/Cultural/Welfare Groups Concessions

Pursuant to the Local Government Act, Council will continue to provide financial assistance to approved Sporting, Cultural and Welfare Groups as budgeted, with the basis of concession being as follows; subject to nett rates and charges, after concession applied, being paid in full by the due date as printed on the rates notice:

5.4.4.1. 50% of the General Rate; 50% of the Sewerage Charge; Nil concession on Water Charges unless otherwise determined and 50% of the calculated Excess Water Charge when an organisation has an approved Water Management Plan, subject to a defined period, if required.

5.5 OTHER RATES, CHARGES AND RATING MATTERS

5.5.1 Issue of Rates Notices

Council will issue Half Yearly Rates Notices:

1. In July/August (first levy) for the billing period 1 July to 31 December and;
2. In January/February (second levy) for the billing period 1 January to 30 June.

The first levy will contain excess water levies incurred across the previous twelve month period.

The first levy will also contain hardcopies of the Rates & Charges booklet and other standard inclusions. Property owners are requested to retain this booklet for reference with the second levy issue. Copies will be available on Council's website.

5.5.2 Interest on Arrears

Pursuant to the *Local Government Act*, rates and charges which are unpaid as of the due date, bear interest at the approved rate of 9.83%, being the maximum interest rate, in accordance with the *Local Government Regulation*; unless interest free instalment arrangements are approved in accordance with the terms stated within this document.

5.5.3 Discount on Rates and Charges

Pursuant to the *Local Government Act*, a discount of 6% is granted on gross rates and charges (less Council and State pensioner rebates, rate arrears, interest and fire levies), to any persons liable to pay the rates and charges levied, provided payment is made within the approved thirty (30) day discount period. In order to receive the benefit of discount, payment in full must be receipted by Council on or before the due date.

5.5.4 Fire Levy and/or Emergency Management, Fire & Rescue Levy

Local Governments are a collection agency only for the State Government Emergency Management, Fire & Rescue Levy on improved and vacant land. All levies collected by local governments throughout Queensland are forwarded on to the State Government. Premises are levied in accordance with the approved schedule, as issued annually, by the Queensland Department of Community Safety.

5.5.5 Rate Instalment Arrangements

Pursuant to the *Local Government Act*, Council may approve the entering into of a conditional Rate Instalment Arrangement to pay a rate account by weekly, fortnightly or monthly instalments. As part of each application approval, the agreed 'Method of Payment' will be determined. Unless an 'Ongoing Periodic Authority' is in place, as noted on the signed arrangement paperwork; to qualify for an interest free arrangement, applications must be

received on or before the due date of the rates notice. Rate accounts containing arrears shall incur interest.

5.5.6 Water Meter Readings

Water Meter Readings will be undertaken annually, with the aim of commencing early June each year.

In accordance with *S102 of the Local Government Regulation 2012*, adoption of this policy confirms “a meter is taken to have been read during the period that starts 2 weeks before, and ends 2 weeks after, the day on which the meter is actually read”.

Example—

In calculating utility charges for a period ending on 31 May, if a meter is read on 13 June, the meter reading is taken to be the meter reading on 31 May.

Where water is connected, Water Notices showing usage against allocation between 1 June and 31 May will be issued annually, with the first 1st half yearly rates notice issued each financial year.

The 1st half yearly rates notice will be issued in July/August and will contain excess water levies across the previous 12 month period plus 50% of the allocation water levy for the current financial year.

The 2nd half yearly rates notice will be issued in January/February and will only contain the remaining 50% of the allocation water levy for the current financial year.

Please refer to 5.3.4 for details on the levying of the Two Part Tariff.

5.5.7 Water Meter Reading Averaging

A Meter Replacement program takes place annually. The program is aimed at replacing all water meters when 5,000 kilolitres has passed through them, or when the meter reaches 9 years of age, whichever comes first. This program has resulted in stopped or slowed meters becoming less common.

However, faults do still occur, and when they do it is important that it does not result in lost revenue, or inequities whereby property owners do not pay for the water they use. To avoid this, averaging water usage is required.

In the instance where a water meter is found to have stopped, usage on the meter will be averaged based on daily consumption across the previous three full years.

5.5.8 Excess Water

Excess water charges are applied per water meter connected to a property, on the basis of all water used in excess of the annual allowance applicable to the Utility Rate Group allocated to the property, or under the Two Part Tariff, applicable for usage which exceeds the 1st tier threshold.

5.5.9 Delegation authorisation Rates and Sundry Debtor Write Off Entries

Rate or Sundry Debtor write off entries processed by the Rates Section or Accounts Section throughout the year will be authorised & approved before the end of the financial year by the Chief Executive Officer or delegate.

5.5.10 General Rate Levies on Mining Categories 16 to 20

General Rating Levies will be adjusted throughout the year on assessments allocated mining rating categories 16 to 20 inclusive, based on the number of workers as reported in the latest version of the DNR&M Mine Safety Statistics & Company Report. Credit adjustments are conditional on companies advising Council of reduced staff numbers; and substantiated by

providing a copy of the abovementioned Report. Adjustments will be effective from the 'quarter end date' of the substantiating report.

5.5.10.1 Mine Definition

Land that is the subject of a mining lease (issued pursuant to the *Mineral Resources Act 1989*) or other form of tenure that was used, is used, or intended to be used:

5.5.10.1.1 as a mine (or for purposes ancillary or associated with mining such as, for example, washing down, processing, stockpiling, haulage, water storage and rehabilitation); or

5.5.10.1.2 in conjunction with other land (the subject of a mining lease or other mine tenure) as part of an integrated mining operation.

5.5.10.2 Integrated mining operation

Land contained in more than one mining lease (issued pursuant to the *Mineral Resources Act 1989*) or other form of tenure which land was used, is used, or intended to be used in an integrated manner for the purposes of mining or purposes ancillary or associated with mining such as, for example, washing down, processing, stockpiling, haulage, water storage and rehabilitation.

5.5.10.3 Other Working Mine or Quarry

A mine as defined above or quarry with less than 25 workers and/or contractors involved which may be in the development stage, be subject to minor extraction activities including exploration, testing and drilling works, or may be in a care and maintenance situation or subject to rehabilitation.

5.6 SCHEDULE OF FEES AND CHARGES

In accordance with section 97 of the *Local Government Act*, Annual Fees and Charges will be determined on an annual basis. Initially, Council will determine them in the monthly meeting of Council prior to the annual statutory budget meeting, and will reflect Council's commitment to establishing criteria to decide the amount of all Cost Recovery Fees and Commercial Charges. As necessary, the fees and charges will be updated throughout the year.

5.6.1 Criteria for Identifying Cost-Recovery Fees

5.6.1.1 Council's cost-recovery fees relate to an action in respect of:

- (a) an application for the issue or renewal of a licence, permit, registration or other approval under a Local Government Act; or
- (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;
- (e) the performance of another responsibility imposed on the local government under the Building Act or the Plumbing and Drainage Act.

5.6.1.2 A cost-recovery fee must not be more than the cost to the local government of taking the action for which the fee is charged.

6. POLICY REVIEW

The policy is to be reviewed whenever legislation changes, OR every two years if no changes have been required to be enacted, at the direction of the Chief Executive Officer.

Variations

CTRC reserves the right to vary, replace or terminate this Policy from time to time.

