



Ordinary Council eMeeting

8 April 2020

LATE ITEM

REPORT & ATTACHMENT

ITEM NO

SUBJECT

11.2.3

AMENDMENTS TO FEES AND CHARGES, AND PROPERTY LEASE CHARGES

11.2.3 AMENDMENTS TO FEES AND CHARGES, AND PROPERTY LEASE CHARGES

LOCATION/ADDRESS	Shire of Augusta Margaret River
APPLICANT/LANDOWNER	Shire of Augusta Margaret River
FILE REFERENCE	INF/88
REPORT AUTHOR	Nick Logan, Acting Director Sustainable Development and Infrastructure
AUTHORISING OFFICER	Stephanie Addison-Brown, Chief Executive Officer

IN BRIEF

- At the Ordinary Council Meeting on 25 March 2019 a decision was made to adopt a range of actions that will support the community through the disruption caused by the COVID-19 pandemic. These actions included the waiver of all non-statutory fees and charges until 30 June 2020.
- It is evident that the waiver of some fees and charges, particularly in relation to waste services, may have unintended consequences in terms of broader costs to the community and the function of the Shire's waste management system.
- In addition, the Shire has been monitoring the constantly evolving state and federal response to the COVID-19 pandemic and considering ways to support the community. It is recommended that the Shire waive the rent for commercial tenants until the end of the financial year.

RECOMMENDATION

That Council:

1. Reinstates the non-regulatory fees and charges for waste services;
2. Provides a concession for the disposal of domestic scale waste at the Davis Road Landfill facility by providing for waste disposal free of charge for up to one cubic metre per day for Shire residents that hold a government issued concession card; and
3. Waives rent for the following commercial tenants from 1 March until 30 June 2020:
 - a. MRTCH (the Old Settlement).
 - b. Soggy Bones (Skate Park café).
 - c. Augusta Leisure Centre.
 - d. Eagles Heritage.
 - e. White Elephant.

TABLED ITEMS

Nil

BACKGROUND

The coronavirus COVID-19 pandemic has escalated significantly over the last few weeks and has resulted in considerable and serious economic and social impacts on communities. At the 25 March 2019 OCM the Council adopted a range of measures to support the community through this crisis. These measures included the waiver of all non-regulatory fees and charges until 30 June 2020. This includes fees for the provision of waste services.

CONSULTATION AND ADVICE

Internal consultation has been undertaken with relevant business units and some directly affected leaseholders. There is little scope to undertake broader consultation exercises at this time as the responses to the evolving COVID-19 situations require rapid and agile decisions to mitigate unintended consequences.

DISCUSSION / OFFICER COMMENTS

This report concerns the two separate issues of the impact of waiving waste fees and charges, and commercial lease charges.

The Impacts of Waiving Waste Fees and Charges and Alternatives

Fees and charges are expressed in the Shire's schedule as falling in one of three components:

1. Shire; where the fee is prescribed by the Shire in exchange for a service.
2. Regulatory; where the ability to charge a fee is set by legislation and the Shire determines the amount of the fee.
3. Statutory; where the amount of the fee set by legislation.

The Council decision of 25 March exempted all 'non-regulatory' fees and charges. Included as Attachment 1 is the schedule of fees and charges related to waste services. A number of those fees and charges fall into the 'Shire' category.

Many of the Shire fees and charges related to waste services have an intrinsic relationship with the controls over the disposal of waste at the landfill and reflect the costs to the broader community of maintaining the Davis Road facility. These include fees and charges for general waste, waste of a commercial scale, and specialty items such as mattresses, tyres and asbestos.

The Shire has specific licence conditions related to the amounts of certain types of waste that can be accepted at Davis Road. There is also limited capacity in the Davis Road landfill pending the completion of the new Cell 3, which is currently under construction. Significant additional use of the Davis Road facility will introduce a reasonably high risk that licence conditions cannot be complied with and that landfill capacity will be reached prior to the new cell becoming available. There is also a significant risk that commercial operators from outside the Shire could pursue the financial advantage of free waste disposal when disposing of large quantities.

While waiving waste fees since 25 March has only provided for a brief comparison, Table 1 below shows a summary of a standard weekend to the weekend of 27/28/29 March. The comparison shows the utilisation rate of the landfill being more than twice to three times that of normal use.

Friday 27 March 2020		Regular Charge	Saturday 28 March 2020		Regular Charge	Sunday 29 March 2020		Regular Charge
86	Car/ute paid movements	\$ 1,546	81	Car/ute paid movements	\$ 1,450	90	Car/ute paid movements	\$ 1,850
9	Commercial	\$ 1,722						
40	Mattresses		8	Mattresses		7	Mattresses	
1	Tyres		9	Tyres		5	Tyres	
2	Fridges		0	Fridges		0	Fridges	
2	Asbestos		0	Asbestos		0	Asbestos	
Last 3 Friday averages		Regular Charge	Last 3 Saturday averages		Regular Charge	Last 3 Sunday averages		Regular Charge
32	Car/ute paid movements	\$ 652	20	Car/ute paid movements	\$ 403	26	Car/ute paid movements	\$ 402
2	Mattresses		1	Mattresses		2	Mattresses	
0	Tyres		0	Tyres		0	Tyres	
1.5	Fridges		0	Fridges		1	Fridges	
0.3	Asbestos		0	Asbestos		0	Asbestos	

The spirit of the Council decision, to support and assist the community, can still be recognised while ensuring that unintended consequences of the unfettered disposal of waste at the Davis Road facility doesn't eventuate. One possible mechanism to achieve this would be to ensure all those disadvantaged by the current Covid-19 situation are provided with continued free disposal of domestic quantities of waste. This could be done by providing for free disposal of domestic quantities of waste (up to one cubic metre) where the person is a resident of the Shire and has a valid concession card.

Commercial Lease Charges

The Shire has five commercial leases.

- MRTCH (the Old Settlement) - \$25,000pa
- Soggy Bones (Skate Park café) - \$15,000pa
- Augusta Leisure Centre - \$2580 pa
- Eagles Heritage - \$7000 pa
- White Elephant; \$16,800pa (+ GST + CPI pa + Market 5 yrs) + \$2500 (toilet cleaning) + 25% sewer pump cost.

The Western Australian state government economic and health relief package related to Covid-19 includes a \$25million contribution by way of waiver of small business rent on government owned

premises. While other fiscal stimulus measures are in place and continually evolving at a state and federal level, the Council may also consider assisting local small business by waiving rent on the Shire commercial leases. This could be done until the end of the financial year with a view to further review at that time.

STATUTORY ENVIRONMENT / LEGAL IMPLICATIONS

The Local Government Act s6.12 includes the power to defer, grant discounts, waive or write off debts. This requires the period for the waiver to be specified.

STRATEGIC PLAN / POLICY IMPLICATIONS

Community Strategic Plan 2036 (CSP)

Corporate Business Plan 2019-2023

Key Result Area 1: Valuing, protecting and enhancing the natural environment

Community Outcome 6: Community emergency preparedness

Strategy 4: Enhance local emergency response and disaster management through collaboration

PLANNING FRAMEWORK

Nil

FINANCIAL IMPLICATIONS

Implications

The provision of community assistance by waiving fees and charges for domestic waste services at the Davis Road facility for those in need is unlikely to be financially significant. The waiver of lease charges would result in approximately \$30,000 of foregone income for a four month period from March until end June 2020 (around \$7,000 per month).

Long Term Financial Plan

There are a range of impacts from the COVID-19 pandemic that will need to be fully considered through the impending budget process.

Whole of Lifecycle considerations

Nil

SUSTAINABILITY IMPLICATIONS

Environmental

The unregulated disposal of waste at the Davis Road facility has the potential to cause significant environmental management issues for the operation of the facility.

Social

The continued ability for those in need to access waste disposal services at Davis Road free of charge assist the most vulnerable members of our community.

Economic

The preservation of our local small businesses and assistance through lease payment concessions will assist these businesses to remain viable entities and respond following the COVID/19 pandemic.

