



ST GEORGE

DIRRANBANDI

BOLLON

THALLON

MUNGINDI

HEBEL

NINDIGULLY

Special Rates - Overall Plans

2019-20



Overall Plan – Feral Animal Management 2019/20

1.0 Legislative Authority

Local Government Act 2009

Local Government Regulation 2012

2.0 Background

The *Local Government Regulation 2012* imposes a requirement on Council to publish an Overall Plan which clearly establishes the principles used by Council levying Special rates or charges.

Council, by resolution to levy special rates or charges must identify:-

- The rateable land to which the special rates or charges apply; and
- The overall plan for the service, facility or activity to which the special rates or charges apply.

The Overall Plan is a document that:-

- Describes the service, facility or activity; and
- Identifies the rateable land to which the special rates or charges apply; and
- States the estimated cost of carrying out the overall plan; and
- States the estimated time for carrying out the overall plan.

3.0 Policy Principles

3.1 The levying of Special Rates and Charges

Feral Animal Management

Council will levy a special rate on all rateable assessments in Rating Categories Cat 100, 79,80,81 and all properties > or = 1000 Hectares in Cat 200 and Cat 300 within the Balonne Shire Council boundary. Council, at its budget meeting will set an annual rate in the dollar on Unimproved Capital Value. Funds raised from the special rate, will be applied toward the continued operation of Feral Animal Management services or activities in the Shire. Interest will be charged on overdue balances and retained by the Balonne Shire Council to offset the cost of debt recovery. The estimated cost for Feral Animal Management in 2019/20 is \$400,000.00. The estimated time for implementing the overall plan is 1 (one) year commencing 1 July 2019 and ending 30 June 2020. Council has a draft Biosecurity Plan and Wild Dog Management Plan to replace its weed and pest management plans. The Feral Animal Management special rate will be reviewed following implementation of the Wild Dog Exclusion Fencing special rate scheme.

3.0 Related Documents

Revenue Statement 2019-20

Budget 2019-20



Overall Plan – Urban Animal Management 2019/20

1.0 Legislative Authority

Local Government Act 2009

Local Government Regulation 2012

2.0 Background

The *Local Government Regulation 2012* imposes a requirement on Council to publish an Overall Plan which clearly establishes the principles used by Council levying Special rates or charges.

Council, by resolution to levy special rates or charges must identify:-

- The rateable land to which the special rates or charges apply; and
- The overall plan for the service, facility or activity to which the special rates or charges apply.

The Overall Plan is a document that:-

- Describes the service, facility or activity; and
- Identifies the rateable land to which the special rates or charges apply; and
- States the estimated cost of carrying out the overall plan; and
- States the estimated time for carrying out the overall plan.

3.0 Policy Principles

3.1 The levying of Special Rates and Charges

Urban Animal Management

Council will levy a special charge on all rateable assessments in Rating Categories 1-3, within the Balonne Shire Council boundary. Council, at its budget meeting will set an annual fixed rate charge. Funds raised from the charge, will be applied toward the continued operation of Urban Animal Management services or activities in the Shire. Interest will be charged on overdue balances and retained by the Balonne Shire Council to offset the cost of debt recovery. The estimated cost for 2019/20 Domestic Animal Control is \$221,500.00. The estimated time for implementing the overall plan is 1 (one) year commencing 1 July 2019 and ending 30 June 2020.

3.0 Related Documents

Revenue Statement for 2019-2020

Budget for 2019-2020



Overall Plan - Thallon 2019/20

1.0 Legislative Authority

Local Government Act 2009

Local Government Regulation 2012

2.0 Background

The *Local Government Regulation 2012* imposes a requirement on Council to publish an Overall Plan which clearly establishes the principles used by Council levying Special rates or charges.

Council, by resolution to levy special rates or charges must identify:-

- The rateable land to which the special rates or charges apply; and
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The Overall Plan is a document that:-

- Describes the service, facility or activity; and
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- States the estimated time for carrying out the overall plan.

3.0 Policy Principles

3.1 The levying of Special Rates and Charges

Thallon Rural Fire Levy

To fund the operation of the Thallon Town Rural Fire Brigade, Council has resolved to levy a special charge on those rateable properties contained in the benefited area. This special charge shall be levied on the property assessment and not individual land parcels.

Properties will be classified in the same manner as that utilised by the Queensland Emergency Management Levy Scheme and detailed in the Fire Legislation Amendment Regulation applicable to the relevant financial year.

Council, at its budget meeting, after consultation with the Thallon Town Rural Fire Brigade, will set an annual per unit charge. Net funds (after discount) raised from the levy, less an administration charge, will be remitted to the Thallon Town Rural Fire Brigade who will apply such funds towards the continued operation of their service including maintenance, administration and capital replacement. The estimated cost for 2019-2020 is \$7,600.00. The estimated time for implementing the overall plan is 1 (one) year commencing 1 July 2019 and ending 30 June 2020.

3.0 Related Documents

Revenue Statement 2019-20

Budget 2019-20



Overall Plan – Wild Dog Exclusion Fencing 2019/20

1. LEGISLATIVE AUTHORITY

- *Local Government Act 2009* (Qld) (“**Act**”)
- *Local Government Regulation 2012* (Qld) (“**Regulation**”)

(See **part 3** below for relevant provisions of the Act and Regulation)

2. BACKGROUND

- (a) Over recent years wild dogs have contributed (along with other factors) reduced confidence in the rural economy of the Council’s area.
- (b) Council wishes to facilitate improved confidence in the rural economy of the Council’s area and is of the opinion that this can be achieved by facilitating the installation of wild dog exclusion fencing (as more fully described below at **part 4.1**, “**Planned Infrastructure**”) on certain properties within Council’s local government area.
- (c) At the Council meeting on 21 February 2019, the following governance matters were brought before Council to meet legislative requirements:
 - (i) Council’s wild dog exclusion fence scheme Business Case was presented and adopted;
 - (ii) Council has made a borrowing application to the Department of Local Government Racing & Multicultural Affairs;
 - (iii) Council sought expressions of interest from landholders to identify the properties that would benefit, and if approved, incur a special charge for its wild dog exclusion fence scheme; and
 - (iv) Council ran a procurement process to attract fencing contractors and suppliers for a preferred supplier arrangement.
- (d) Council has investigated the legislative issues in relation to the construction of infrastructure on landholders’ properties and the recovery of this cost through the levy of a special charge.
- (e) The Regulation imposes a requirement on Council to publish an “overall plan” which clearly establishes the principles used by Council levying “special rates or charges”.

3. POLICY PRINCIPLES

Council has investigated the legislative issues in relation to the construction of infrastructure on landholders’ properties and the recovery of this cost through the levy of a special charge:

- (a) Section 94(1)(b)(i) of the Act empowers Council to levy special rates and charges. Section 92(3) of the Act described special rates and charges as follows:



Overall Plan – Wild Dog Exclusion Fencing 2019/20

“Special rates and charges are for services, facilities and activities that have a special association with particular land because:

a. the land or its occupiers

i specially benefits from the service, facility or activity; or

ii has or will have special access to the service, facility or activity; or

b. the land is or will be used in a way that specially contributes to the need for the service, facility or activity; or

c. the occupier of the land specially contributes to the need for the service, facility or activity.”

- (b) The Planned Infrastructure will create a ‘special benefit’ to the land or its occupier and it is on this basis that the special charges will be charged.
- (c) Section 94 of Regulation sets out the procedural requirements which must be followed when a Local government levies a special rate or charge, relevantly:
 - (i) by subsection (2), the resolution levying the special charge must;
 - (A) identify the rateable land to which the special rate or charge will apply; and
 - (B) identify the overall plan for the service, facility or activity to which the special rate or charge will apply.
 - (ii) by subsection (3), the overall plan must describe the service, facility or activity, identify rateable land to which the rate or charge will apply and state the estimated cost and time of carrying out the overall plan;
 - (iii) by subsection (4), the overall plan must be adopted before, or at the same time, as when the resolution making the special rate or charge is made; and
 - (iv) by subsection (5), where an overall plan is for a period of more than one (1) year, the local government must adopt an annual implementation plan for each year of the life of the overall plan.
- (d) The overall plan must be adopted before, or at the same time as, Council first resolves to levy the special charges.¹
- (e) If an overall plan is for more than 1 year, Council must also adopt an “annual implementation plan” for each year of the overall plan.²
- (f) Council must adopt the annual implementation plan before or at the budget meeting for each year of the period for carrying out the overall plan.³

¹ Regulation, s94(4).

² Regulation, s94(6).

³ Regulation, s94(8)



Overall Plan – Wild Dog Exclusion Fencing 2019/20

- (g) Council may at any time, by resolution, amend an overall plan or an annual implementation plan.⁴

4. THE OVERALL PLAN

4.1 Planned infrastructure

The Planned Infrastructure:

- (a) includes wild dog exclusion fencing designed and built for the purpose of protecting individual properties or “clusters” of adjoining properties from wild dogs; and
- (b) will be constructed to minimum standards stipulated by Council to appointed contractors providing always that the it must be constructed to withstand local conditions and to be suitable to keep wild dogs out of the properties involved in the project.

4.2 Description of the service, facility or activity

The service, facility or activity provided or facilitated by Council include:

- (a) the borrowing of the necessary funds to implement the project, subject to Treasury approval;
- (b) the purchase of materials and facilitating construction of exclusion fencing that controls pest animals for the rateable land to which the special charge shall apply; and
- (c) Council administering the delivery of the Planned Infrastructure.