Associated Documents

- Local Government Act 2009
- Local Government Regulation 2012
- S0002/COR Revenue Policy 2019/2020

Official Use Only:

POLICY VERSION AND REVISION INFORMATION

Policy Authorised by: Marnie Taylor
Title: Director Corporate & Customer Services
Policy Maintained by: Marnie Taylor
Title: Director Corporate & Community Services
Review date: June 2020

Original issue: 26 July 2019

Current version: 2019/2020

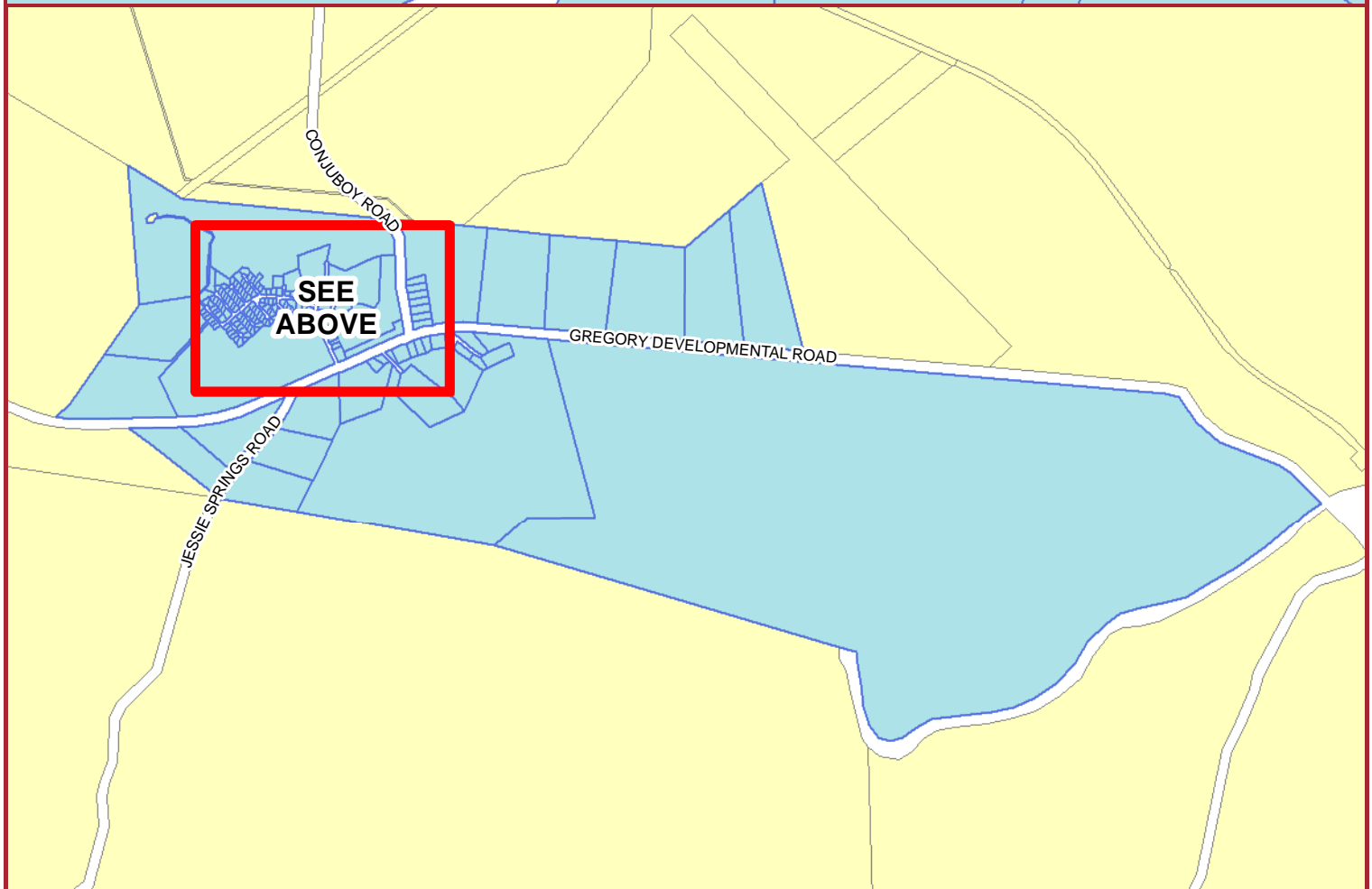
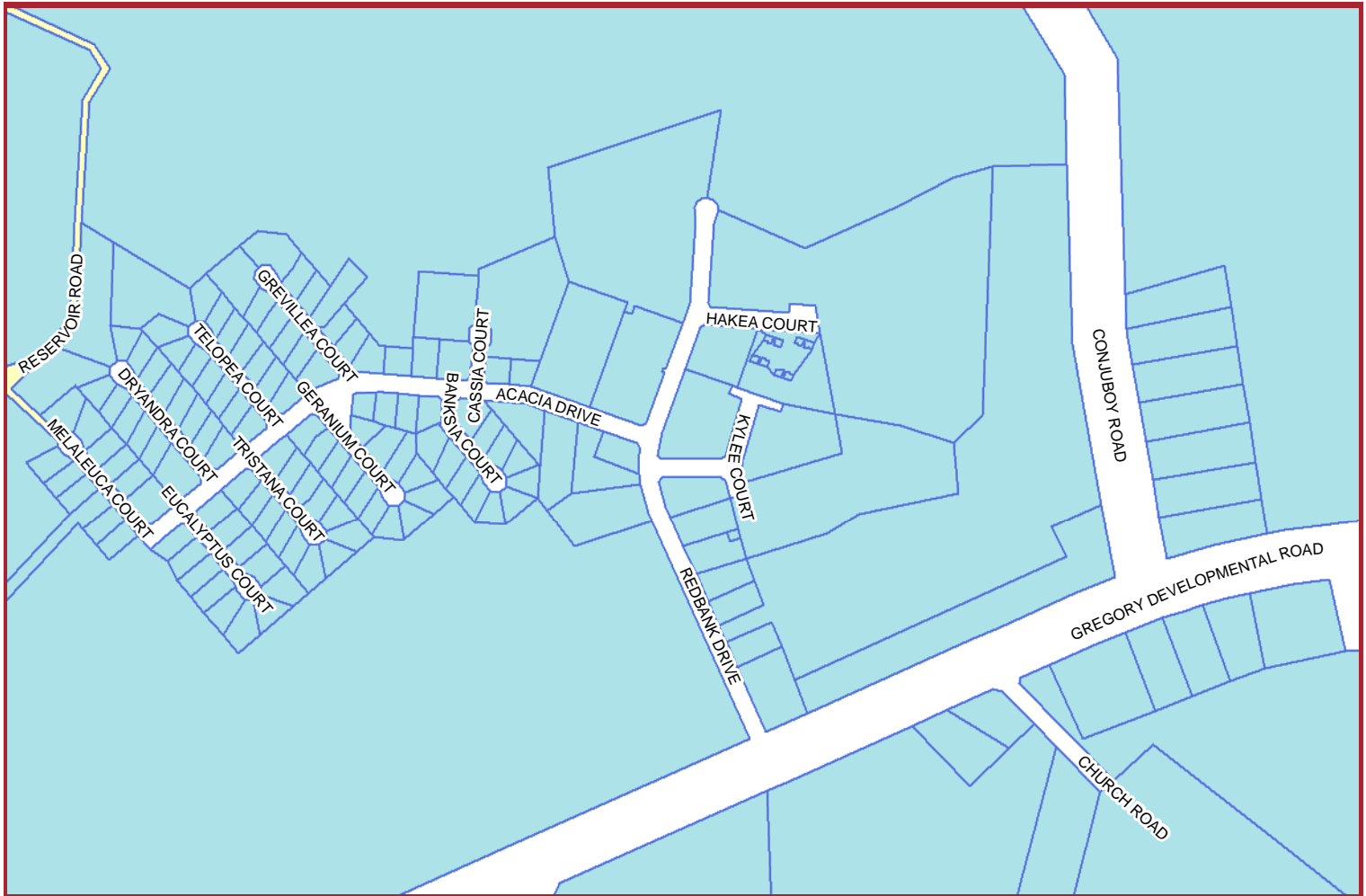
CEO Signature:

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"Annexure A to Revenue Statement"
CHARTERS TOWERS REGIONAL COUNCIL
WATER UNIT CHARGES SCHEDULE 2019/2020

NON STANDARD ALLOCATIONS ACROSS THE REGION - Utility Rating Groups 31 to 38

RATE ASSESS	CATEGORY	PREMISES	ADDRESS		TOTAL UNITS
	CAT: h) SCHOOLS/EDUCATION				
11836	Pre-schools	KUDJULA PLAYGROUP	BENNETT ST		4
11288		C.T. KINDERGARTEN	BRIDGE ST		4
10307	Private/Boarding School	C.C.C. (ST MARYS)	MARY ST		111
11345/05		C.C.C. (MOUNT CARMEL)	HACKETT TCE		189
11470		BLACKHEATH & THORNBURGH COLLEGE	KING ST		150
12565/8		ALL SOULS ST GABRIELS SCHOOL	DR GEORGE ELLIS DRIVE		150
11965	State Schools	MILLCHESTER STATE SCHOOL	BLUFF RD		240
12043/02		SCHOOL OF DISTANCE EDUCATION	BRISK ST		240
12317		RICHMOND HILL STATE SCHOOL	BAKER ST		240
10040		CENTRAL STATE SCHOOL	HIGH ST		240
10050		STATE HIGH SCHOOL	ALAND ST		240
20174		RAVENSWOOD STATE SCHOOL	SCHOOL ST	School & Dwelling	10
21010		PENTLAND STATE SCHOOL	MILL ST		6
21257		GREENVALE STATE SCHOOL	CASSIA CRT		6
	CAT: i) STATE GOVERNMENT				
11644		RAILWAY STATION, COMPOUND, DWELL & GOODS SHED	ENTERPRISE RD		16
10147		HOSPITAL	GILL ST		400
11731/92		MOSMAN HALL	GLADSTONE RD		330
12367		EVENTIDE	DALRYMPLE RD		660
11940/5		MINES DEPARTMENT DEPOT	NAGLE ST		6
12127/14		WEEDS RESEARCH STATION and RESIDENCES	NATAL DOWNS RD		28
10128		POLICE STATION - CHARTERS TOWERS	GILL ST		12
20225/74	Police Station Dwelling is A/n 20225-2 = 4	POLICE STATION RAVENSWOOD	TOWNSVILLE ST		6
21083	Police Station Dwelling is A/n 24040 = 4	POLICE STATION - PENTLAND	PATERSON ST		6
21176		POLICE STATION & DWELLING - GREENVALE	ACACIA DRIVE		10
10111		COURTHOUSE COMPLEX	HODGKINSON ST		12
10031		STATE WORKS DEPT DEPOT	VULTURE ST		12
10079/3		DEPT OF PRIMARY INDUSTRIES	HODGKINSON ST		6
12442/1		DEPT OF PRIMARY INDUSTRIES	PRIOR STREET		12
12460/05		TRADE TRAINING CENTRE	MCPHERSON STREET		6
	CAT: j) STATE GOVERNMENT CORPORATIONS				
11769		Ergon - DEPOT	NEW QUEEN RD		6
11971/2		Ergon - SUB STATION	BLUFF RD		6
12564/2		Ergon - SUB STATION	DR GEORGE ELLIS DRIVE		6
10646/1		TELECOM EXCHANGE	BOW ST		6
10121		POST OFFICE (2 FLOORS)	GILL ST	6 + 4	10
10153		AMBULANCE (2 X Res)	GILL ST	6, D x 2	14
10194		FIRE BRIGADE (2 X Res)	GILL ST	6, D x 2	14
10485/9		NEIGHBOURHOOD CENTRE (OWNED BY STATE OF QLD)	POWELL LANE		6
12469/8		RURAL FIRE (OWNED BY STATE OF QLD)	BURDEKIN STREET		6
	CAT: k) COMMUNITY WELFARE				
11267/1	DALRYMPLE VILLA	DALRYMPLE VILLA INC	FRASER ST		100
	CAT: l) COUNCIL LAND				
10707	ENTERTAINMENT CENTRE	CHARTERS TOWERS REGIONAL COUNCIL	MOSMAN ST		6
	CAT: m) SPECIAL ALLOCATIONS				
	Per Connection for other purposes such as an animal trough	Across the Region			4
12165	CHARTERS TOWERS CARAVAN PARK		MT LEYSHON RD	Approv. 08/02	16
11345/2	HILLVIEW MOTEL		3A HACKETT TERRACE	Approv. 05/09	12
12193	COUNTRY ROAD MOTEL		4 MT LEYSHON RD	Approv. 06/09	20
10140	MCDONALDS RESTAURANT		GILL ST	Approv. 08/02	12



LEGEND

- Water Supply Area
- Land Parcels

Greenvale Water Supply Area

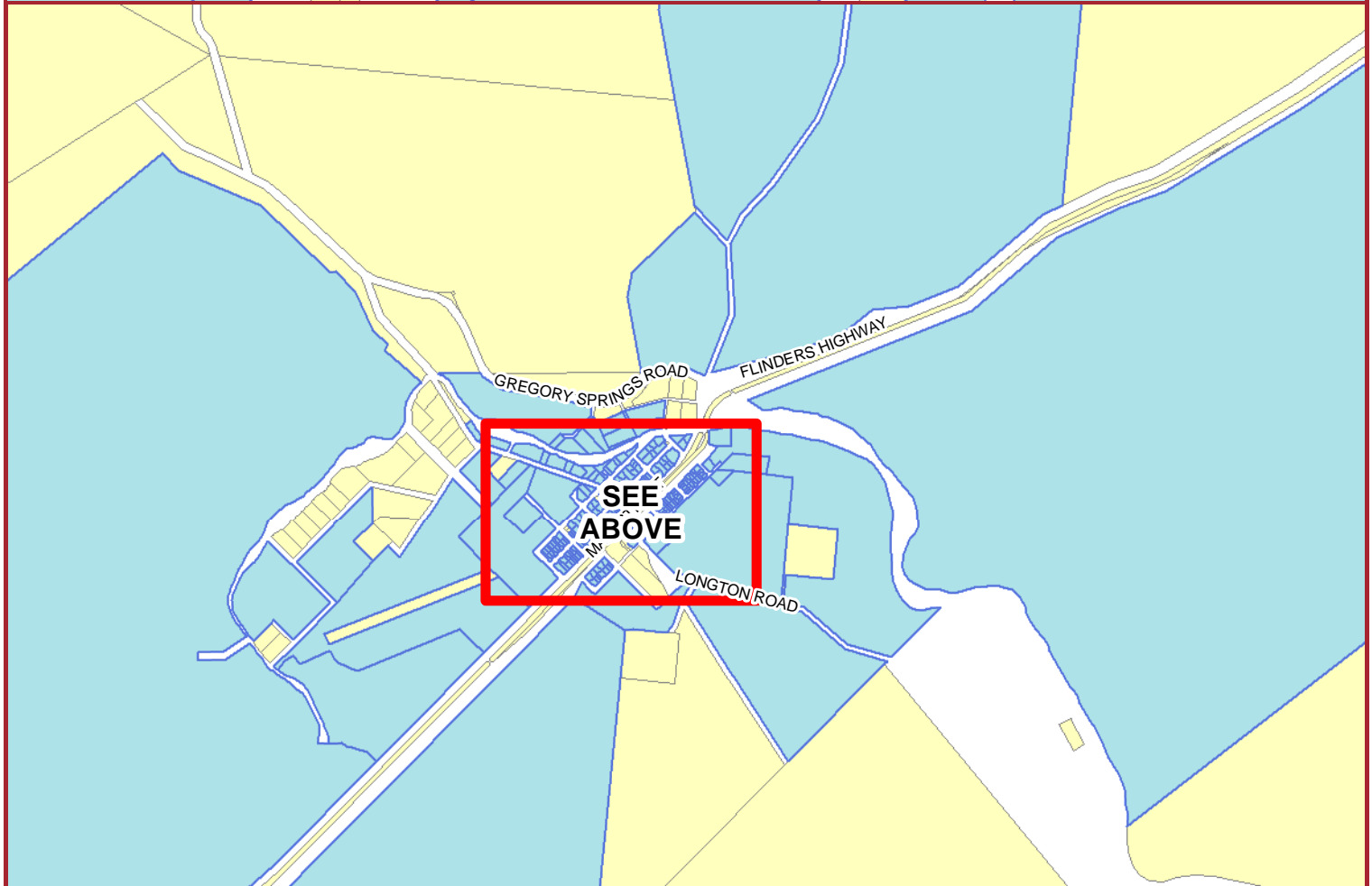
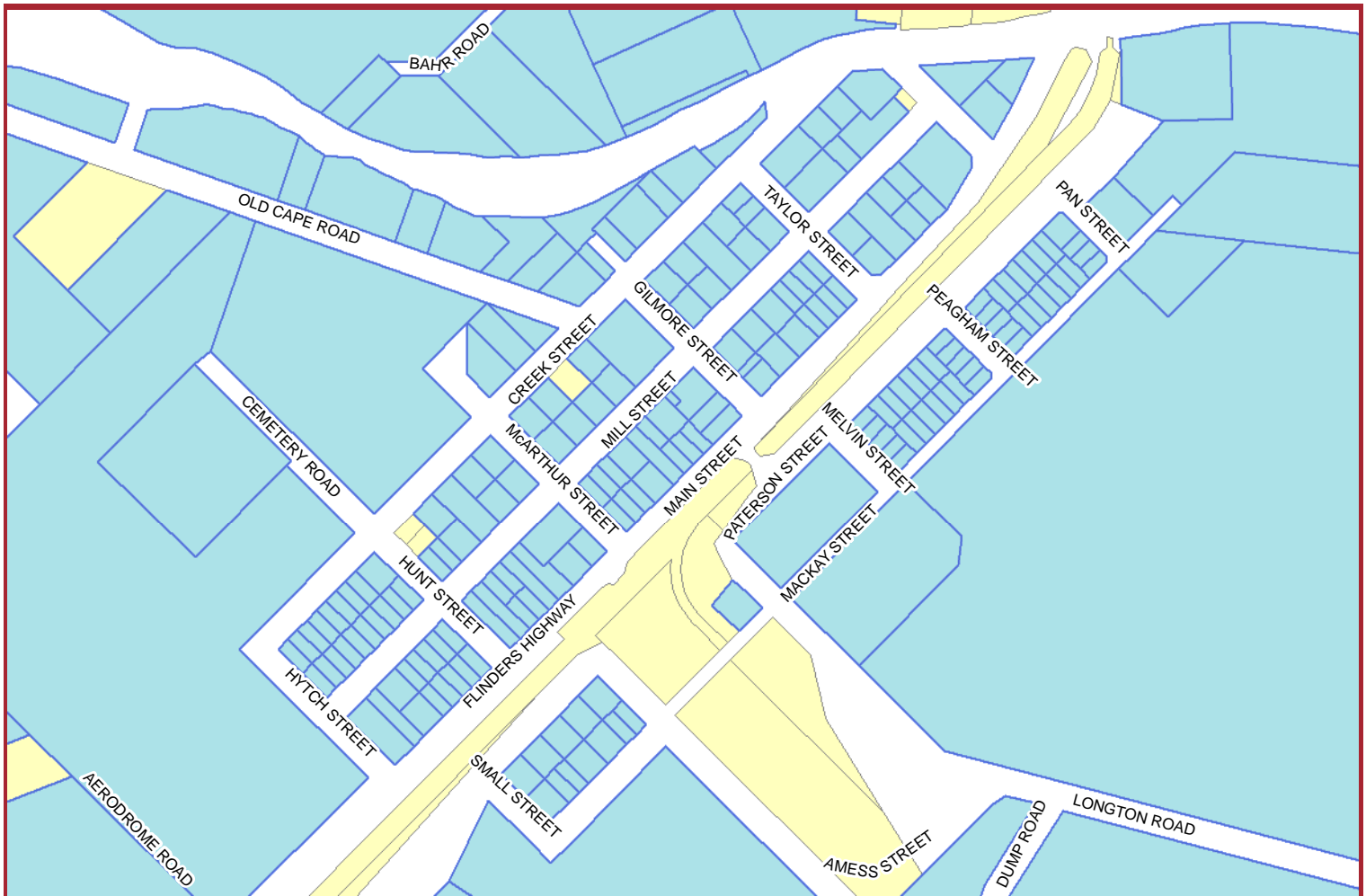
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www.charters Towers.qld.gov.au

Date: 14/07/2015
Drawn By: Ihickey





LEGEND

- Water Supply Area
- Land Parcels

Pentland Water Supply Area

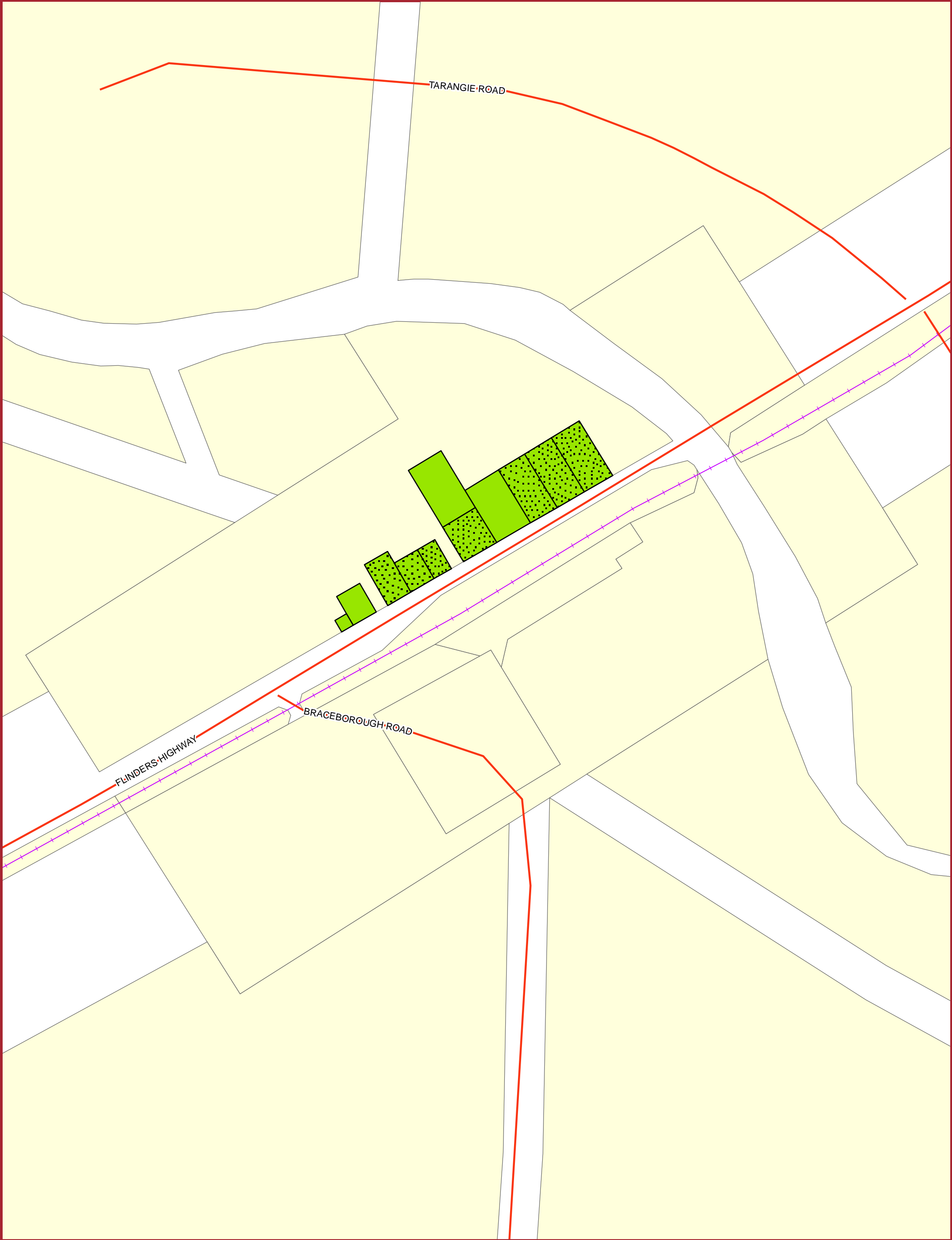
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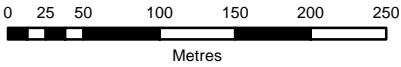




LEGEND

- Refuse Collections
- Defined Collection Area
- Land Parcels
- Road Centrelines

**Balfes Creek
Defined Refuse Collection Area 2015**



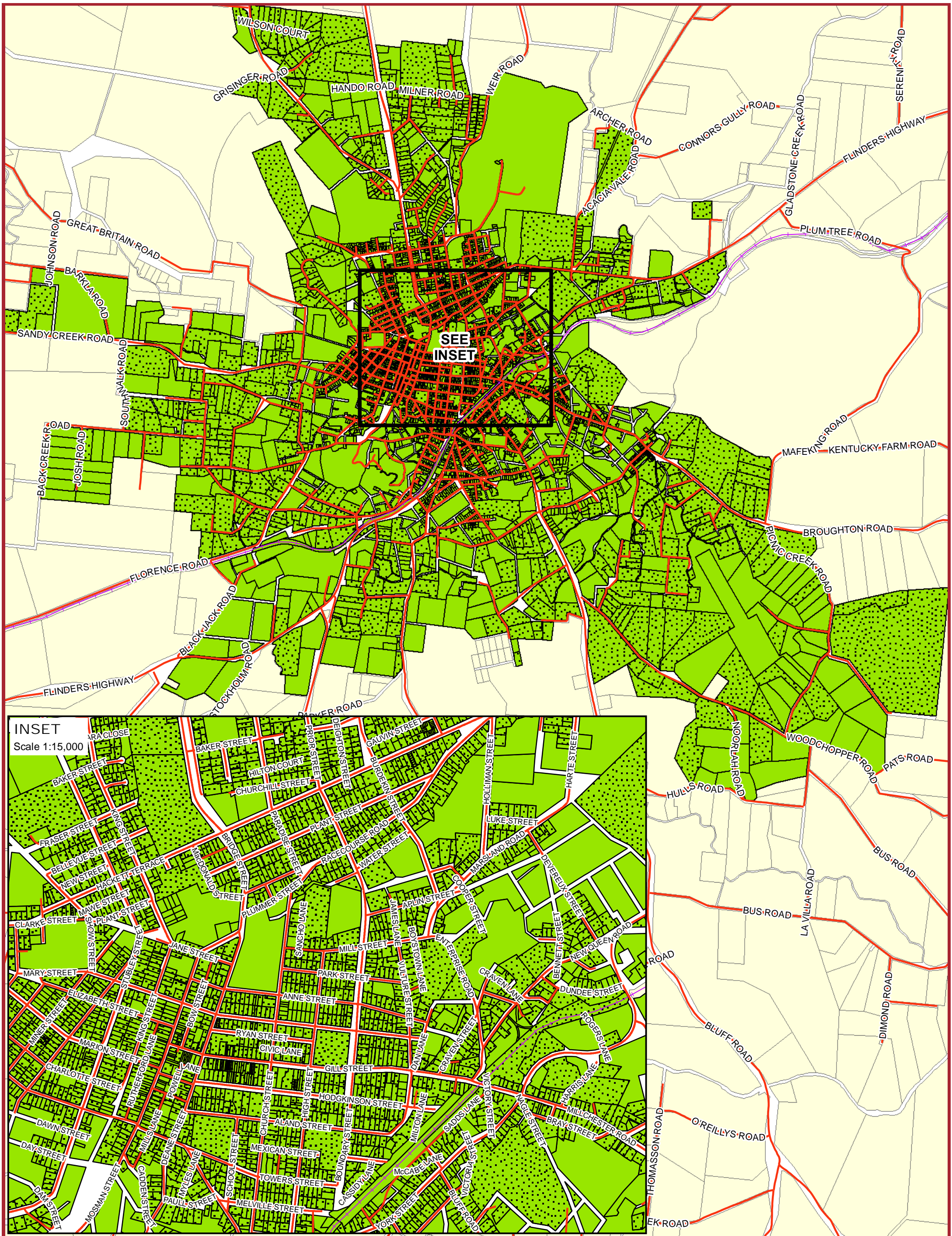
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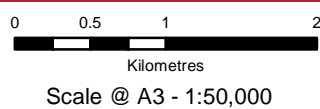




LEGEND

- Refuse Collections
- Defined Collection Area
- Land Parcels
- Road Centrelines

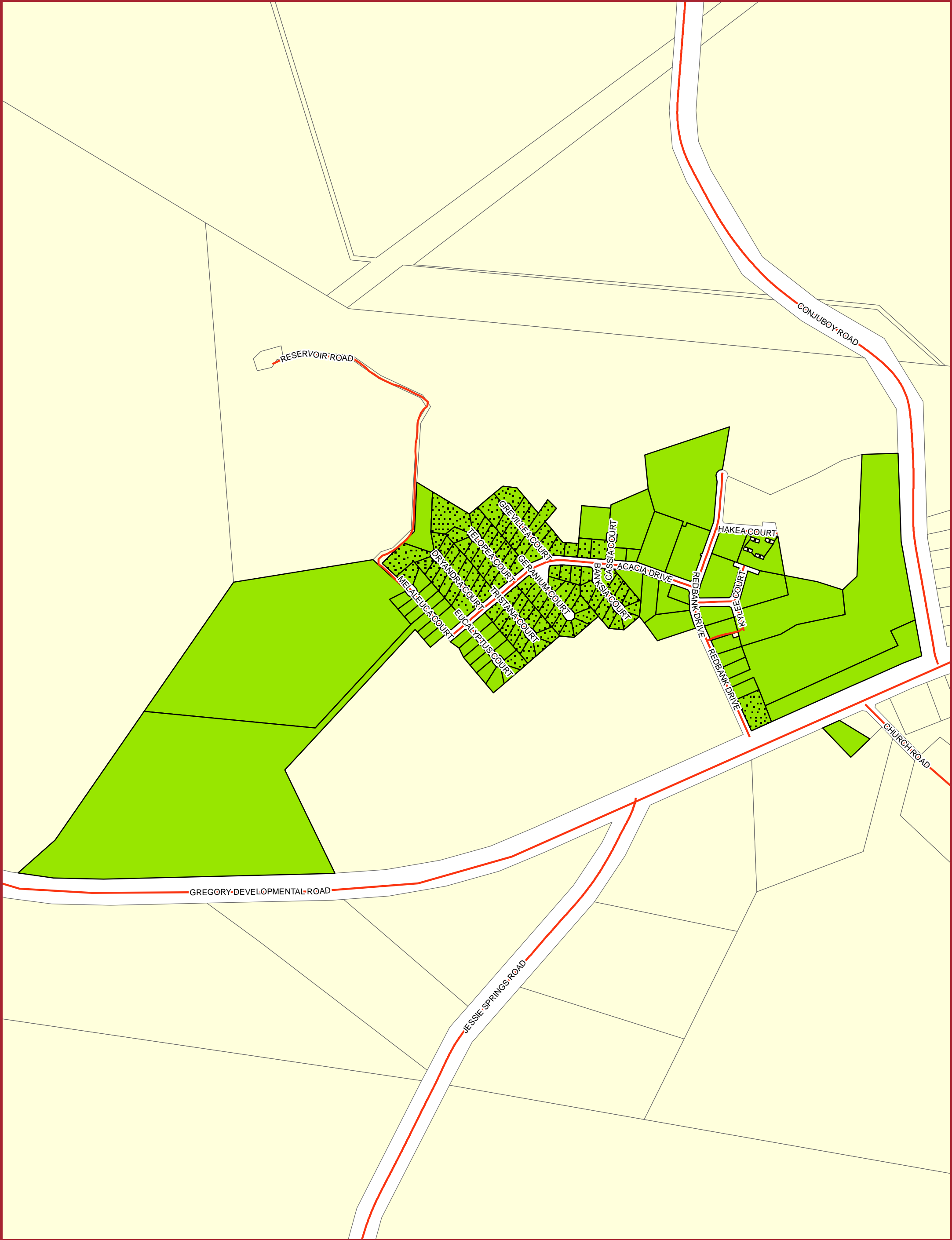
**Charters Towers and Environs
Defined Refuse Collection Area 2015**



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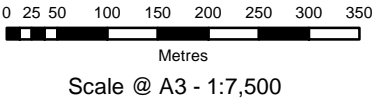
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- LEGEND**
- Refuse Collections
 - Defined Collection Area
 - Land Parcels
 - Road Centrelines