ADVOCACY

Nil

ALTERNATE OPTIONS

Nil

VOTING REQUIREMENTS

Absolute Majority

RECOMMENDATION

That Council:

1. Reinstates the non-regulatory fees and charges for waste services;

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ADVICE TO APPLICANT / PROPONENT

Nil

ATTACHMENTS

1. Schedule of Fees and Charges



Schedule of Fees and Charges Effective from 1 July 2019 to 30 June 2020

COA.IE
JOB.CC.ET
WK

GST
Inclusive
Y - Yes
N - No

2018-19

2019-20

Waste Management

Animal carcasses - Commercial Operators

Charge Type	COA.IE JOB.CC.ET WK	GST Inclusive Y - Yes N - No	2018-19	2019-20
Domestic animals	WK0239.84	Shire	20.00	20.00
Farm animals		Shire	35.00	35.00

Bulk Waste Fees

Charge Type	COA.IE JOB.CC.ET WK	GST Inclusive Y - Yes N - No	2018-19	2019-20
Cost per metre square area x size of bin	WK0239.84	Shire	44.00	45.00
Non compacted separated building/construction waste		Shire	38.00	39.00
Non compacted mixed building/construction waste		Shire	68.00	70.00

Green waste

Charge Type	COA.IE JOB.CC.ET WK	GST Inclusive Y - Yes N - No	2018-19	2019-20
Clean and free of all containments up to and including 1.0 m3 residential only	WK0239.84	Shire		Free
Clean and free of all containments over 1.0 m3, per m3	WK0239.84	Shire	7.00	7.00
Contaminated Green waste charged at the general rate per m3	WK0239.84	Shire	44.00	45.00
Sale of Mulch - commercial only - per m3	WK0037.84	Shire	28.00	28.00

Green waste - commercial

Charge Type	COA.IE JOB.CC.ET WK	GST Inclusive Y - Yes N - No	2018-19	2019-20
Clean and free of all containments per m3	WK0239.84	Shire	10.00	10.00

Liquid Waste disposal fees (per kilolitre)

Charge Type	COA.IE JOB.CC.ET WK	GST Inclusive Y - Yes N - No	2018-19	2019-20
Liquid Waste generated within Shire	1WA970.84	Shire	90.00	70.00

Property Charges

Charge Type	COA.IE JOB.CC.ET WK	GST Inclusive Y - Yes N - No	2018-19	2019-20
Waste Facilities Maintenance Rate - Gross Rental Value (GRV)	1WA960.75	Regulatory	rate in the dollar 0.0222	rate in the dollar 0.0222
Waste Facilities Maintenance Rate - Unimproved Capital Value (UV)		Regulatory	rate in the dollar 0.0002	rate in the dollar 0.0002
Waste Facilities Maintenance Rate - Minimum rate per rateable property		Regulatory	200.00	180.00

Property Charges - Residential

Charge Type	COA.IE JOB.CC.ET WK	GST Inclusive Y - Yes N - No	2018-19	2019-20
Kerbside Collection Service	1WA880.76	Regulatory		318.00
Additional General Waste - 140L red lid where kerbside collection service is provided (per service per F/N) Ancilliary accommodation only		Regulatory		232.00
Additional FOGO - 240L lime green lid where kerbside collection service is provided (per service per week)		Regulatory		180.00
Additional Recycling - 240L yellow lid where kerbside collection service is provided (per service per F/N)	1WA950.77	Regulatory		76.00
Upgrade General Waste - from 140L to 240L where kerbside collection service is provided (per service per F/N) in addition to mandatory 3 bin service fee.	1WA880.76	Regulatory		232.00
Additional (after upgrade) General Waste - 240L where kerbside collection service is provided (per service per F/N)		Regulatory		400.00
Special Circumstance General Waste upgrade - annual, on application where kerbside collection service is provided (per service per F/N) in addition to mandatory 3 bin service fee.		Regulatory		100.00
Rubbish - East Augusta Waste Facility (per property)		Regulatory	135.00	145.00
Rural Tip Pass		Regulatory		110.00



Schedule of Fees and Charges Effective from 1 July 2019 to 30 June 2020

	COA.IE JOB.CC.ET WK	Charge Type	GST Inclusive Y - Yes N - No	2018-19	2019-20
Property Charges - Residential/Tourist Accommodation					
General Waste 240L weekly Recycling 240L fortnightly FOGO 240L weekly	1WA880.76	Regulatory	N		564.00
Additional General Waste 240L green lid - where kerbside collection service is provided (per service per week)		Regulatory	N		308.00
Additional FOGO - 240L lime green lid where kerbside collection service is provided (per service per week)		Regulatory	N		180.00
Additional Recycling - 240L yellow lid - Where kerb side collection service is provided (per service per fortnight)	1WA950.77	Regulatory	N		76.00

