

3.4.2.2 Gladstone City Plaza Forecourt Redevelopment

1. In accordance with section 94 of the *Local Government Act 2009* and section 94 of the *Local Government Regulation 2012*, and pursuant to a Special Charge Agreement between Council and the Gladstone City Plaza Body Corporate dated 19 January 2017, which is required to be assigned and novated to any successors in title, Council will levy a special charge upon Lot 0 BUP60138 (*the Gladstone City Plaza Forecourt Land*).
2. The Gladstone City Plaza Forecourt Land to be levied with the special charge specially benefits from the forecourt redevelopment as the owner and tenants of the Gladstone City Plaza use the improvements constructed on the land to attract business to the precinct.

The Special Charge will be levied over a 10-year period commencing in the 2021/2022 financial year following the completion of the redevelopment works.

3. The Overall Plan for the facility to which the special charge applies, is as follows:
 - a) Gladstone Regional Council led a redevelopment of the Gladstone City Plaza Forecourt, which has now been completed;
 - b) The purpose of the special charge is to reimburse Council the costs incurred in undertaking the redevelopment of the Gladstone City Plaza Forecourt within the Gladstone City Plaza Forecourt Land;
 - c) The costs of carrying out the Overall Plan are estimated to be \$1,959,758.11 (which includes principal and interest) over a 10 year period.
4. The Annual Implementation Plan for the 2025/2026 financial year is that, as the redevelopment works have been completed to the satisfaction of both parties, the Gladstone City Plaza Body Corporate will make an annual payment in 2025/2026 of \$195,016.71.

3.4.3 Waste Charges

3.4.3.1 Waste Cleansing Charge

The waste cleansing charge is based on the benefit principle (user pays). Domestic services are supplied at an annual fee for a weekly general waste service and a fortnightly recycling general waste service.

The amount of the waste cleansing charge is to reflect three (3) cost components:

- the cost of providing the mobile waste container (bin) and servicing it;
- the cost of disposing of the waste at a landfill; and
- the cost of recovering and sorting of recyclable material.

The components recognise that:

- the waste cleansing contractor is required to drive past each residence within the Defined Cleansing Service Area;
- it is impractical to monitor use of the service on a house by house basis, and
- Council wishes to maximise efficiency whilst minimising the cost to the community for what is an essential service.

Domestic¹ Waste Service Conditions:

1. A domestic cleansing service is provided to all domestic properties within the Defined Cleansing Service Area.
2. A domestic cleansing charge will be levied on all land within the Defined Cleansing Service Area once a domestic premises has been constructed for residential use² and accordingly the land will be issued mobile waste containers (general waste bin and recyclable bin).
3. For new/additional services, the waste cleansing charge will apply from the earliest date of either the issue of the plumbing final or the bins being delivered to the property.
4. The waste cleansing charge will be levied and recovered irrespective of whether given occupiers within the Defined Cleansing Service Area avail themselves of the service and will apply irrespective of whether the premises are occupied for any period during the year.
5. A domestic waste cleansing charge will only cease to be levied for land within the Defined Cleansing Service Area where a residential premise is demolished with Council's approval.
6. A domestic cleansing service is available to vacant land within the Defined Cleansing Service Area. Such service will be by request at first and where approved, the standard domestic waste conditions apply and the property owner and subsequent property owners cannot later opt out.
7. Where economically feasible, Council will make available a domestic waste cleansing service to rural areas adjoining the Defined Cleansing Service Area.
 - a. The extension of services into such areas is usually by request at first and once approved, the standard domestic waste service conditions apply.
 - b. The type of service the property may receive will vary depending on the property's attributes and may include, but is not limited to, a collection point within the Defined Cleansing Service Area.
 - c. Once approved, the property owner and subsequent property owners cannot opt out of the service.
 - d. A domestic waste cleansing charge will only cease to be levied for land outside the Defined Cleansing Service Area where a residential premise is demolished with Council's approval.

Commercial Waste Service Conditions:

1. Council offers mobile waste container (bin) services, at a commercial rate, to commercial premises who only seek the equivalent of a domestic waste cleansing service.
2. Where a plumbing final has been issued and the property is within Council's Defined Cleansing Service Area (commercial bin service), a general waste bin and recyclable bin will be delivered to the property.

¹ For this section, the term **domestic** means a single dwelling unit or a duplex unit or a unit complex of up to six (6) residential units and excludes commercial premises and multi-unit living over six (6) units.

² A domestic property is considered to be constructed for residential use upon issuing of a Final Inspection Certificate for Dwelling Plumbing Works (Plumbing Final).

3. For new/additional services, the waste cleansing charge will apply from the earliest date of either the issue of the plumbing final or the bins being delivered to the property.

All other commercial services are provided by third parties under a private arrangement between the commercial premises and the third party provider. Council will audit and monitor commercial premises to ensure that if they do not avail themselves to the service provided by Council, they have a service (general waste and recycling) provided by a third party. Those properties found to have no third party service will be charged and provided a Council service, at a commercial rate.

3.4.3.2 Waste Service Contribution Charge

Council will levy a Waste Service Contribution Charge on all rate assessments with a dwelling on Facing Island (including Gatcombe Head) and Curtis Island. The purpose of this charge is to provide the Facing Island and Curtis Island a Waste Service and is set to meet the costs incurred by Council to deliver the service.

3.4.3.3 Waste Management Facility Charge

Council will levy a Waste Management Facility Charge equally on all rate assessments within the region. The charge recognises that:

- there is a residual cost of waste facilities and services which are not met from the waste cleansing charge, waste service contribution charge, and other fees and charges collected on a user pays basis;
- it is impractical to monitor use of a waste management facility on a house by house basis; and
- Council wishes to reduce the burden on the general rate to fund Council's waste management facilities.

3.4.4 Sewerage and Wastewater Charges

Council operates five (5) types of sewerage / wastewater service schemes:

1. an urban or residential scheme serving the community of Gladstone;
2. an urban or residential scheme serving the urban communities of Boyne Island, Tannum Sands and Calliope;
3. an urban or residential scheme serving the urban communities of Agnes Water and Seventeen Seventy;
4. an industrial scheme serving the Yarwun Industrial Area; and
5. an industrial scheme serving Curtis Island industries.

The sewerage charge applies to all connected and unconnected land in the Defined Sewerage Service Area as defined in the definitions section of this Policy.

The service is operated on a commercial basis with each type of scheme being self-funded through the application of user charges.

An availability charge will be levied for land within the Defined Sewerage Service Area that is not connected to a Council-operated sewerage scheme ('unconnected land'). This is a charge for the fixed cost component of the sewerage system which is set to meet costs incurred by Council independently from the use of the system i.e.: