

DRAFT
STATEMENT OF
REVENUE POLICY
2025-26



Council's Budget

Budget Summary

Council has prepared its draft budget for the 2025-26 financial period.

The 2025-2026 budget projects that Council will receive income from continuing operations of \$344 million which consists of \$188 million in rates and annual charges, \$61 million in user charges and fees, \$14 million in interest and investment revenues, \$8 million in other revenues, \$42 million in operating grants and contributions and \$31 million received for capital works through grants and contributions.

Its operating expenditure is projected to total \$320 million which includes \$101 million in employee costs, \$8 million in borrowing costs (interest repayments), \$92 million in depreciation on community assets and \$119 million in materials, contracts and other expenses.

Council will undertake a capital works program of approximately \$154 million which includes \$51 million on transport infrastructure assets (roads, bridges, drainage, footpaths etc), \$4 million on buildings, \$7 million on parks and recreation infrastructure and \$11 million on plant and equipment replacements.

Capital expenditure of \$56 million on sewer infrastructure and \$20 million on water infrastructure is also proposed for 2025-26.

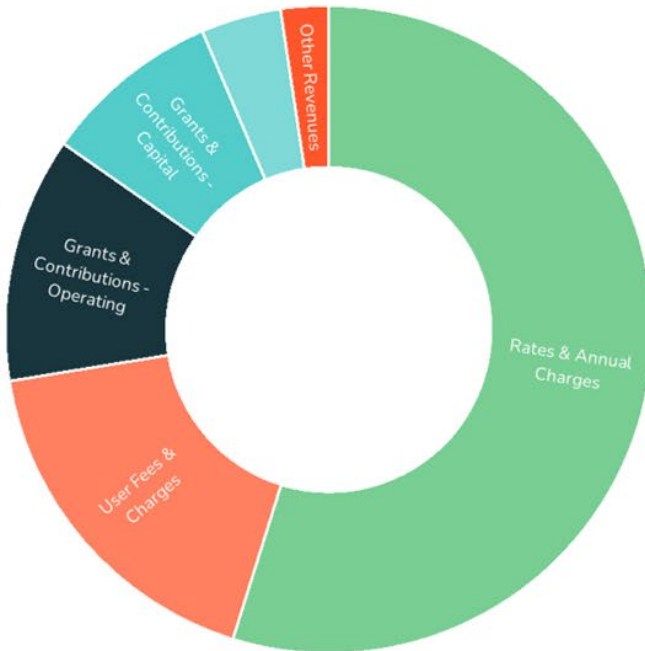
It will reduce the principal outstanding on existing borrowings by \$16.5 million. There are no new borrowings proposed for 2025-26.

Further details on the budgets allocated to Council's 31 Service areas can be found in the Service Statement section of the Operational Plan 2025-26.

The components of the Operating Income and Expenditure are set out in the following graphs.

Income & Expenditure Summary 2025-26

Income	%
Rates & Annual Charges	55%
User Fees & Charges	18%
Grants & Contributions (Capital)	9%
Grants & Contributions (Operating)	12%
Interest & Investment Revenues	4%
Other Revenues	2%



Expenses	%
Employee Expenses	31%
Materials & Contracts	33%
Depreciation	29%
Other Expenses	5%
Borrowing Costs	2%
Net Loss from Disposal of Assets	<1%

Rates and Annual Charges

Council will adopt an unchanged single rate structure for the 2025-26 financial year. Information on that structure is contained within this document.

Council's general rate income is projected to increase by 3.80%, being the final rate peg for MidCoast Council as announced by the Independent Pricing and Regulatory Tribunal (IPART).

2025-26 will see the introduction of new land values following a General Revaluation of all land within the MidCoast Council area by the Valuer-Generals Department. These values have a base date of 1 July 2024 and are used to determine rates from 1 July 2025. While there has been an overall decrease in the total valuation for the MidCoast area there have been upward and downward movements for individual areas and properties.

The impact of a General Revaluation is that there will not be a standard 3.80% increase for all ratepayers. Ratepayers will experience increases and decreases in their individual rates that reflect the relative change in their valuation against the average change in valuations within their respective rate category and sub-category.

There are increases proposed for Annual Charges for Waste Management (3.80%), Water (5.50%) and Sewer (7.00%).

This Statement of Revenue Policy contains more detailed information on the revenue aspects of the draft 2025-26 budget.

Fees and Charges

The Fees and Charges Schedule is annexed to this document.

In preparing the 2025-26 Fees & Charges Schedule, Council has reviewed the relevant Pricing Category of each fee or charge and reviewed the fee based on that category. This has resulted in some movement in the level of some fees. Particular attention has been given to fees that are identified as being 'Full Cost Recovery' services and ensuring that the fee does achieve that aim.

A large proportion of the fees and charges are regulated by State Government and growth is dependent upon usage rather than indexation.

Discretionary fees have generally been increased, targeting a minimum increase of 3.80%.

Budget Estimate

The following provides information on the budget estimates of Operating and Capital income and expenditure for 2025-26. The statements contain the results on a consolidated basis as well as the component results for the General, Water and Sewer fund operations of Council.

The Budget Summary Statement that follows reports projected financial position of Council at 30 June 2026 from 2 perspectives. They are:

- Net Operating Result from Operations' – this result aligns with the Income Statement that is prepared as part of the Annual Financial Statements. It includes external income and expenditure, non-cash expenditure (like depreciation and leave entitlement accruals, fair value adjustments etc) and excludes capital expenditure and loan principal repayments.

- 'Net Budget Result' – this result includes all sources of income and funding, matching these against proposed expenditures. It includes capital expenditure, transfers to and from reserves, allocations of internal costs to projects (job-costing of labour, internal plant hire charges, corporate overheads etc), new loan borrowings and principal repayments. It also removes the impact of non-cash expenditure items to come to a result that reflects the movement in Council's working funds (cash) position. This is the view of the budget on which management reporting is based during the financial year.

The Budget Summary Statement is prepared under accounting conventions with respect to the use of + / - symbols that reflect debits and credits. Income and funding sources are shown as credits (-), while expenditures are shown as debits. As such, a budget result figure preceded by a (-) symbol reflects a surplus result.

Commentary on the various funds that make up the consolidated financial result are provided below:

General Fund

The General Fund is projected to record a small surplus Net Budget result of approximately \$33,000 for 2025-2026. The Net Budget Result takes into account all expenditure and sources of funding available to deliver services. This result includes significant additional funding for Council's Roads Network (\$7.4 million), Community Assets (\$250,000) and sets aside funds to meet unexpected events (\$2 million transfer to reserve).

There are several large distinct operational projects that are impacting the Net Operating result, including \$7.5 million in environmental projects, \$9 million in waste management projects and \$6 million in technology projects that are funded through reserves and grants.

From a Financial Statement perspective, the General Fund is projected to record a Net Operating deficit of \$16.1 million (and a Net Operating deficit before Capital Grants and Contributions of \$37.8 million). This result is in line with current and previous Long-term Financial Plan projections. Council continues to take action to address this long-term financial sustainability challenge through the adoption and implementation of a Financial Sustainability Action Plan.

Water Fund

The Water Fund is projected to record a deficit Net Budget Result of approximately \$800,000 for 2025-2026. This includes providing funding for a \$20 million Capital Works Program. This result can be met from within the accumulated surplus of this Fund. The Fund is projected to record a positive Net Operating Result during the year. This indicates that the Fund is generating sufficient revenues to cover all operating expenses including depreciation (which funds asset renewal activities).

Sewer Fund

The Sewer Fund is projected to record a large deficit Net Budget Result of approximately \$36.1 million for 2025-26. This result is driven by a large Capital Works program. This result can be met from within the accumulated surplus of this Fund. The Fund is projected to record a positive Net Operating Result during the year. This indicates that the Fund is generating sufficient revenues to cover all operating expenses including depreciation (which funds asset renewal activities).

The Sewer Fund is entering a period where a large Capital Works Program requires delivery. The ability of the Fund to meet the cashflow requirements associated with this Program will be monitored to determine whether loan funding will be required in future years.

2025-26 Budget Summary Statement

Note: A figure in the following table which has a minus sign (-) in front of it indicates an item of income, the use of a funding source (eg external reserve) or a surplus budget result.

Original Budget 2025-26	Consolidated	General Fund	Water	Sewer
External Income				
Rates and Annual Charges	-\$188,486,689	-\$129,089,224	-\$16,873,346	-\$46,524,119
User Charges and Fees	-\$60,861,811	-\$22,418,222	-\$34,606,041	-\$3,837,548
Interest and Investment Revenues	-\$13,836,829	-\$9,031,900	-\$1,039,929	-\$3,765,000
Other Revenues	-\$8,205,738	-\$7,965,738	-\$202,500	-\$37,500
Grants & Contributions - Operating	-\$42,262,713	-\$42,262,713	\$ -	\$ -
Grants & Contributions - Capital	-\$30,494,784	-\$21,744,784	-\$4,250,000	-\$4,500,000
Total Income from Continuing Operations	-\$344,148,563	-\$232,512,580	-\$56,971,816	-\$54,664,167
External Expenses				
Employee Costs	\$100,642,787	\$80,019,251	\$11,117,842	\$9,505,694
Borrowing Costs	\$7,818,335	\$2,315,153	\$3,501,507	\$2,001,675
Materials & Contracts	\$104,661,515	\$84,061,963	\$9,591,799	\$11,007,753
Depreciation	\$92,523,600	\$65,873,600	\$15,550,000	\$11,100,000
Other Expenses	\$14,491,753	\$13,541,078	\$797,175	\$153,500
Total Expenses from Continuing Operations	\$320,137,990	\$245,811,045	\$40,558,323	\$33,768,622
Net Operating Result from Continuing Operations	-\$24,010,573	\$13,298,465	-\$16,413,493	-\$20,895,545
Net Operating Result before Capital Income	\$6,484,211	\$35,043,249	-\$12,163,493	-\$16,395,545

2025-26 Budget Summary Statement (cont'd)

Original Budget 2025-26	Consolidated	General Fund	Water	Sewer
Internal Income and Allocations				
Internal Overhead Recovery	-\$15,206,835	-\$15,206,835	\$ -	\$ -
Total Internal Income and Allocations	-\$15,206,835	-\$15,206,835	\$ -	\$ -
Internal Expenses and Allocations				
Internal Overhead Allocation	\$15,206,836	\$2,043,663	\$6,581,587	\$6,581,586
Total Internal Expenses and Allocations	\$15,206,836	\$2,043,663	\$6,581,587	\$6,581,586
Net Operating Result from Continuing Operations including Internal Transactions	-\$24,010,573	\$135,292	-\$9,831,906	-\$14,313,959

2025-26 Budget Summary Statement (cont'd)

Original Budget 2025-26	Consolidated	General Fund	Water	Sewer
Balance Sheet Movements / Non-Cash Adjustments				
Capital Works - New	\$65,452,659	\$25,622,659	\$5,905,000	\$33,925,000
Capital Works - Renewal	\$88,617,922	\$51,739,922	\$14,335,000	\$22,543,000
Cost of Asset Sold	\$923,500	\$ -	\$728,500	\$195,000
Depreciation (non-cash)	-\$92,434,600	-\$65,784,600	-\$15,550,000	-\$11,100,000
Loan Repayments (Principal Only)	\$16,490,903	\$6,328,173	\$5,212,968	\$4,949,762
Proceeds from Disposal of Assets	-\$2,082,000	-\$2,082,000	\$ -	\$ -
Total Balance Sheet Movements / Non-Cash Adjustments	\$76,968,384	\$ 15,824,154	\$10,631,468	\$50,512,762
Adjust for Transfers to / from Reserves				
Internal Reserves - Transfers to	\$33,275,960	\$33,275,960	\$ -	\$ -
Internal Reserves - Transfers from	-\$41,009,687	-\$41,009,687	\$ -	\$ -
External reserves - Transfers to	\$5,636,656	\$5,636,656	\$ -	\$ -
External reserves - Transfers from	-\$13,850,410	-\$13,850,410	\$ -	\$ -
S64 / 94 Reserves - Transfers to	\$3,642,000	\$3,642,000	\$ -	\$ -
S64 / 94 Reserves - Transfers from	-\$3,687,096	-\$3,687,096	\$ -	\$ -
Total Internal Expenses & Allocations	-\$15,992,577	-\$15,992,577	\$ -	\$ -
Net Budget Result	\$36,965,234	-\$33,131	\$799,562	\$36,198,803

Ordinary Rates

Each year Council determines a rating policy for the next financial year. In determining its rating structure, Council considers the need for equity amongst all ratepayers.

Council has now entered a period where the merger protection provisions associated with rating have been addressed. A fully harmonised structure was achieved in 2024-2025 and this structure will apply in 2025-2026.

Valuations

In NSW council rates are levied based on the rateable land value of each parcel of land as supplied by the NSW Valuer General.

2025-2026 will see the introduction of new land values following a General Revaluation of all land within the MidCoast Council area by the Valuer-Generals Department. These values have a base date of 1 July 2024 and are used to determine rates from 1 July 2025. While there has been an overall decrease in the total valuation for the MidCoast area there have been upward and downward movements for individual areas and properties.

The impact of a General Revaluation is that there will not be a standard 3.80% increase for all ratepayers. Ratepayers will experience increases and decreases in their individual rates that reflect the relative change in their valuation against the average change in valuations within their respective rate category and sub-category.

The table below provides details on the movement in land values and average rate for each category / sub-category.

Movement in Land Value & Average Rates – 3.8% Rate Peg Increase

Categories / Sub-categories		2022 Land Value	2024-25 Average Rate	2024 Land Value	2025-26 Average Rate
Residential					
Residential Urban Town	Forster	3,432,291,013	\$1,681.37	3,091,581,387	\$1,736.33
	Tuncurry	1,213,871,806	\$1,535.07	1,133,368,275	\$1,617.54
	Taree	1,575,693,343	\$1,442.33	1,471,945,295	\$1,488.32
	Cundletown	204,885,700	\$1,647.93	190,549,700	\$1,689.83
	Wingham	493,644,400	\$1,432.42	490,884,160	\$1,526.45
	Gloucester	198,531,800	\$1,346.44	208,527,800	\$1,397.68
Residential Coastal Town	Green Point	129,901,000	\$1,467.64	110,292,000	\$1,436.17
	Hallidays Point	1,028,763,000	\$1,557.97	916,866,600	\$1,558.60
	Harrington/Crowdy Head	886,579,000	\$1,454.40	856,205,000	\$1,520.31
	Hawks Nest	604,949,400	\$1,506.02	617,986,400	\$1,625.43
	North Arm Cove	246,970,500	\$1,827.07	236,159,000	\$1,918.29
	Old Bar/Wallabi Point/ Manning Point	1,098,829,000	\$1,451.89	999,265,900	\$1,470.90
	Pacific Palms	1,090,398,500	\$2,523.30	1,069,262,600	\$2,726.54
	Pindimar	101,781,400	\$1,640.21	101,817,300	\$1,760.78
	Seal Rocks	88,158,000	\$3,311.06	102,048,000	\$4,127.57
	Smiths Lake	416,452,000	\$1,452.73	387,983,000	\$1,490.97
	Tea Gardens	692,260,018	\$1,580.48	646,403,678	\$1,627.20
Winda Woppa	180,180,000	\$3,708.01	193,727,000	\$3,850.19	
Residential	6,739,372,283	\$1,594.95	5,592,333,595	\$1,654.96	
Farmland					
Farmland	3,039,933,555	\$2,858.70	2,988,080,457	\$2,964.38	

Categories / Sub-categories		2022 Land Value	2024-25 Average Rate	2024 Land Value	2025-26 Average Rate
	Low Intensity	152,397,210	\$527.68	179,783,880	\$546.53
Business					
	Forster/Tuncurry	405,597,571	\$5,307.64	403,588,126	\$5,531.20
Business Urban Town	Taree	330,356,754	\$7,037.83	348,686,535	\$7,305.20
	Gloucester	54,944,980	\$2,286.46	60,446,220	\$2,375.14
Business		380,744,601	\$2,327.26	397,938,247	\$2,437.09
Mining					
Mining		27,732,000	\$38,416.72	36,003,000	\$48,804.01
Total		\$23,815,218,834		\$22,831,733,155	

Categorisation of Land

Council is required to categorise all rateable land into one of four broad categories.

These categories are Farmland, Residential, Business and Mining. Council may also create sub-categories within each of these categories.

The categories are principally determined by the “dominant use” of the land and not by the zoning of the land. Zoning may be considered when determining the category of vacant land.

Categorisation Structure

The table below indicate the categories and sub-categories that now apply to land within the MidCoast Council area. This structure will apply to the rating period commencing on 1 July 2025.

Category	Sub Category	Definition of Use
Residential		Dominant use is for residential purposes. Includes vacant land zoned to permit use for residential purposes. Excludes all properties categorised within the residential sub-categories listed below.
	Residential Urban Town	Separate sub-categories for Forster, Tuncurry, Taree, Cundletown, Wingham, Gloucester.
	Residential Coastal Town	Separate sub-categories for Hawks Nest, Tea Gardens, North Arm Cove, Pindimar, Pacific Palms, Seal Rocks, Smiths Lake, Green Point, Hallidays Point, Old Bar / Wallabi Point / Manning Point, Harrington / Crowdy Head, Winda Woppa. Includes vacant land zoned to permit residential purposes.
Business		Includes all properties which cannot be categorised as Residential or Farmland. Includes vacant land zoned for such purposes. Excludes all properties categorised within the business sub-categories listed below.
	Business Urban Town	Separate sub-categories for business properties within Forster, Tuncurry, Taree, Wingham, Cundletown, Gloucester.
Farmland		All land deemed to be Farmland in accordance with the provisions of Section 515 Local Government Act 1993. Excludes all properties categorised within the farmland sub-category listed below.
	Farmland Low Intensity	All residential type blocks at North Arm Cove, Pindimar etc which are zoned RU2 Rural Landscape. These properties cannot receive building approval, however limited agricultural use may be permitted.
Mining		Land is to be categorised as mining if it is a parcel of rateable land and is used or held for any mining purpose.

Maps showing the category / sub-category of all rateable land are available for inspection in our Administration and Customer Service Centre. Please contact our Customer Service Centre to make an appointment to view these maps.

Ratepayers who believe that their property has been incorrectly categorised can seek amendment to the categorisation. Further details can be obtained by contacting Council's revenue staff.

Rating Structure

Each year Council determines a rating policy for the next financial year. In determining its rating structure, Council considers the need for equity amongst all ratepayers.

In determining the rating structure consideration has been given to all the rating structure options available, together with an examination of the valuation range across the relevant rate base. Generally, rates levied wholly as an ad-valorem rate (rate in the dollar) would not result in an equitable distribution of the rates. As such, councils use base amounts to obtain a more equitable distribution of the rate burden.

Councils also consider the requirements of Section 536 of the Local Government Act in determining the level of the various base amounts.

(1) base amount:

- the base amount is a fixed amount and must be the same for every property subject to a particular rate
- the base amount should not collect more than 50% of the total amount of rates payable for a category or sub-category

(2) ad-valorem amount (rate in the dollar):

- the ad-valorem amount is calculated by multiplying the rateable value of a property by a rate set in the dollar by Council
- the higher the value of a property the higher the ad-valorem component
- the ad-valorem amount may be subject to a minimum amount that must be levied on a parcel of land

Minor changes to the ad-valorem rate / base amounts and total yield may be made to the following tables subject to new or amended values.

Proposed 2025-26 Rate Structure – 3.8% Rate Peg Increase

Categories / Sub-categories		Number	Base %	Base Amount	Land Value	Rate in \$	Total Rates
Residential							
Residential Urban Town	Forster	7,576	45.50%	\$790.00	3,091,581,387	0.0023190	\$13,154,417.24
	Tuncurry	3,176	48.84%	\$790.00	1,133,368,275	0.0023190	\$5,137,321.03
	Taree	6,962	48.38%	\$720.00	1,471,945,295	0.0036340	\$10,361,689.20
	Cundletown	714	42.61%	\$720.00	190,549,700	0.0036340	\$1,206,537.61
	Wingham	2,212	47.17%	\$720.00	490,884,160	0.0036340	\$3,376,513.04
	Gloucester	1,174	45.07%	\$630.00	208,527,800	0.0043220	\$1,640,877.15
Residential Coastal Town	Green Point	313	49.99%	\$718.00	110,292,000	0.0020381	\$449,520.13
	Hallidays Point	2,223	46.07%	\$718.00	916,866,600	0.0020381	\$3,464,779.82
	Harrington/Crowdy Head	2175	47.23%	\$718.00	856,205,000	0.0020381	\$3,306,681.41
	Hawks Nest	1,388	44.17%	\$718.00	617,986,400	0.0020381	\$2,256,102.08
	North Arm Cove	401	37.43%	\$718.00	236,159,000	0.0020381	\$769,233.66
	Old Bar/Wallabi Point/ Manning Point	2,705	48.81%	\$718.00	999,265,900	0.0020381	\$3,978,793.83
	Pacific Palms	1085	26.33%	\$718.00	1,069,262,600	0.0020381	\$2,958,294.11
	Pindimar	199	40.78%	\$718.00	101,817,300	0.0020381	\$350,395.84
	Seal Rocks	61	17.40%	\$718.00	102,048,000	0.0020381	\$251,782.03
	Smiths Lake	1,023	48.16%	\$718.00	387,983,000	0.0020381	\$1,525,262.15
	Tea Gardens	1,449	44.12%	\$718.00	646,403,678	0.0020381	\$2,357,817.34
Winda Woppa	167	20.52%	\$790.00	193,727,000	0.0026380	\$642,981.83	
Residential		12,765	46.53%	\$770.00	5,592,333,595	0.0020200	\$21,125,563.86
Farmland							
Farmland		3,054	22.60%	\$670.00	2,988,080,457	0.0023450	\$9,053,228.67
	Low Intensity	3,187	49.40%	\$270.00	179,783,880	0.0049020	\$1,741,790.58

Categories / Sub-categories		Number	Base %	Base Amount	Land Value	Rate in \$	Total Rates
Business							
Business Urban Town	Forster/Tuncurry	670	16.36%	\$905.00	403,588,126	0.0076800	\$3,705,906.81
	Taree	851	8.76%	\$640.00	348,686,535	0.0162670	\$6,216,723.86
	Gloucester	248	26.52%	\$630.00	60,446,220	0.0071600	\$589,034.94
Business		1005	23.18%	\$565.00	397,938,247	0.0047280	\$2,449,277.03
Mining							
Mining		4	1.33%	\$650.00	36,003,000	0.0053500	\$195,216.05
Total		56,787			\$22,831,733,155		\$102,265,741.28

Annual Charges

Section 501 of the Local Government Act provides allows Council to make an annual charge for any of the following services provided, or proposed to be provided:

- Water Supply Services
- Sewerage Services
- Drainage Services
- Waste Management Services (other than domestic waste management services)
- Any services prescribed by the regulations.

Council will make and levy the following annual charges.

Waste Management Charges

The following waste management charges will apply to all rateable land including vacant land and properties without a kerbside collection service.

There will continue to be 2 separate waste management charges made and levied under section 501 of the Local Government Act. These charges will increase by approximately 3.80% over the amount adopted for 2024-2025.

An annual waste management charge of \$116.00 will apply to all properties within the waste collection area. The charge is to be applied to each property including vacant land, commercial, industrial, mining and farmland.

Properties containing more than one dwelling or utilising more than one service will be levied a waste management charge for each dwelling or service provided (includes units/ retirement villages and other multiple dwellings where bulk bin containers may be supplied). For example: a property containing 15 units/ dwellings will incur a waste management charge that will be the equivalent to 15 x waste management charges.

An annual waste management charge of \$53.00 will apply to all land outside the collection area including vacant land.

These waste management charges will be used to fund all expenditure associated with the provision of waste management services other than domestic waste management services. This includes principal repayments on loans for capital landfill costs, education, public place litter bins, illegal dumping and littering. Any excess funds will be placed in reserves to assist in funding future expenditure.

Particulars	Number	Charge per unit \$	Yield \$
Waste Management Charge (s501)	57,786	116.00	\$6,703,176.00
Waste Management Charge (s501) – outside collection area	993	53.00	\$52,629.00

Other Waste Management Charges

There are a number of non-domestic properties that utilise Council's mobile garbage bin services. These include commercial and industrial premises that are not currently being serviced by a privately arranged bulk bin service.