Property Charges - Commercial					
General Waste 240L green lid - where kerbside collection service is provided (per service per week)	1WA880.76	Regulatory	N	235.00	308.00
FOGO - 240L lime green lid where kerbside collection service is provided (per service per week)		Regulatory	N		180.00
Recycling - 240L yellow lid - Where kerb side collection service is provided Per service per fortnight	1WA950.77	Regulatory	N	72.00	76.00

Waste Charges					
Delivery charge for 140L or 240L receptacles	1WA880.76	Regulatory	Y	77.00	25.00
8 litre compostable bags	1WA950.77	Shire	N		5.00

Vehicles and Tyres					
Motor Vehicle Bodies - cars, utilities, vans (carcass only)	WK0239.84	Shire	Y	15.00	16.00
Motor Vehicle Bodies - caravans, small boats		Shire	Y	actual cost	actual cost
Tyres - residential - car/4wd - no rim		Shire	Y	12.00	13.00
Tyres - residential - car/4wd - with rim		Shire	Y	17.00	18.00
Tyres - residential - motorbike		Shire	Y	6.00	6.00

e-WASTE					
Electronic waste - per item - residential (in scope) TVs, computers & peripherals, printers.	1WA940.84	Shire	Y	0.00	2.00

Waste Disposal - Solid Waste Landfill

Fees do not apply to the depositing of clean, sorted recyclable materials.

Rural properties without waste collection service receive 1 free 5m3 domestic card.

General waste (per cubic metre as estimated by tip operator)	WK0239.84	Shire	Y	44.00	45.00
Minimum charge (without card)		Shire	Y	11.00	11.00
Non compacted mixed building/construction waste		Shire	Y	68.00	70.00
Non compacted separated building/construction waste		Shire	Y	38.00	39.00
Asbestos disposal, (assessed per m3 only - no part thereof)		Shire	Y	110.00	110.00
Minimum charge, asbestos disposal		Shire	Y	60.00	60.00
Fridge, air-conditioner or freezer disposal per unit (requiring degassing)		Shire	Y	15.00	15.00
Dual Fridge/freezer + commercial units (requiring degassing)		Shire	Y	30.00	30.00
Mattress disposal - King (inner spring only)		Shire	Y	20.00	21.00
Mattress disposal - Queen (inner spring only)		Shire	Y	15.00	16.00
Mattress disposal - Single single (inner spring only)		Shire	Y	10.00	10.00
All other mattresses (not inner spring)		Shire	Y	44.00	45.00
Domestic Card 3m3		Shire	Y	60.00	62.00
Domestic Card 5m3		Shire	Y	90.00	93.00



Schedule of Fees and Charges Effective from 1 July 2019 to 30 June 2020

COA.IE JOB.CC.ET WK	Charge Type	GST Inclusive Y - Yes N - No	2018-19	2019-20
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Recycling - Commercial

Uncontaminated and separated recyclables per cubic metre <i>*Note: At the discretion of Coordinator Waste Services and by Prior arrangement. Contaminated loads at general rate</i>	1WA800.84	Shire	Y	15.00	45.00
Cardboard per cubic metre		Shire	Y	44.00	16.00
Glass drop off (m3)		Shire	Y	16.00	16.00

Recycling - Domestic

No charge for household recycling delivered by resident (cardboard, glass, plastic). Recycling is to be separated from each other and not mixed with general waste.

240 litre recycling receptacle (bin - green body yellow lid)	1WA790.84	Regulatory	Y	77.00	No Charge
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Waste Bins at Events

240L MGB General Waste & Recycling (inc collection & disposal) per bin per service for charitable events	No Fee				
240L MGB Recycling (inc collection & processing) Per bin per service	1WA790.84	Shire	Y	6.00	10.00
240L MGB General Waste (inc collection & disposal) per bin per service		Shire	Y	9.50	10.00