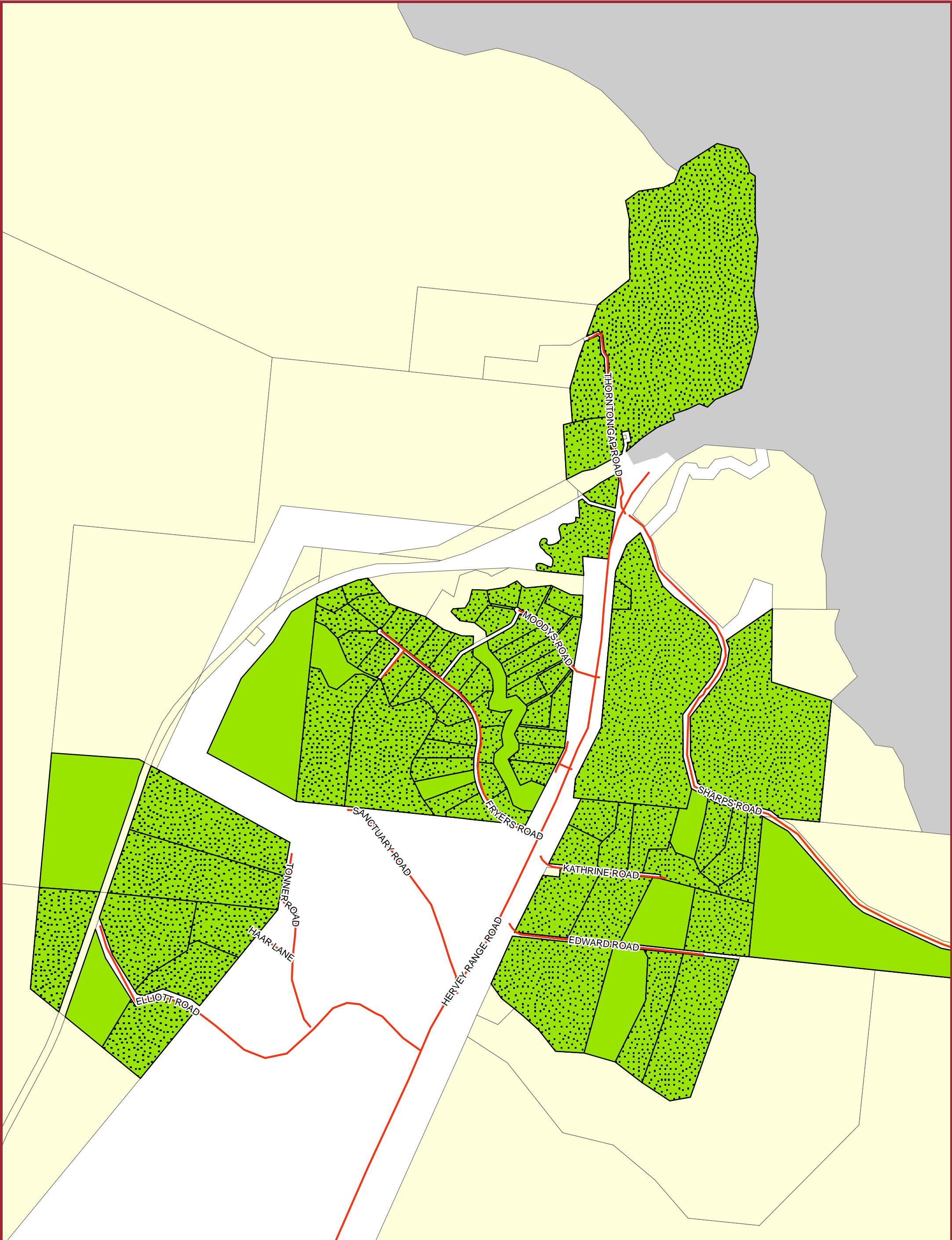
Greenvale
Defined Refuse Collection Area 2015






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LEGEND

-  Refuse Collections
-  Defined Collection Area
-  Land Parcels
-  Road Centrelines

**Hervey Range
Defined Refuse Collection Area 2015**



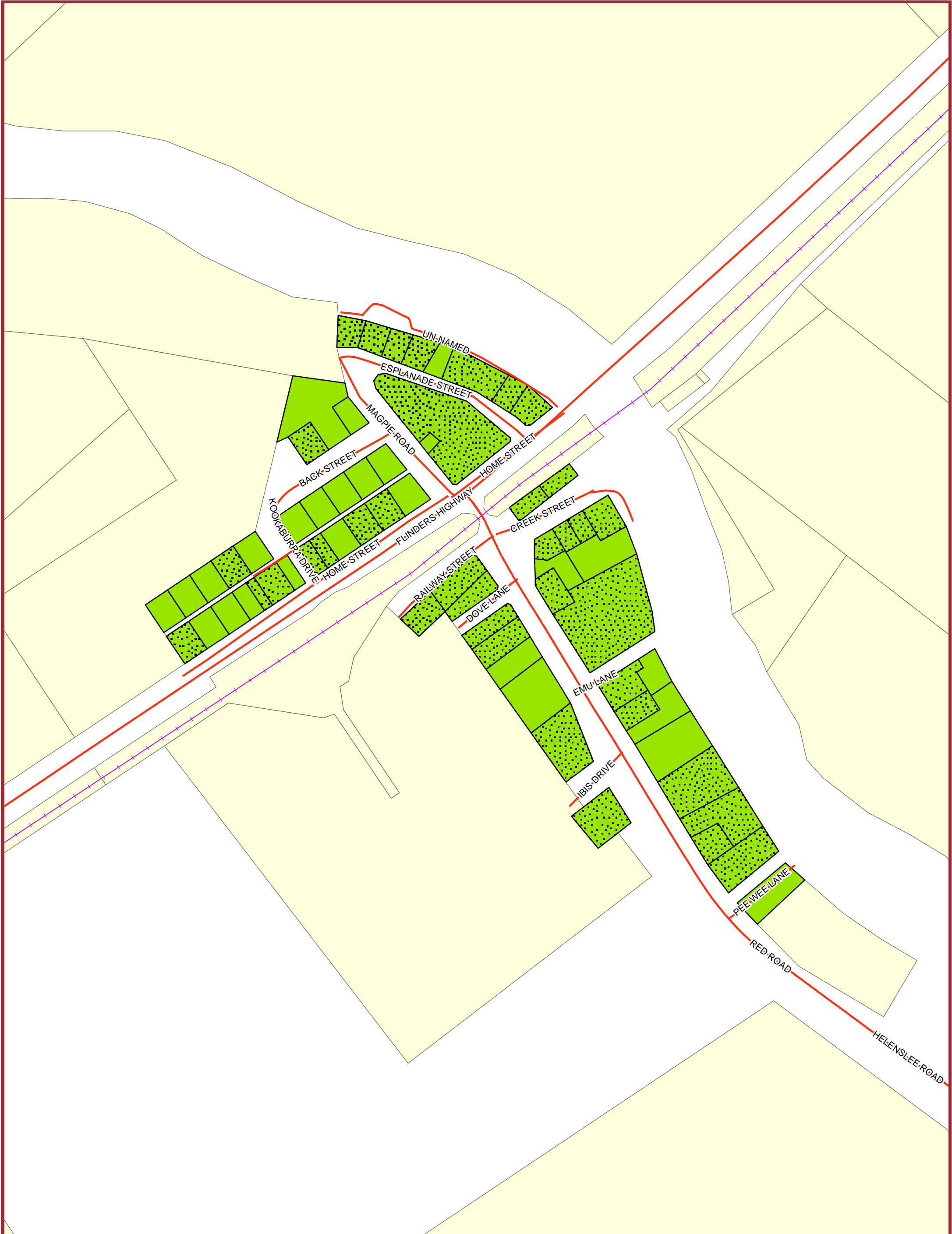
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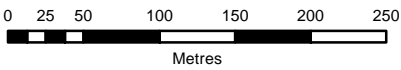




LEGEND

-  Refuse Collections
-  Defined Collection Area
-  Land Parcels
-  Road Centrelines