To ensure that these properties contribute to the overall cost of providing the mobile garbage bin / kerbside recycling service, it is proposed that a series of waste management service charges be levied on all such properties. These charges are to increase by approximately 3.20% over the amount adopted for 2024-2025.

Properties subject to these charges will also be subject to the annual waste management charges detailed previously in this policy statement.

These annual waste management charges are to be levied in respect of each service provided. Properties commencing a service after 1 July 2025 will be subject to a reduction in the charge based on the number of days that have expired before the service is commenced.

Particulars	Number	Charge per unit \$	Yield \$
Commercial Waste Service (2 bins) - fortnightly	2,224	558.00	\$1,240,992.00
Commercial Waste Service (2 bins) - weekly	82	669.00	\$54,858.00
Additional Commercial 240L garbage bin - weekly	246	414.00	\$101,844.00
Additional Commercial 240L recycling bin - fortnightly	48	219.00	\$10,512.00
Additional Commercial 240L recycling - weekly	7	414.00	\$2,898.00
Commercial Recycling only	22	293.00	\$6,446.00
Commercial 240L Organic bin Only	116	255.00	\$29,325.00
Additional Commercial 240L Organic Bin - fortnightly	75	200.00	\$15,000.00

Domestic Waste Management

Council is required to make and levy a domestic waste charge under section 496 of the Local Government Act on ALL rateable land where the service is deemed available, including vacant land. The domestic waste collection area incorporates the entire Council area with the exception of properties deemed inaccessible or not cost effective, and non-urban land (ie properties not permitted to have a dwelling erected upon them).

Rate pegging legislation is not applicable to domestic waste charges however the domestic waste function is required to be self-funding. This means that waste charges are set by Council to cover the cost of domestic waste collection services, landfill and waste processing costs, education and promotion, provision for future planning and all other associated services. Domestic waste management charges will increase by approximately 3.80% over the amount adopted for 2024-2025.

All properties subject to domestic waste charges will also be subject to the annual waste management charges detailed previously in this policy statement.

The comprehensive domestic waste service includes the following:

- a weekly kerbside collection of garbage using a 140L mobile garbage bin.
- a weekly kerbside collection of garbage using a 240L mobile garbage.
- a fortnightly kerbside recycling collection using a 240L mobile bin.
- a fortnightly kerbside organic collection using a 240L mobile bin (not available in some rural areas).

Council will determine the most appropriate bin type and size to suit particular properties. In instances where properties contain a large number of dwellings (such as retirement villages) it may not be practical to issue individual mobile garbage bins. Bulk bin containers or a mixture of mobile bins and bulk bins may be supplied.

- A domestic waste management service charge for the removal of household waste (including kerbside recycling and organics where available) will be applied to each domestic premises / non rateable property where the service is deemed to be available or for the use of a common collection point.
- Every dwelling in a strata lot is to be taken as a separate parcel and levied a separate charge.
- The charge may be expressed as the number of individual units or dwellings forming part of a single assessment. Properties containing more than one habitable dwelling, may be in a single ownership, will be subject to an additional domestic waste service charge for each habitable dwelling (includes units, retirement villages and other multiple occupancy dwellings where bulk bin containers may be supplied). Example: for a property containing 15 units/dwellings, the charge will be the equivalent to 15 x charge.
- A vacant domestic waste management service charge to meet a proportion of the cost of administrative and fixed cost of the domestic waste management service will be applied to all vacant land where the service is deemed available.
- Properties that require additional bins will be charged for the additional services as detailed in the table below.
- Where the service to any premises is commenced after 1 July 2025 the charge/ charges shall be reduced in proportion to the number of days that have expired before such service commences

Particulars	Number	Charge per unit \$	Yield \$
Annual Domestic Waste Service - 3 bins 140L waste (including non-rateable properties)	40,058	430.00	\$17,224,940.00
Annual Domestic Waste Service - 3 bins 240L waste	2,314	545.00	\$1,261,130.00
Domestic Waste Rural/Common Collection Point (two bin service 140L waste)	7,169	419.00	\$3,003,811.00
Domestic Waste Rural/Common Collection Point (two bin service 240L waste)	80	516.00	\$41,280.00

Particulars	Number	Charge per unit \$	Yield \$
Additional 240L Domestic Waste	54	417.00	\$22,518.00
Additional 140L Waste (red bin)	407	315.00	\$128,205.00
Additional 240L Recycling Bin (yellow bin)	93	221.00	\$20,553.00
Additional 240L Organic (green bin)	299	221.00	\$66,079.00
Wheel in - Wheel out Service	15	441.00	\$6,615.00
Vacant Land	4,224	33.00	\$139,392.00

Water Charges

Council levies charges for the provision of water supply services to its customers. Maps depicting the areas subject to these charges are available for inspection in our Administration and Customer Service Centre.

Water access annual charges for 2024-25 will increase by 5.50% from 1 July 2025.

To encourage the responsible use of water, consumption is scaled so that water usage is charged at different rates depending on the water meter size and the volume of water used. There are two rates / steps for water use. Water use is charged at the first step rate until the allowance is reached in each billing quarter. Water used above this allowance is charged at the second step rate.

The pricing structure for most residential customers (20mm connection) will see the first step rate increase by approximately 8.00% from \$3.96/kl to \$4.28/kl. An 8.00% increase will be applied to the second step rate in 2025-26 increasing the amount from \$5.25/kl to \$5.67/kl.

Council is removing the differentiated usage charge for rural customers without sewer connections and transitioning them to the standard two-step usage charge structure over three (3) years. The proposed fees and charges structure will implement a second-step usage charge with incremental premiums applied to the first-step usage charge: 11% in 2025-26, 22% in 2026-27 and 32% in 2027-28.

Council is also removing the public hospital rebate to ensure equitable contributions to the water business.

Customers using more water than the average will pay the second step rate for the portion of water they use over the average. Council's estimated revenue to be generated from water supply charges in 2025-26 is as follows:

Particulars	Estimated revenue
Annual Access Charges	\$17,634,360.00
Usage Charges	\$32,682,211.00
Total	\$50,316,571.00

Connected Land

Land supplied with water from a water main belonging to Council is subject to a two-part charge consisting of an annual water access charge based on the size of the water meter and a usage charge based on water consumed.

Annual access charges	
Meter size (mm)	Charge per unit \$
20	378.00
25	597.00
32	987.00
40	1,545.00
50	2,419.00
65	4,856.00
80	6,228.00
100	9,727.00

Usage Charges	Charge per kilolitre
Water usage - first step per quarter	\$4.28
Water usage - second step per quarter	\$5.67
Water usage - first step per quarter - industrial tariff (usage greater than 20,000kL pa)	\$4.06
Water usage - second step per quarter - industrial tariff (usage greater than 20,000kL pa)	\$6.30
Water usage - Heavy user industrial (usage greater than 100,000kL pa)	\$3.56
Non-Residential High Consumption Charge (use above current ET entitlement) / kL	\$6.27
Rural supply tariff – first step per quarter – per kL - applies to rural water supply customers who are not connected to Council’s sewerage system	\$4.28
Rural supply tariff – second step per quarter – per kL - applies to rural water supply customers who are not connected to Council’s sewerage system	\$4.75

First step usage allowance – usage above this volume will be billed at the second tier tariff	
Meter size (mm)	First step volume limit per quarter
20	35 kl
25	55 kl
32	128 kl
40	200 kl
50	313 kl
65	528 kl
80	800 kl
100	1,250 kl

Unconnected Land

An annual unconnected water access charge may apply to land situated within 225 metres of a water main belonging to Council whether that land is connected to the water supply or not.

Unconnected water access charge: \$378.00.

Sewerage Charges

Sewerage access annual charges will be subject to an increase of 7.00% in 2025-26. Annual charges in respect of sewer grinder pumps will increase by 20.00% in 2025-26 with maintenance charges increasing by 7.00%. Council's estimated revenue to be generated from annual sewerage charges in 2025-26 is as follows:

Particulars	Charge per unit	Estimated revenue
Sewer charges – connected / Volumetric	\$1,146.00	\$42,973,854.00
Sewer charges - unconnected	\$900.00	\$1,749,600.00
Approved sewer pump charges (former Great Lakes and Greater Taree City Council areas)	\$1,115.00	\$113,730.00
Sewer pump maintenance charges (former Gloucester Shire Council area)	\$284.00	\$56,800.00
Total		\$44,893,984.00

Connected Land

Land from which sewage is discharged into a sewer main belonging to Council is subject to an annual sewer charge.

