3.8. REFUSE SPECIAL CHARGE 2026 - 2027

REPORT AUTHOR	Interim Chief Financial Officer
MANAGER	General Manager Corporate and Communities
DEPARTMENT	Corporate and Communities
DATE	16 June 2026

RECOMMENDATION

That Council pursuant to Section 94 of the *Local Government Act 2009* and Section 94 of the *Local Government Regulation 2012* make and levy a special charge to be known as the (Special Refuse Charge) on all rateable land to which the overall plan applies, for the purpose of contributing to the costs of operation and maintenance of the Cow Bay, Daintree, Killaloe and Newell Transfer Stations and the cost charged to Council for use of the Ayton Transfer Station, as follows:

1. **The overall plan for the special charge is as follows:**

   a) **The Service, Facility or Activity for which the plan is made:**

   The special refuse charge is to be applied to a number of rateable parcels of land, with improvements, which are located outside Council's kerbside waste and (if applicable) recyclables collection service area or are inaccessible for the provision of the collection service. Properties holding Permits to Occupy on the South Arm and the Heads of Daintree River are excluded from this special refuse charge.

   The occupiers of levied properties will be eligible to dispose of One (1) x 240L wheelie bin of permitted general waste, or equivalent, per unit levied per week at Council's Transfer Stations.

   The occupiers of the subject land will have special access to the following Transfer Stations for disposal of waste:

   i. **Cow Bay Transfer Station**
   ii. **Daintree Transfer Station**
   iii. **Killaloe Transfer Station**
   iv. **Ayton Transfer Station**

   b) **The rateable land to which the plan applies is:**

   i. **All land with improvements that does not receive the Council kerbside waste and/or recyclables collection service, where the occupier has been provided with an identification card to use the Daintree and Killaloe Transfer Stations; and**

   ii. **All land with improvements north of the Daintree River that does not receive the Council kerbside waste and/or recyclables collection service,**

where the occupier has been provided with an identification card to use the Cow Bay and Ayton Transfer Stations, excluding properties holding Permits to Occupy on the South Arm and the Heads of Daintree River.

c) Estimated Cost of carrying out the Overall Plan is:

The estimated cost to Council of operating all current Transfer Stations over 2026/27 is $1,778,989 and the estimated revenue from gate fees and recyclable materials for the same period is $816,940, resulting in an anticipated net operating loss of $962,049 In addition, Council is charged a fee by Cook Shire Council for use of Ayton Transfer Station. The special refuse charge is to be levied to contribute to the cost of operation and maintenance of the Transfer Stations and the cost charged to Council for use of the Ayton Transfer Station and will raise approximately $100,350.

d) Estimated Time for carrying out the Overall Plan is one (1) year ending on 30 June 2027.

The occupiers of the land to which the special charge applies will have special access to the above-mentioned Transfer Stations for the purpose of disposal of waste.

2. a) For 2026/27 a special charge of $274.20 per unit specified in the schedule below will be levied against each rateable assessment defined in clause 1(b), based on the improvements on the property as defined in the schedule below:

b) Ratepayers may apply for an additional unit and each additional unit approved will attract the standard special refuse unit charge.

	Type of Improvement	Minimum Unit
1.	Hotels	10
2.	Cafes/Restaurants	5
3.	Take Away Food Outlets	2
4.	General store/shop	2
5.	School/kindergarten/childcare facility	1
6.	Residential dwelling, including Caretaker residence	1
7.	Caravan Park/camping Ground i. for every five (5) sites or part thereof	1
8.	Motel/Resort Accommodation i. for each unit with facilities to enable the preparation and/or cooking of food. (Examples of these facilities, which are not necessarily exhaustive, would be a combination of two (2) or more of a sink, hotplates, microwave oven, oven etc.) ii. without facilities to enable the preparation and/or cooking of food - for every three (3) units or part thereof	1 1
9.	Holiday Cabins i. for every three (3) cabins or part thereof	1

10.	**Industrial/Commercial Premises (includes professional offices and industrial/commercial premises not otherwise specified in this schedule) each shop office**	**1**

EXECUTIVE SUMMARY

Section 94 of the *Local Government Regulation 2012* requires a Council resolution to levy the special charge and identify the land and the overall plan for the supply of service.

A Special Refuse Charge is to be made and levied to contribute to the cost of the operation and maintenance of Transfer Stations. The owners of the land identified will have special access to the disposal facilities on the basis that they are located outside the current Council collected kerbside service area.

All property owners/occupiers that are to be levied will be provided with written notification from Council advising them of the continuation of the special charge and the special access that will be granted to them at the Transfer Stations.

An identification card is issued to the property owners/occupiers on an annual basis for presentation at the Transfer Stations for the purposes of identifying themselves to the facility operators for the disposal of their solid waste in reference to the special charge applied.

The special charge has increased by 7 per cent from $256.26 per unit to $274.20 per unit.

PREVIOUS COUNCIL CONSIDERATIONS / RESOLUTIONS

Not applicable

REPORT/BACKGROUND

The Special Refuse Charge was introduced to contribute to the cost of Council operating transfer stations for ratepayers that do not have access to the Kerbside collection services.

FINANCIAL AND RESOURCE IMPLICATIONS

It is estimated that the special charge will contribute approximately $100,350 towards the total cost of operation and maintenance of the Transfer Stations being $1,778,989 per annum.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with this report.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications associated with this report.

SOCIAL IMPLICATIONS

There are no social implications associated with this report.

CORPORATE AND OPERATIONAL PLAN

This report has been prepared in accordance with the following:

Corporate Plan 2025-2030 Initiatives:

Theme 1 - Liveability
To deliver community activities to promote safe, healthy, inclusive and socially engaged communities with an environmental conscious.
1.1 - *Deliver community initiatives that support healthy, inclusive and socially engaged communities.*

Theme 2 - Prosperity
Council plans, builds and maintains the infrastructure required to improve our lifestyle and promote economic growth, working actively to support local businesses.
2.2 - *Support local business through local procurement.*

Theme 3 - Service Delivery
We deliver Council services effectively and efficiently to meet community expectations, focusing on the wellbeing of both the community and our employees.
3.1 - *Deliver the Corporate Plan, Operational Plan and Budget.*

Operational Plan 2025-2026 Actions:

Legislative requirement.

LEGISLATION AND POLICY

- *Local Government Act 2009*
- *Local Government Regulation 2012*

CONSULTATION

Internal Consultation:

- Rates Team
- Finance Team

CONCLUSION

That Council adopt to levy a special charge on the land identified in the recommendation for the purpose of contributing to the costs of operation and maintenance of the Cow Bay, Daintree, Killaloe, Newell and Ayton Transfer Stations.

ATTACHMENTS

Nil