**Homestead
Defined Refuse Collection Area 2015**



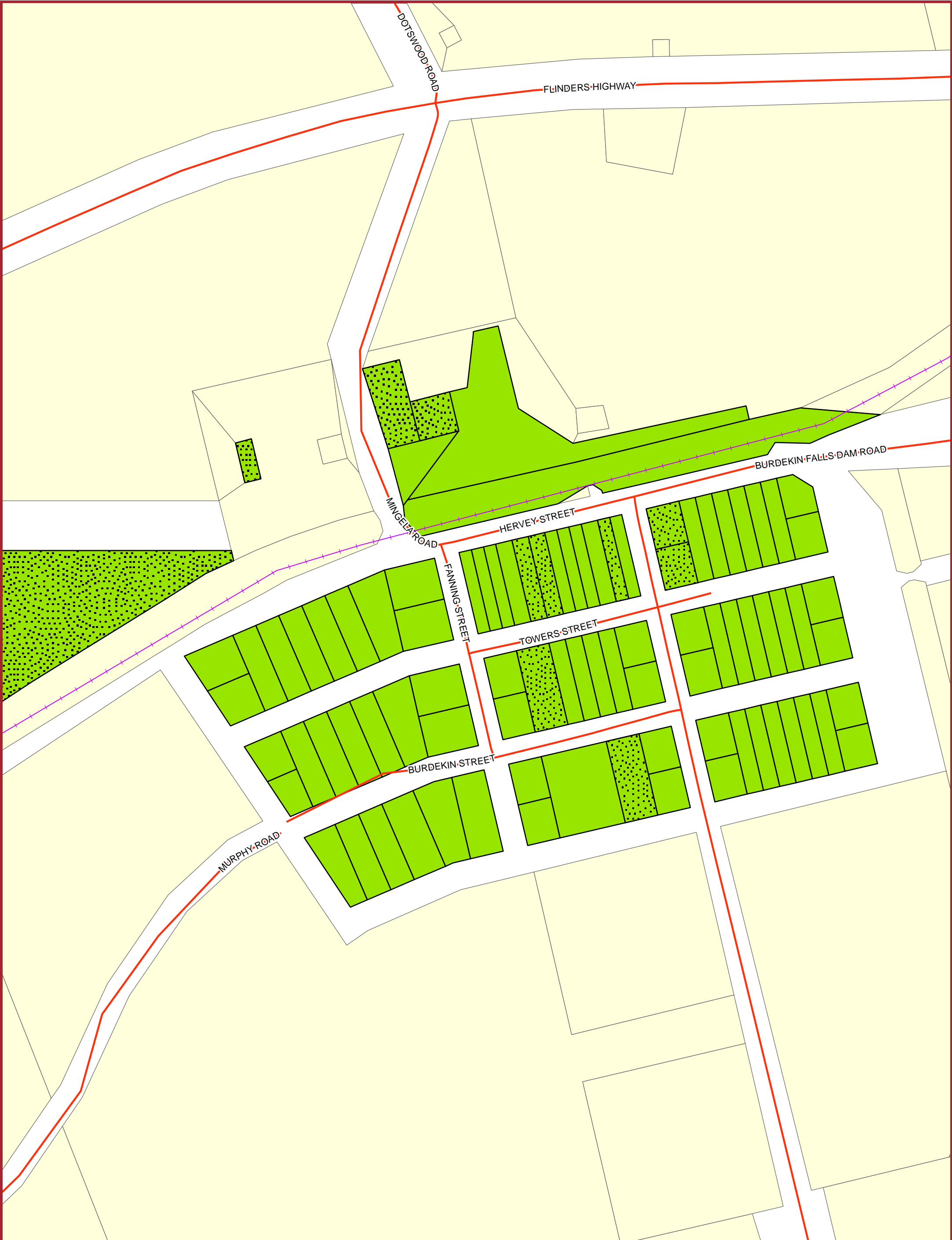
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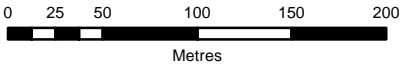




LEGEND

-  Refuse Collections
-  Defined Collection Area
-  Land Parcels
-  Road Centrelines

**Mingela
Defined Refuse Collection Area 2015**



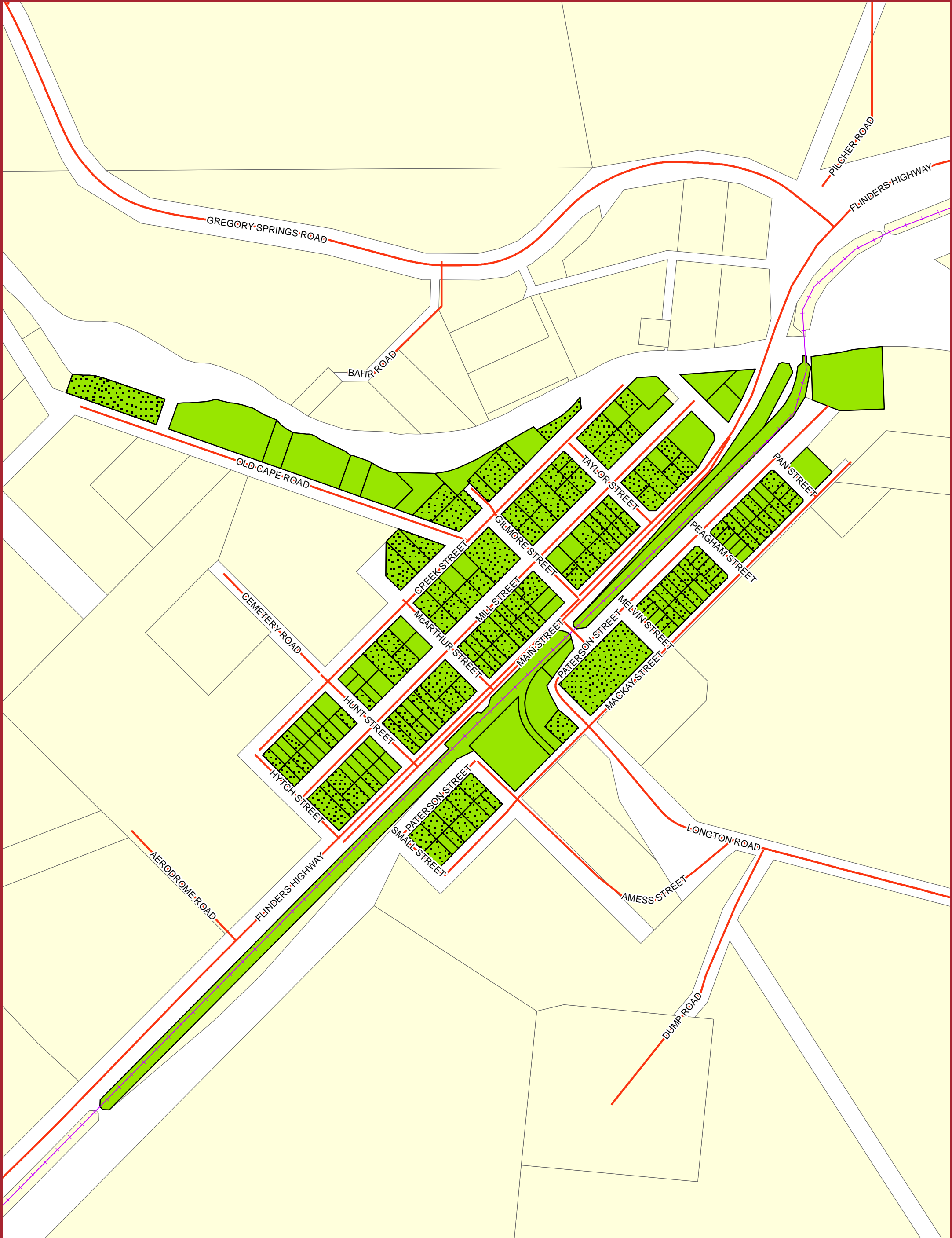
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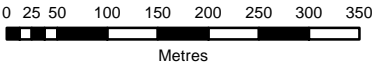
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- LEGEND**
- Refuse Collections
 - Defined Collection Area
 - Land Parcels
 - Road Centrelines