Sewer Charge - connected: \$1,146.00

Council proposes to charge a reduced sewer connected charge for properties connected to the sewer using an approved pump. Maintenance of these pumps is the responsibility of the landowner. The charge is set at a figure that is lower than the standard sewer connected charge. This charge is levied in place of the standard sewer connected charge. This charge applies to relevant properties within the former Great Lakes and Greater Taree City Council local government areas. This charge will increase by 20.00% to \$1,115.00 from 1 July 2025.

Annual Approved sewer pump charge: \$1,115.00

For properties within the former Gloucester Shire Council local government area Council proposes to charge a maintenance fee in addition to the standard sewer connected charge. This additional charge applies to properties connected to the sewer using an approved pump and is a sewer pump maintenance charge. This charge will increase by 7.00% to \$284.00 from 1 July 2025.

Annual Sewer pump maintenance charge: \$284.00

Unconnected Land

A sewer unconnected charge may apply to land that is situated within 75 metres of a sewer main belonging to Council whether that land is connected to the sewer or not.

Sewer Charge - unconnected: \$900.00

Sewer Volumetric Charges

An access charge and a usage charge are applied quarterly to motels, hotels, non-strata titled units, caravan parks, licensed clubs, laundries, schools, hospitals, nursing homes, community swimming pools, shopping complexes, restaurants, preschools, service stations, factories, car wash facilities, medical centres and multiple occupancies.

Meter Size (mm)	Charge per unit
20	\$900.00
25	\$1,408.00
32	\$2,311.00
40	\$3,620.00
50	\$5,662.00
65	\$11,322.00
80	\$14,506.00
100	\$22,037.00

The above figures are multiplied by a discharge factor, which is assessed on the percentage of water purchased from Council discharged into the sewer. The factor depends on the nature of the business. Discharge factor can be obtained by contacting Council.

Usage Charge: \$3.34 per kilolitre of assessed discharge to sewerage. This is a 9.00% increase from the 2024-25 per kilolitre rate. A minimum charge will be applied to all properties charged under the volumetric formula; this charge will be equal to the standard connected charge.

These charges are in addition to any trade waste charges that may be applicable.

Granny Flats

Where a residence contains a granny flat that is occupied by a dependent relative or carer, and no financial remuneration is paid to the owner of the residence, then that assessment is to be rated as a residential property for annual water charges and be excluded from the payment of additional sewerage charges.

Where there is more than one 20mm water meter, such properties are to be levied the equivalent of one (1) meter connection provided they have completed and qualify for the reduction in the additional sewerage charges.

The owner is required to apply annually for the re-classification as a single residence for water and sewerage charges.

Non-Rateable Properties

The following sewerage charges will apply during the 2025-26 rating year

- a) Lands which belong to, and which are occupied, and used in connection with any church or any actual building used for public worship - (other than properties used as camps, caravan parks):

For each water closet / cistern on the premises: \$176.00

- b) Properties owned / occupied by organisations given a non-rateable status and used as camps, caravan parks, retreats, holiday accommodation or for recreational purposes:

It is proposed that such properties in the connected sewer area be charged sewerage on a volumetric formula (based on water consumption). Actual details of the volumetric formula are contained within the schedule of fees and charges.

- c) Land owned by the Crown and other non-rateable organisations and leased / used for the purpose of conducting a nursing home, hostel, self-contained aged unit or hospital:

It is proposed that such properties in the connected sewer area be charged sewerage on a volumetric formula (based on water consumption). Actual details of the volumetric formula are contained in the schedule of fees and charges.

- d) Lands owned by the Crown or any other non-rateable organisation (excluding those included in (a) - (c) above):

For each water closet on the premises: \$176.00

Public Reserves and other community type properties, including showgrounds are to be charged sewerage on the basis of \$176.00 per water closet.

Category	Charge per unit	Estimated yield \$
Churches	\$176.00	\$34,496.00
Non Rateable other	\$176.00	\$7,744.00
Showgrounds	\$176.00	\$19,360.00
Council Reserves	\$176.00	\$111,584.00

On-site Sewage Management

Council is responsible for ensuring the appropriate and safe disposal of wastewater from on-site sewage management systems under Section 68 of the Local Government Act 1993.

Within the MidCoast Council local government area there are approximately 12,100 on-site sewage management systems. Council continues to routinely inspect the operation of on-site sewage management systems, requiring upgrades in instances where systems have failed and where there is an assessed risk to public health and safety from the disposal of effluent. Council also checks pump-out systems to ensure safe disposal of wastewater, obtains and monitors the service history of aerated wastewater treatment systems, and undertakes research projects to determine sources of wastewater failures.

Particulars	Number	Charge per unit \$	Estimated yield \$
On-site sewage management approval fee	12,137	89.00	\$1,080,193.00
Total	12,137		\$1,080,193.00

Stormwater Management

Stormwater Management Service Charge

Council has resolved to continue raising a stormwater management service charge in the 2025-26 rating period.

What is stormwater management?

Stormwater management is defined as “a service to manage the quantity and quality, or both, of stormwater that flows off land, and includes a service to manage the re-use of stormwater for any purpose”. The overwhelming majority of annual stormwater runoff volume and pollutant load from an urban area is derived from the runoff from impervious surfaces, such as roads, roofs, car parks and paved areas.

The purpose of the stormwater management service charge is to provide Council with the ability to raise additional revenue to cover new or additional stormwater management services within a catchment, suburb, town, village or local government area.

Who is subject to the charge?

Council may apply the charge to parcels of rateable land categorised as residential or business within an urban area, which will benefit from the proposed new / additional stormwater services.

How much will it cost?

The Local Government Act provides that the following maximum charges can be applied:

- Residential property containing a dwelling is to be charged a maximum of **\$25.00**
- Residential strata unit is to be charged a maximum of **\$12.50** per unit
- Business properties may be charged at the rate of **\$25.00** per 350m² of land.
- Business strata units are to be charged at the rate of **\$12.50** per unit.

Following a review during 2021-2022 the charging structure is now based at the rate of \$25.00 per area 350m² scaling up to a maximum charge of \$400.00.

The following stormwater structure will be applied to all properties within the MidCoast Council area.

Category	Number	Proposed charge \$	Estimated yield \$
Residential	27,285	25.00	\$682,125.00
Residential strata	6,640	12.50	\$83,000.00
Business strata	412	12.50	\$5,150.00
Business < 700m ²	378	25.00	\$9,450.00
Business 701m ² - 1,400m ²	375	50.00	\$18,750.00
Business 1,401m ² - 2,100m ²	225	75.00	\$16,875.00
Business 2,101m ² - 2,800m ²	97	100.00	\$9,700.00
Business 2,801m ² - 3,500m ²	74	125.00	\$9,250.00
Business 3,501m ² - 4,900m ²	90	150.00	\$13,500.00
Business 4,901m ² - 6,300m ²	41	175.00	\$7,175.00

Category		Number	Proposed charge \$	Estimated yield \$
Business	6,301m ² - 8,400m ²	27	225.00	\$6,075.00
Business	8,401m ² - 11,200m ²	25	300.00	\$7,500.00
Business	> 11,201m ²	85	400.00	\$34,000.00
Total		35,754		\$902,550.00

How will the funds be spent?

The stormwater levy will be used for construction works to rectify known isolated stormwater issues and to fund prioritised works in previously completed Stormwater Management Plans. The projects delivered under the stormwater levy will eliminate or reduce the impact of localised flooding on Council infrastructure, community assets and private property.

Specifically, works will be undertaken to resolve drainage related issues including:

- Oceanic Place, Old Bar – Revetment Wall Renewal
- Eastslope Way, North Arm Cove - Drainage Renewal works.
- Maintenance of water quality assets – gross pollutant traps, wetlands and bioretention.
- Manning Point Road, Manning Point – Drainage channel maintenance works.
- Peace Parade, Pindimar – Replacement of existing infrastructure for stormwater improvements.
- Forster Keys Shops, Forster – Reline drainage pipes.

Interest Charges

(Extra charges)

Interest is charged on all overdue rates and annual and user charges in accordance with section 566 of the Local Government Act.