4.3 Documentation

It is anticipated the following documentation will be required:

- (a) Legal agreement with the owners of the Properties (**Landholder Agreement**);
- (b) Legal agreements with owners of land adjoining the Properties (**Adjoining Landholder Deed**); and
- (c) agreements with the successful contractors for the design and construction of the Planned Infrastructure.

4.4 Identification of the rateable land to which the special rates or charges apply

- (a) The relevant rateable land is identified in Schedule A (**Properties**).
- (b) The levying of the special charge will commence after participants have had the benefit of 2 years of capitalised interest commencing from the date a Landholder Agreement is signed with each landholder.

⁴ Regulation, s94(9)



Overall Plan – Wild Dog Exclusion Fencing 2019/20

(c) The estimated special charge expected in years 3 to 5 and years 6 to 20 (after being given a 2 year construction window) are as follows:

- (i) Special Charge Calculation Year 3 to Year 5: \$562,344; and
- (ii) Special Charge Calculation Year 6 to Year 20: \$6,794,324.

Full details for individual properties are shown at Schedule B.

4.5 Estimated cost of carrying out the overall plan

The estimated cost of carrying out the Overall Plan is \$6,955,710 with borrowings approved up to \$8,540,987 (please see Schedule A for further details).

This figure includes all of the costs associated with administration by Council of the project, borrowing funds from Treasury, the purchase of materials and construction of the Project Infrastructure for the Properties to which the special charge applies.

4.6 Estimated time for carrying out the overall plan

The estimated time for carrying out the Overall Plan is 20 years, concluding 30 June 2041.

4.7 Special benefit

- a) The properties will specially benefit from the planned infrastructure. Specifically, the properties will be protected from the migration of wild dogs from other areas as well as allow landowners to cull wild dogs (and potentially other pest animals) within the areas enclosed by planned infrastructure.
- b) Adjoining landholders to the properties will not directly benefit from the planned infrastructure as it will not provide any wild dog exclusion or control benefits to areas not enclosed by the planned infrastructure.

5. RELATED DOCUMENTS

Revenue Statement 2019-20
Budget 2019-20



Overall Plan – Wild Dog Exclusion Fencing 2019/20

SCHEDULE A

ASSESSMENT NUMBER	Km's	Estimated Cost for Special Rate Scheme*
01896-00000-000	4.4	\$50,000.00
02388-00000-000	48.5	\$291,000.00
02374-10000-000	15.39	\$92,340.00
02617-00000-000	42.1	\$252,200.00
02372-00000-000	22.8	\$136,800.00
01885-00000-000	10.6	\$63,600.00
02515-00000-000	14.97	\$179,640.00
01839-40000-000 02323-00000-000 02650-00000-000 02149-00000-000	119.156	\$1,393,585.20
02302-00000-000	48	\$288,000.00
02513-00000-000	31.12	\$374,700.00
02492-00000-000	15	\$180,000.00
02292-00000-000	26.77	\$301,400.00
02471-00000-000	83.5	\$501,000.00
02410-00000-000	28.1	\$168,600.00
02429-00000-000	19.24	\$230,800.00
02484-50000-000 02486-00000-000	42.87	\$382,680.00
02267-00000-000	32.5	\$390,000.00
01825-00000-000	14.623	\$175,476.00
01895-00000-000 01849-00000-000 01900-00000-000	83.3	\$999,600.00
01854-00000-000	42	\$504,000.00
Total Estimated Cost		\$6,955,710

*a number of landholders are co-contributing to the overall cost of the fencing.



Overall Plan – Wild Dog Exclusion Fencing 2019/20

SCHEDULE B

Assessment	Special Charge Calculation Year 3 to 5	Special Charge Calculation Year 6 to 20
01896-00000-000	\$1,340	\$4,231
02388-00000-000	\$7,801	\$24,623
02374-10000-000	\$2,475	\$7,814
02617-00000-000	\$6,761	\$21,340
02372-00000-000	\$3,667	\$11,576
01885-00000-000	\$1,705	\$5,382
02515-00000-000	\$4,816	\$15,201
01839-40000-000	\$7,534	\$23,782
02323-00000-000	\$6,050	\$19,097
02650-00000-000	\$8,389	\$26,478
02149-00000-000	\$15,386	\$48,564
02302-00000-000	\$7,721	\$24,370
02513-00000-000	\$10,045	\$31,706
02492-00000-000	\$4,825	\$15,231
02292-00000-000	\$8,080	\$25,504
02471-00000-000	\$13,431	\$42,393
02410-00000-000	\$4,520	\$14,266
02429-00000-000	\$6,187	\$19,530
02484-50000-000	\$2,628	\$8,294
02486-00000-000	\$7,631	\$24,088
02267-00000-000	\$10,455	\$33,001
01825-00000-000	\$4,704	\$14,848
01895-00000-000		
01849-00000-000	\$26,797	\$84,583
01900-00000-000		
01854-00000-000	\$13,511	\$42,647



Annual Implementation Plan – Wild Dog Exclusion Fencing 2019/20

1. LEGISLATIVE AUTHORITY

- *Local Government Act 2009* (Qld) (“**Act**”)
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(See **part 3** below for relevant provisions of the Act and Regulation)

2. BACKGROUND

- Over recent years wild dogs have contributed (along with other factors) reduced confidence in the rural economy of the Council’s area.
- Council wishes to facilitate improved confidence in the rural economy of the Council’s area and is of the opinion that this can be achieved by facilitating the installation of wild dog exclusion fencing (as more fully described below at **part 4.1, “Planned Infrastructure”**) on certain properties within Council’s local government area.
- At the Council meeting on 21 February 2019, the following governance matters were brought before Council to meet legislative requirements:
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Annual Implementation Plan – Wild Dog Exclusion Fencing 2019/20

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b. the land is or will be used in a way that specially contributes to the need for the service, facility or activity; or

c. the occupier of the land specially contributes to the need for the service, facility or activity.”

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- (e) If an overall plan is for more than 1 year, Council must also adopt an “annual implementation plan” for each year of the overall plan.²
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Annual Implementation Plan – Wild Dog Exclusion Fencing 2019/20

- (g) Council may at any time, by resolution, amend an overall plan or an annual implementation plan.⁴

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The Planned Infrastructure:

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- (a) The relevant rateable land is identified in Schedule A (**Properties**).
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⁴ Regulation, s94(9)



Annual Implementation Plan – Wild Dog Exclusion Fencing 2019/20

(c) The estimated special charge expected in years 3 to 5 and years 6 to 20 (after being given a 2 year construction window) are as follows:

- (i) Special Charge Calculation Year 3 to Year 5: \$562,344; and
- (ii) Special Charge Calculation Year 6 to Year 20: \$6,794,324.

Full details for individual properties are shown at Schedule B.

4.5 Estimated cost of carrying out the overall plan

The estimated cost of carrying out the Overall Plan is \$6,955,710 with borrowings approved up to \$8,540,987 (please see Schedule A for further details).

This figure includes all of the costs associated with administration by Council of the project, borrowing funds from Treasury, the purchase of materials and construction of the Project Infrastructure for the Properties to which the special charge applies.

4.6 Estimated time for carrying out the overall plan

The estimated time for carrying out the Overall Plan is 20 years, concluding 30 June 2041; and

The Annual Implementation Plan for the 2019/20 financial year will be Council borrowing the necessary funds to implement the project, arranging execution of the landholder and adjoining landholder agreements, purchasing fencing materials and engaging fencing contractors to install exclusion fencing on each property that is participating in the scheme.

4.7 Special benefit

- (a) The properties will specially benefit from the planned infrastructure. Specifically, the properties will be protected from the migration of wild dogs from other areas as well as allow landowners to cull wild dogs (and potentially other pest animals) within the areas enclosed by planned infrastructure.
- (b) Adjoining landholders to the properties will not directly benefit from the planned infrastructure as it will not provide any wild dog exclusion or control benefits to areas not enclosed by the planned infrastructure.

5. RELATED DOCUMENTS

Revenue Statement 2019-20
Budget 2019-20
Overall Plan for Wild Dog Exclusion Fencing Scheme



Annual Implementation Plan – Wild Dog Exclusion Fencing 2019/20

SCHEDULE A

ASSESSMENT NUMBER	Km's	Estimated Cost for Special Rate Scheme*
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02388-00000-000	48.5	\$291,000.00
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02492-00000-000	15	\$180,000.00
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02429-00000-000	19.24	\$230,800.00
02484-50000-000	42.87	\$382,680.00
02486-00000-000		
02267-00000-000	32.5	\$390,000.00
01825-00000-000	14.623	\$175,476.00
01895-00000-000	83.3	\$999,600.00
01849-00000-000		
01900-00000-000		
01854-00000-000	42	\$504,000.00
Total Estimated Cost		

*a number of landholders are co-contributing to the overall cost of the fencing.



Annual Implementation Plan – Wild Dog Exclusion Fencing 2019/20

SCHEDULE B

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02267-00000-000	\$10,455	\$33,001
01825-00000-000	\$4,704	\$14,848
01895-00000-000		
01849-00000-000	\$26,797	\$84,583
01900-00000-000		
01854-00000-000	\$13,511	\$42,647

Date of Adoption >> 28 June 2019
Next Review Date>> 28 June 2020