**Pentland
Defined Refuse Collection Area 2015**



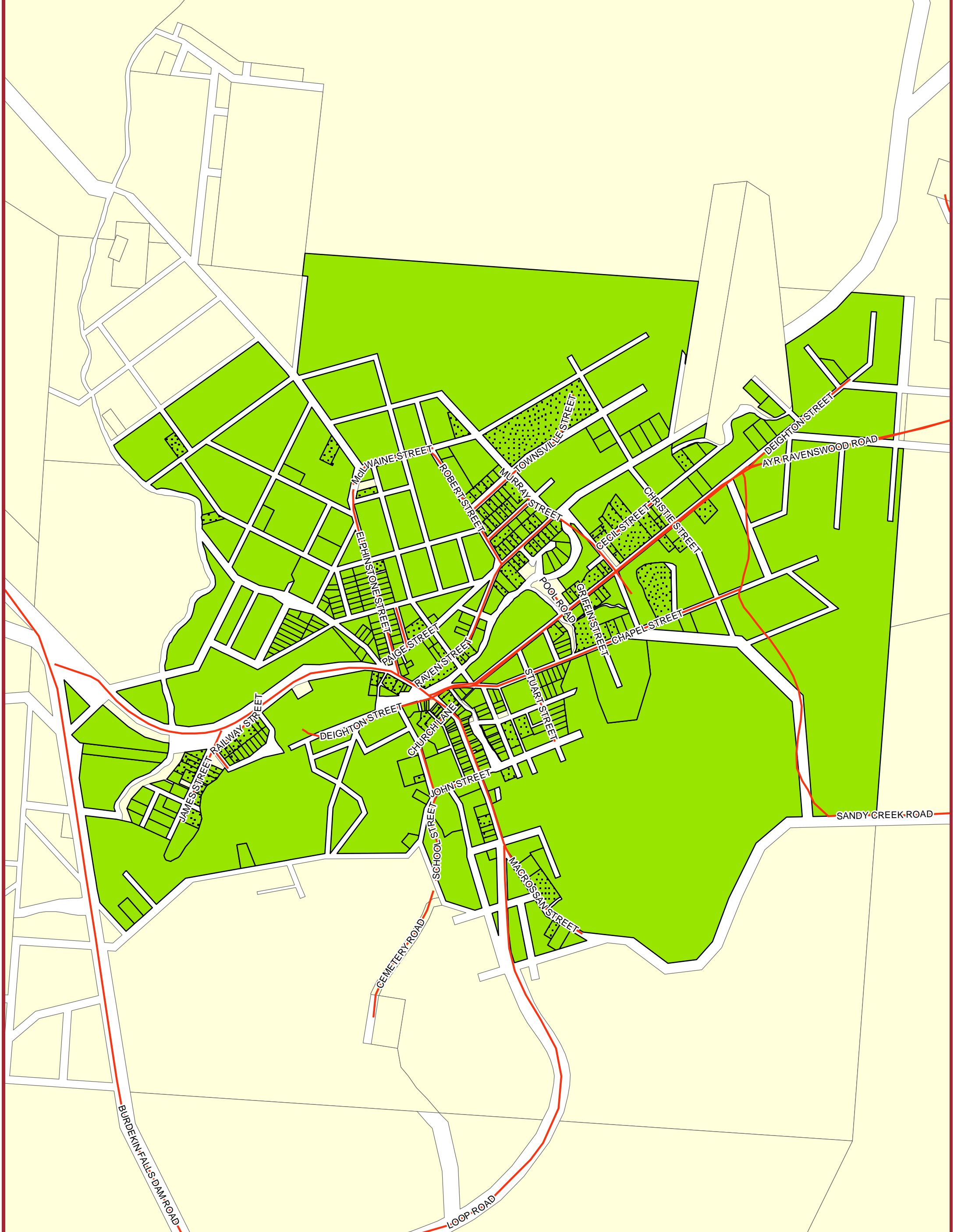
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LEGEND

-  Refuse Collections
-  Defined Collection Area
-  Land Parcels
-  Road Centrelines

**Ravenswood
Defined Refuse Collection Area 2015**



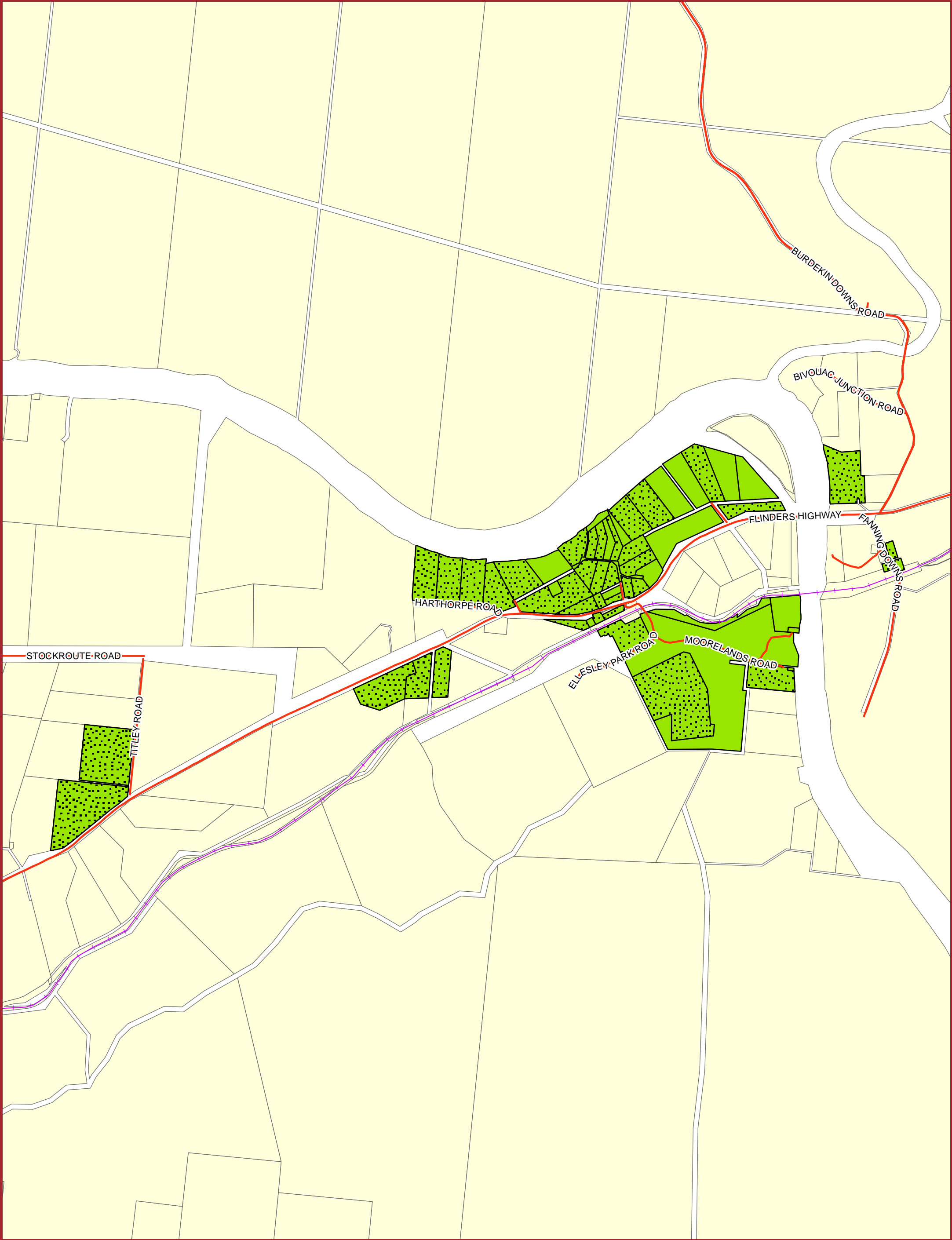
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Drawn By: Ihickey
Document:
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- LEGEND**
- Refuse Collections
 - Defined Collection Area
 - Land Parcels
 - Road Centrelines

Sellheim
Defined Refuse Collection Area 2015



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