The maximum interest rate is determined by the Minister for Local Government. For the period from 1 July 2025 to 30 June 2026 this has been set at 10.5%.

Council will calculate interest at the maximum percentage per annum permitted and such interest will be calculated daily on a simple interest basis.

Pensioner Concession

The Local Government Act provides for eligible pensioners to receive a reduction in their rates. This pensioner rate concession is generally 50% of the combined total of ordinary rates and the domestic waste management charge to a maximum of \$250. The State Government reimburses Council 55% of each rebate given (normally \$137.50) with Council writing off the balance of \$112.50.

For 2025-2026 it is projected that total pensioner rebates for ordinary rates and domestic waste management charges will total \$2,980,000. The State Government will reimburse \$1,639,000 with Council absorbing \$1,341,000 in its general budget.

This reduction in rates also applies to the annual water and sewer charges levied by Council. A concessional reduction of \$87.50 from both the water and sewer annual charge will continue to be provided to eligible pensioners. The State Government also reimburses Council on the same percentage basis that applies to the reduction of ordinary rates.

For 2025-26 it is projected that total pensioner rebates for water and sewer charges will total \$1,740,000 with State Government reimbursements totalling \$957,000. The amount absorbed within the water and sewer funds is \$783,000.

Ratepayers wishing to make enquiries about their eligibility for a pensioner rate concession should contact Council.

Hardship

While ratepayers are required to pay their annual rates and charges to support local government operations, Council is mindful of the need to support ratepayers who suffer genuine financial hardship. Council recognises that there may be times when ratepayers find themselves in a position where they are struggling to meet all of their financial commitments.

The options available are within Council's Hardship Assistance Policy, which can be found on Council's website. Providing that an approved hardship repayment plan is maintained Council may consider reducing or waiving interest on overdue rates in accordance with sections 564 and 567 of the Local Government Act.

Ratepayers are encouraged to make early contact with Council to discuss options should they find that they are experiencing financial difficulties.

Borrowings

Council will not utilise new loan borrowings to fund capital projects and works during 2025-26.

There are no existing loans that have a renewal clause / interest re-set trigger occurring within the 2025-26 financial year.

The repayment of all borrowings will be met from the respective fund.

Information on Council's existing loan portfolio is set out below.

Loan No.	Bank	Original Purpose	Term	Maturity Date	Interest Rate	Annual Repayment (P+I)
General Fund						
212	CBA	Bridges - Gloucester	20	31/05/2027	6.86%	\$24,485
213	NAB	Bridges - Gloucester	24	26/03/2032	7.43%	\$62,831
220	NAB	Bridges - Gloucester	20	17/02/2040	4.37%	\$43,990
442A	ANZ	Waste Facilities	10	30/06/2031	2.81%	\$438,670
446A	NAB	Waste, Aquatic Centre, Supermarket Construction	10	28/05/2032	5.455%	\$270,390
454	ANZ	Waste Facilities, Boat Harbour, Roads	10	30/06/2026	3.43%	\$564,913
455	TCorp	Waste Facilities, Roads, Hockey Field	10	01/06/2027	2.92%	\$744,435
456	CBA	Roads	10	29/06/2028	3.79%	\$311,512
458	ANZ	Roads - \$100m Program	10	31/05/2029	3..20%	\$1,024,747
469	TCorp	Forster Civic Centre	15	31/05/2039	5.69%	\$238,946
470	TCorp	Jimmys Beach Sand Transfer System	5	31/05/2029	5.02%	\$132,571
470	TCorp	Gloucester – Admin Bld, Depot, Bridges	5	31/05/2029	5.02%	\$148,829
463	NAB	Roads - \$100m Program	10	30/06/2031	2.00%	\$324,440
466	CBA	Roads - \$100m Program	10	03/06/2032	4.78%	\$1,090,303
467	CBA	Forster Civic Centre	20	31/05/2043	5.83%	\$178,590
468	CBA	Roads - \$100m Program	10	31/05/2033	5.53%	\$654,401
471	TCorp	Roads - \$100m Program	10	31/05/2034	5.37%	\$1,428,851
462	TBD	YG Fit-out	15	30/06/2040	5.50% est	\$590,028
	TBD	Cedar Party Creek Bridge	20	May 2045	5.75% est	\$380,090
Water Fund						
W506	W'pac	Water Supply	20	31/01/2026	5.985%	\$780,295
W507	W'pac	Water Supply	20	31/10/2026	6.36%	\$736,551

Loan No.	Bank	Original Purpose	Term	Maturity Date	Interest Rate	Annual Repayment (P+I)
W508	Dexia	Water Supply	30	21/11/2037	6.925%	\$2,539,796
W509	NAB	Water Supply	30	06/08/2038	7.413%	\$1,662,982
W514	ANZ	Water Supply	20	28/06/2032	6.52%	\$901,985
W464	CBA	Water Supply	20	10/06/2041	2.45%	\$548,836
W2024	TCorp	Water Supply	10	09/02/234	4.90%	\$1,478,778
W472	TCorp	Water Supply	5	31/05/2029	5.02%	\$103,767
Sewer Fund						
S506	W'pac	Sewer Schemes	20	31/01/2026	5.985%	\$1,170,443
S507	W'pac	Sewer Schemes	20	31/10/2026	6.36%	\$1,925,683
S508	Dexia	Sewer Schemes	30	21/11/2037	6.925%	\$1,428,636
S509	NAB	Sewer Schemes	30	06/08/2038	7.413%	\$916,640
S513	ANZ	Sewer Schemes	20	28/06/2032	6.52%	\$901,985
S514	CBA	Sewer Schemes	20	28/06/2033	5.55%	\$300,112
S465	CBA	Sewer Schemes	20	10/06/2041	2.45%	\$164,650
S472	TCorp	Sewer Schemes	5	31/05/2029	5.02%	\$185,479

2025-26 Capital Works Program

The provision of quality infrastructure facilities is one of the core business activities of local government. The following information provided indicates the capital works that Council proposes to undertake to community infrastructure during 2025-26. Roads, bridges, footpaths and drainage make up the majority of the program with a total expenditure of approximately \$51 million on these assets.

Council has priority programs relating to urban and rural road construction and rehabilitation, rural bridge construction and stormwater drainage upgrades. These programs are based on detailed condition ratings regularly undertaken by Council. Council utilises the condition data and asset hierarchy as the basis for developing asset management plans. Information on the priority of a particular road can be obtained by contacting Council's Transport Assets Section.

Council will also undertake capital works projects to its water and sewerage networks. 2025-26 will see capital projects to a value of \$20 million undertaken on the water network with \$56 million spent on the sewerage network.

Combined Capital Works Program

General Fund

Service	Sub-Program	Proposed Budget	Source of Funding			
			Transfer from Reserves	Proceeds Asset Sales	Gov't Grants/Contributions	General Revenue
Transport Network	Heavy Patching	\$3,632,354	\$282,350			\$3,350,004
	Rural Bridge Construction	\$1,446,233	\$800,000			\$646,233
	Urban Bridge Construction*	\$11,700,000	\$4,500,000		\$7,200,000	
	Rural Roads Rehabilitation	\$6,350,000	\$50,000		\$4,100,000	\$2,200,000
	Rural Road Resurfacing	\$3,429,800	\$500,000			\$2,929,800
	Unsealed Rural Roads Re-sheeting	\$2,783,600	\$400,000			\$2,383,600
	Urban Roads Rehabilitation	\$7,837,959	\$50,000		\$5,587,959	\$2,200,000
	Urban Roads Resurfacing	\$3,429,800	\$500,000			\$2,929,800
	Regional Road Rehabilitation	\$2,885,900			\$2,885,900	
	Regional Road Resurfacing	\$1,000,000			\$1,000,000	
	Cycleway Construction	\$2,353,000			\$1,953,000	\$400,000
	Kerb & Gutter Renewals	\$51,900				\$51,900
	Footpath / Cycleway Renewals	\$51,900				\$51,900
	Minor Asset Works	\$207,600				\$207,600
	Land / Road Acquisitions	\$103,800				\$103,800
Development Applications Works	\$207,600				\$207,600	
Developer Contributed Assets	\$2,000,000			\$2,000,000		
Service Sub-total		\$49,471,446	\$7,082,350		\$24,726,859	\$17,662,237
Stormwater Drainage, Flooding &	Rural Culvert Construction	\$207,600	\$200,000			\$7,600
	Stormwater Construction	\$779,130	\$779,130			

Service	Sub-Program	Proposed Budget	Source of Funding			
			Transfer from Reserves	Proceeds Asset Sales	Gov't Grants/ Contributions	General Revenue
Coastal Management	Developer Contributed Assets	\$500,000			\$500,000	
Service Sub-Total		\$1,486,730	\$979,130		\$500,000	\$7,600
Community Assets	Building Renewals Program	\$936,900				\$936,900
	CS – Capital Open Spaces & Rec – Non Grant Funded	\$150,000				\$150,000
	CSRT Signage New Installations	\$50,000				\$50,000
	Forster Main Beach Fence Replacement	\$400,000				\$400,000
	GLS Olympic Swimming & Hydrotherapy Pool	\$5,000				\$5,000
	Great Lakes Aquatic Centre – Capital Works	\$95,000				\$95,000
	Manning Aquatic Centre – Capital Works	\$100,000				\$100,000
	Community Pools – Renewal Program	\$100,000				\$100,000
	Marine Infrastructure Audit (Jetties and Wharfs)	\$30,000				\$30,000
	Playgrounds	\$285,000				\$277,400
	Saleyards Capital – Open Spaces	\$10,500				\$10,500
	Tuncurry Swimming Pool	\$20,932				\$20,932
	LRCIP R3 – Building Assets*	\$650,000				\$650,000
	Wallis Lake Suspended Boardwalk*	\$3,216,158			\$3,216,158	
	SCCF 5 – Albert Street – Amenities Upgrade*	\$413,146			\$413,146	
SCCF 5 – Blackhead Skatepark Construction*	\$608,929			\$608,929		

Service	Sub-Program	Proposed Budget	Source of Funding			
			Transfer from Reserves	Proceeds Asset Sales	Gov't Grants/ Contributions	General Revenue
	LSCA417 – Bulahdelah Tennis Courts Upgrade*	\$100,000			\$100,000	
	Cedar Party Creek Recreation Reserve Upgrade*	\$794,000				\$794,000
	Solar Panel Installation – MALC & GLAC*	\$560,000	\$560,000			
Service Sub-Total		\$8,525,565	\$560,000		\$4,338,233	\$3,627,332
Open Space & Recreation	Beach Access Works	\$202,000				\$202,000
Service Sub-Total		\$202,000				\$202,000
Libraries	Library Resources	\$260,000			\$50,000	\$210,000
	Library Operations Support	\$30,000				\$30,000
	Local Special Projects	\$110,000			\$110,000	
Service Sub-Total		\$400,000			\$160,000	\$240,000
Arts & Culture	MEC – Capital Renewals	\$70,000				\$70,000
	MRAG – Capital Buildings Renewals	\$9,000				\$9,000
Service Sub-Total		\$79,000				\$79,000
Emergency Management	RFS Contributed Assets	\$1,000,000			\$1,000,000	
Service Sub-Total		\$1,000,000			\$1,000,000	
Procurement, Fleet & Stores	Plant & Fleet Replacements	\$10,899,070	\$4,024,926	\$2,082,000		\$4,792,144
Service Sub-Total		\$10,899,070	\$4,024,926	\$2,082,000		\$4,792,144
Natural Systems	Dunns Creek Water Quality Improvement*	\$2,019,948	\$1,431,114		\$588,834	
Service Sub-Total		\$2,019,948	\$1,431,114		\$588,834	
Waste Management	28 Muldoon St, Land Contamination Clean-up	\$1,678,822	\$1,678,822			
	Non-Domestic Collection – Stage 3 Bin Enclosure Project	\$200,000	\$200,000			

Service	Sub-Program	Proposed Budget	Source of Funding			
			Transfer from Reserves	Proceeds Asset Sales	Gov't Grants/ Contributions	General Revenue
	Gloucester Waste Facility – Leachate / Stormwater Dam / Drainage Infrastructure	\$1,000,000	\$1,000,000			
	Taree Waste Facility – Landfill Liner Construction	\$400,000	\$400,000			
Service Sub-Total		\$3,278,822	\$3,278,822			
Total General Fund Capital Works Program		\$77,362,581	\$17,356,342	\$2,082,000	\$31,313,926	\$26,610,313

Notes: * indicates 2025-26 funding allocations for current works.

Water Fund

Program	Sub-Program	Proposed Budget	Funding Source
Water Fund Capital Works	BN-WRT-00 Brimbin Supply Main & Reservoir	\$25,000	Water Revenues & Accumulated Water Funds
	Bootawa Lab Testing Equipment Water	\$50,000	Water Revenues & Accumulated Water Funds
	BO-WPS-1A electrical Renewals - 11kV switch gear	\$200,000	Water Revenues & Accumulated Water Funds
	BO-WTP-01 Emergency Generator	\$300,000	Water Revenues & Accumulated Water Funds
	Building Renewals Prog. - Water	\$50,000	Water Revenues & Accumulated Water Funds
	Bulahdelah Off River Storage Stage 1	\$100,000	Water Revenues & Accumulated Water Funds
	BU-WTP-01 Potassium Dosing Upgrade	\$135,000	Water Revenues & Accumulated Water Funds
	CB-WRT-00 Lakes Way Charlottes Bay Water Main Renewal	\$3,200,000	Water Revenues & Accumulated Water Funds
	Cundletown Access Bridges to Water Mains Renewals	\$100,000	Water Revenues & Accumulated Water Funds
	Dams, Weirs & Aquifer Renewals Program	\$50,000	Water Revenues & Accumulated Water Funds
	DA-WPS-01 Valve Automation - New	\$250,000	Water Revenues & Accumulated Water Funds
	Emergency Desalination Plant Design	\$100,000	Water Revenues & Accumulated Water Funds
	GE-RES-00 Renewals Prog.	\$700,000	Water Revenues & Accumulated Water Funds
	GE-WPS-00 Renewals Prog.	\$250,000	Water Revenues & Accumulated Water Funds
	GE-WRT-00 New Mains	\$300,000	Water Revenues & Accumulated Water Funds
	GE-WRT-00 Renewals Prog.	\$2,000,000	Water Revenues & Accumulated Water Funds
	GE-WRT-00 Unplanned Renewals	\$200,000	Water Revenues & Accumulated Water Funds
	GE-WRT-00 Water charging stations for water carters	\$600,000	Water Revenues & Accumulated Water Funds
	GE-WTP-00 Renewals Prog.	\$2,700,000	Water Revenues & Accumulated Water Funds
Gloucester Off River Storage	\$100,000	Water Revenues & Accumulated Water Funds	

Program	Sub-Program	Proposed Budget	Funding Source
	GL-WPS- Jacks Road PS Relocation & Pump Renewal	\$100,000	Water Revenues & Accumulated Water Funds
	GL-WPS Raw Water Offtake Refurbishment Renewal	\$250,000	Water Revenues & Accumulated Water Funds
	HR-RES-01 Repair Works	\$675,000	Water Revenues & Accumulated Water Funds
	KO-WPS-01 Kolodong Pump Upgrade	\$50,000	Water Revenues & Accumulated Water Funds
	KR-WRT-00 Karuah Bridge Renewal	\$500,000	Water Revenues & Accumulated Water Funds
	LA-RES-01 Roof Replacement	\$190,000	Water Revenues & Accumulated Water Funds
	NA-WTP-01 Flouride System Upgrade	\$190,000	Water Revenues & Accumulated Water Funds
	OI-WRT-00 Cowans Lane to Manning Point Road	\$650,000	Water Revenues & Accumulated Water Funds
	Peg Leg Creek Dam (New)	\$1,500,000	Water Revenues & Accumulated Water Funds
	Reservoir Demolition Program	\$650,000	Water Revenues & Accumulated Water Funds
	SCADA/Elect Renewals - Water	\$400,000	Water Revenues & Accumulated Water Funds
	Smart Meter Installation Program	\$1,000,000	Water Revenues & Accumulated Water Funds
	Standard Meter Installation Program	\$300,000	Water Revenues & Accumulated Water Funds
	TG-WTP-01 Membrane Renewals	\$100,000	Water Revenues & Accumulated Water Funds
	Water- Capital Buildings	\$800,000	Water Revenues & Accumulated Water Funds
	Water Services Solar Systems - Water	\$225,000	Water Revenues & Accumulated Water Funds
	Developer Contributed Assets	\$1,250,000	Water Revenues & Accumulated Water Funds
Total Water Fund Capital Works Program		\$20,240,000	

Sewer Fund

Program	Sub-Program	Proposed Budget	Funding Source
Sewer Fund Capital Works	Bootawa Lab Testing Equipment Sewer	\$50,000	Sewer Revenue & Accumulated Sewer Funds
	Building Renewals Prog. - Sewer	\$40,000	Sewer Revenue & Accumulated Sewer Funds
	DR-STP-01 Aeration System Renewal	\$500,000	Sewer Revenue & Accumulated Sewer Funds
	DR-STP-01 Balance Tank	\$5,300,000	Sewer Revenue & Accumulated Sewer Funds
	DR-STP-01 Growth Upgrade	\$500,000	Sewer Revenue & Accumulated Sewer Funds
	DR-STP-01 Sludge Dewatering	\$500,000	Sewer Revenue & Accumulated Sewer Funds
	Effluent Discharge Pipe Renewal	\$150,000	Sewer Revenue & Accumulated Sewer Funds
	FO-STP-01 Admin Bld Refurb & Ramp to Lagoon	\$535,000	Sewer Revenue & Accumulated Sewer Funds
	FO-STP-01 Forster STP Switchboard Renewals	\$100,000	Sewer Revenue & Accumulated Sewer Funds
	FO-STP-01 Reuse System Upgrade	\$125,000	Sewer Revenue & Accumulated Sewer Funds
	Forster STP Media Replacement	\$310,000	Sewer Revenue & Accumulated Sewer Funds
	GE-RTP-00 Reuse Scheme Renewals Program	\$200,000	Sewer Revenue & Accumulated Sewer Funds
	GE-SPS-00 Pump Renewals Prog.	\$450,000	Sewer Revenue & Accumulated Sewer Funds
	GE-SPS-00 Switchboard Renewals SB03	\$425,000	Sewer Revenue & Accumulated Sewer Funds
	GE-SPS-00 Switchboard Renewals SB04	\$130,000	Sewer Revenue & Accumulated Sewer Funds
	GE-SPS-00 Raise SB for TS-03 & WG-04	\$628,000	Sewer Revenue & Accumulated Sewer Funds
	GE-SRT-00 New Sewer Mains	\$50,000	Sewer Revenue & Accumulated Sewer Funds
	GE-SRT-00 Renewals Prog.	\$1,750,000	Sewer Revenue & Accumulated Sewer Funds
	GE-STP-00 Renewals Prog.	\$600,000	Sewer Revenue & Accumulated Sewer Funds
	GL-SPS-05 Upgrade Renewal	\$200,000	Sewer Revenue & Accumulated Sewer Funds

Program	Sub-Program	Proposed Budget	Funding Source
	GL-STP-01 Replacement	\$6,300,000	Sewer Revenue & Accumulated Sewer Funds
	HN-STP-01 Upgrade Project - Stages 2 and 3	\$17,500,000	Sewer Revenue & Accumulated Sewer Funds
	HP-STP-01 Sludge Dewatering Area Improvements	\$450,000	Sewer Revenue & Accumulated Sewer Funds
	HR-STP-01 Upgrade Project	\$1,500,000	Sewer Revenue & Accumulated Sewer Funds
	OB-SPS-03 Mechanical / Electrical Upgrade	\$250,000	Sewer Revenue & Accumulated Sewer Funds
	OB-SPS-08 & Rising Main	\$5,000,000	Sewer Revenue & Accumulated Sewer Funds
	Old Bar Precinct 2B Gravity System	\$550,000	Sewer Revenue & Accumulated Sewer Funds
	Plant & Equipment Renewals - Sewer	\$800,000	Sewer Revenue & Accumulated Sewer Funds
	SCADA/Elect Renewals - Sewer	\$150,000	Sewer Revenue & Accumulated Sewer Funds
	SCADA Cyber Security Works Phase 2	\$325,000	Sewer Revenue & Accumulated Sewer Funds
	TA-DPT-01 Vacuum Truck Spoil Works	\$100,000	Sewer Revenue & Accumulated Sewer Funds
	TA-SPS-01 & TA-SPS-06 Upgrade	\$650,000	Sewer Revenue & Accumulated Sewer Funds
	TA-SPS-10 Renewal	\$100,000	Sewer Revenue & Accumulated Sewer Funds
	TA-SPS-36 New Pump Station	\$25,000	Sewer Revenue & Accumulated Sewer Funds
	TG-SPS-01 Renewal	\$100,000	Sewer Revenue & Accumulated Sewer Funds
	TG-SPS-13 New Pump and Rising Main (includes bridge crossing)	\$5,000,000	Sewer Revenue & Accumulated Sewer Funds
	TG-SRT-00 Singing Bridge Crossing	\$2,000,000	Sewer Revenue & Accumulated Sewer Funds
	TS-SPS-12 Diversion to Dawson & New Pump	\$300,000	Sewer Revenue & Accumulated Sewer Funds
	UV System Replacement	\$500,000	Sewer Revenue & Accumulated Sewer Funds
	WG-SPS-08 Wingham Brush Pump Station	\$600,000	Sewer Revenue & Accumulated Sewer Funds
	Water Services – Solar Systems - Sewer	\$225,000	Sewer Revenue & Accumulated Sewer Funds

Program	Sub-Program	Proposed Budget	Funding Source
	Developer Contributed Assets	\$1,500,000	Sewer Revenue & Accumulated Sewer Funds
Total Sewer Fund Capital Works Program		\$56,468,000	

Pricing Policy

Council's fees and charges are levied in accordance with clause 201 of the Local Government (General) Regulation 2021.

The Council reviews its schedule of Fees and Charges annually as part of its budget process with the view of optimising Council's revenue base, while attempting to ensure that the level of fees and charges are fair and equitable for residents and other users of Council services.

The Council, when setting fees and charges, considers the nature of the service and recognises any community service obligation and wider policy objectives including equity and social justice.

The purpose of this Pricing Policy is to outline how Council charges and recovers approved fees and charges for:

- Supplying products, services or commodities
- Giving information
- Providing a service relating to the exercise of Council's regulatory functions
- Allowing use or benefit from Council's assets, possessions facilities or enclosures

In determining the amount to be charged for goods and services the following factors are considered:

- The cost of providing the service
- The importance of the service to the community
- Prices fixed by the relevant industry body or bodies
- Any factors specified in the Local Government regulations
- User-pays principle, and
- Market prices

All Council's fees and charges are reviewed on an annual basis prior to finalisation of Council's annual operating budget. However, in special circumstances, fees and charges can be reviewed and approved by Council in accordance with the Local Government Act and Regulations.

The major consideration in reviewing fees and charges shall be full or true cost recovery or market price on a fee for service (user-pays) basis. However, this principle will only be applied where the cost of the service provision can be accurately determined and the end user can be easily identified.

Council's Pricing Policy is based on a number of pricing categories listed in the table below:

Pricing Policy Categories	
Zero Cost Recovery	There is no price charged for this good or service. All costs associated with this good/service are met from general income. The whole cost of the provision of the service is determined to be a community service obligation or falls within a class of public good.
Partial Cost Recovery	The price for this service is set to make a contribution to the cost of providing the service. It does not recover the full cost of the service as defined below. This reflects a component of 'public benefit' or 'community service obligation' associated with the service. The costs of this service are subsidised from general income.
Full Cost Recovery	The price of this service is set to recover annual operating, maintenance and overhead costs, and to make a contribution to the cost of replacement of the infrastructure assets utilised in providing the service.
Rate of Return	The price of this good/service is set to generate an appropriate rate of return on the capital invested. This would include Full Cost Recovery as defined above in addition to a profit margin to factor in a return to Council.
Regulatory Price	The price for this good/service is a statutory charge set by legislation / regulation. It may or may not recover the full cost of the service.

Note:

Amounts relating to certain Regulatory Price fees identified in the Fees & Charges Schedule are set external to Council and therefore these may change depending on when Council is made aware of the applicable amounts to be charged for the 2025-26 financial year.

Council will amend the Fees & Charges Schedule with the updated amounts once notified of the changes.

MIDCOAST FEES & CHARGES 2025-26

Provided as a separate attachment



