



### 1.0 Policy Purpose

The Defined Urban Areas Policy ("Policy") has been developed to provide transparency for residents and ratepayers of Central Highlands Regional Council ("Council") about what areas are defined as urban areas and to assist residents and ratepayers in determining their access to services and their rating obligations.

The main purposes of this Policy are:

- 1.1 To define the urban areas for use in determining the Defined Water Supply Areas and Defined Sewerage Areas for water and sewerage utility charges as referred to in Council's Revenue Statement.
- 1.2 To define the boundaries of, and land included within, each Town within Council's local government area.
- 1.3 To provide guidance in determining the appropriate differential rating category to apply to land or a property, where a determining factor is the location of the property in a Town.

### 2.0 Application

- 2.1 This Policy applies to all properties within Council's local government area.
- 2.2 This Policy commences on the date this Policy is adopted by Council. For the purposes of levying rates and charges, this Policy will be applied on the commencement of the next rate levy period (1 July 2023).

### 3.0 Policy Statement

This Policy delineates the boundaries of all Defined Urban Areas within Council's local government area (see maps in Appendix A). Each Defined Urban Area refers to a contiguous land area which Council has designated as a Town.

- 3.1 In accordance with section 81 of the Regulation, a local government may define certain areas of land for rating purposes. Council has adopted differential general rating categories in its annual Revenue Statement. One of the criteria for determining the appropriate rating category to apply to land is whether or not the land is within a Town.

As such, this Policy can be used for the interpretation of Council's Revenue Statement and guidance in determining which differential general rating category an assessment applies.

- 3.2 Council also has to determine which properties on which to levy water services and sewerage utility charges. As per the Revenue Statement, all properties within the Defined Water Supply Area and Defined Sewerage Area will be levied utility charges for each of those services. This includes vacant land and unconnected properties (as is customary within the industry to ensure the costs are allocated over all properties which could be connected).

The Defined Water Supply Areas and Defined Sewerage Areas are to be defined as all land within each Town's Defined Urban Area to which a property or land parcel is connected or able to be connected to the relevant water or sewerage network.

As new water and sewer mains are installed within Defined Urban Areas, the Defined Water Supply Area and Defined Sewerage Area will automatically expand without the requirement of amending this Policy.

In accordance with section 161 of the Water Supply (Safety and Reliability) Act 2008, Council will then declare (or amend the declaration of) those areas as service areas at least annually so that they are Declared Service Areas for the purpose of that Act.

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Adoption Date: 28 June 2023

Amended Date: 28 June 2023

Document Name: Defined Urban  
Areas Policy

Revokes: Defined Urban Areas Policy previously resolved by  
council on 16 June 2021

Review Date: 30 June 2024

Page 1 of 19

3.3 Council levies a refuse collection charge on all properties within certain Defined Urban Areas, as provided for in its annual Revenue Statement.

All properties within those Defined Urban Areas are entitled to a refuse collection service, and all residential properties will be charged for at least one service.

#### 4.0 Defined Urban Areas

Council has determined that the following locations are Defined Urban Areas within Council's local government area. Maps of these Defined Urban Areas, with their outer boundaries marked in red, are included in Appendix A of this Policy.

1. Springsure
2. Rolleston
3. Emerald
4. The Gemfields - Sapphire/Rubyvale
5. Comet
6. Willows
7. Bogantungan
8. Duaringa
9. Dingo
10. Blackwater
11. Bluff
12. Capella
13. Tieri
14. Anakie
15. Bauhinia

#### 5.0 Boundary Review

By their very nature, and through development, subdivision and building applications, Towns can change size and their urban areas can expand. To allow for these changes to be incorporated into this Policy on an ongoing basis, and so that other functions that reference this Policy are able to function effectively, the CEO is delegated the authority to amend the Defined Urban Area boundary of each map included in Appendix A of this Policy.

The CEO's exercise of the delegated authority is subject to any one of the following conditions being met:

1. A recommendation for the amendment, with new proposed boundaries, is made by the Planning and Development department of Council; or
2. A recommendation for the amendment, with new proposed boundaries, is made by the Rates department of Council; or
3. Water and / or sewer mains are installed in an area outside the current Defined Urban Area (for those areas serviced by the new infrastructure only).

Amendments can be made at any time and take effect from the day when the amendment is made.

For the purposes of water, sewerage and refuse collection utility rates, if the Rate Notices have already been issued for the current levy period, the amendment will take effect from the commencement of the next rates levy period.

Within a reasonable timeframe, councillors are to be made aware of the amendments to the boundaries for information purposes only.

#### 6.0 Allocation of Properties Crossing Boundary

There will be some cases where it is not easily determinable whether a property or rate assessment is within a Defined Urban Area, particularly where part of the property is within a Defined Urban Area boundary and the remaining part is outside of the boundary.

In these cases, a determination will be made by the Manager Finance upon recommendation by either the Rates or Planning and Development departments of Council. The recommendation will be made after consideration of all appropriate factors which may include:

- the location of any residence, or commercial or industrial building on the property;
- services currently provided to the property;

Electronic version current – uncontrolled copy valid only at time of printing

Adoption Date: 28 June 2023	Amended Date: 28 June 2023	Document Name: Defined Urban Areas Policy
Revokes: Defined Urban Areas Policy previously resolved by council on 16 June 2021	Review Date: 30 June 2024	Page 2 of 19

- proportion of total land area within the Defined Urban Area;
- current or proposed land use;
- active building or development applications.

## 7.0 Right of Appeal

If a ratepayer reasonably believes a Defined Urban Area boundary does not accurately reflect a Town's limit, or that their property (only if it is partially within the Defined Urban Area) has been included in a Town in error, they may make an application for review by the CEO.

## 8.0 Definitions

<b>CEO:</b>	The person appointed to the position of Chief Executive Officer under section 194 of the Act and anyone acting in that position under section 195 of the Act.
<b>Council:</b>	Central Highlands Regional Council.
<b>Defined Urban Area</b>	A contiguous land area council has designated as a Town as illustrated by the areas contained within the red boundary lines on the maps in Appendix A.  For the purposes of the Local Law No. 2 (Animal Management), this term can be used interchangeably with 'Designated Urban Area' and has the same meaning.
<b>Declared Service Area:</b>	An area the subject of a declaration by Council under s.161 of the Water Supply (Safety and Reliability) Act 2008.
<b>Defined Water Supply Area:</b>	All land within each Town's Defined Urban Areas to which a property or land parcel is connected or able to be connected to the relevant water network.
<b>Defined Sewerage Area:</b>	All land within each Town's Defined Urban Area to which a property or land parcel is connected or able to be connected to the relevant sewerage network.
<b>Property:</b>	A property is land or other right of use entitlement over land within the Central Highlands Regional Council to which Rates and Charges under section 92 of the Act are levied by Council.
<b>The Act:</b>	The Queensland <i>Local Government Act 2009</i> .
<b>The Regulation:</b>	The Queensland <i>Local Government Regulation 2012</i> .
<b>Town:</b>	An area that includes all land within the boundaries of a Defined Urban Area in this Policy.

Electronic version current – uncontrolled copy valid only at time of printing

Adoption Date: 28 June 2023	Amended Date: 28 June 2023	Document Name: Defined Urban Areas Policy
Revokes: Defined Urban Areas Policy previously resolved by council on 16 June 2021	Review Date: 30 June 2024	Page 3 of 19

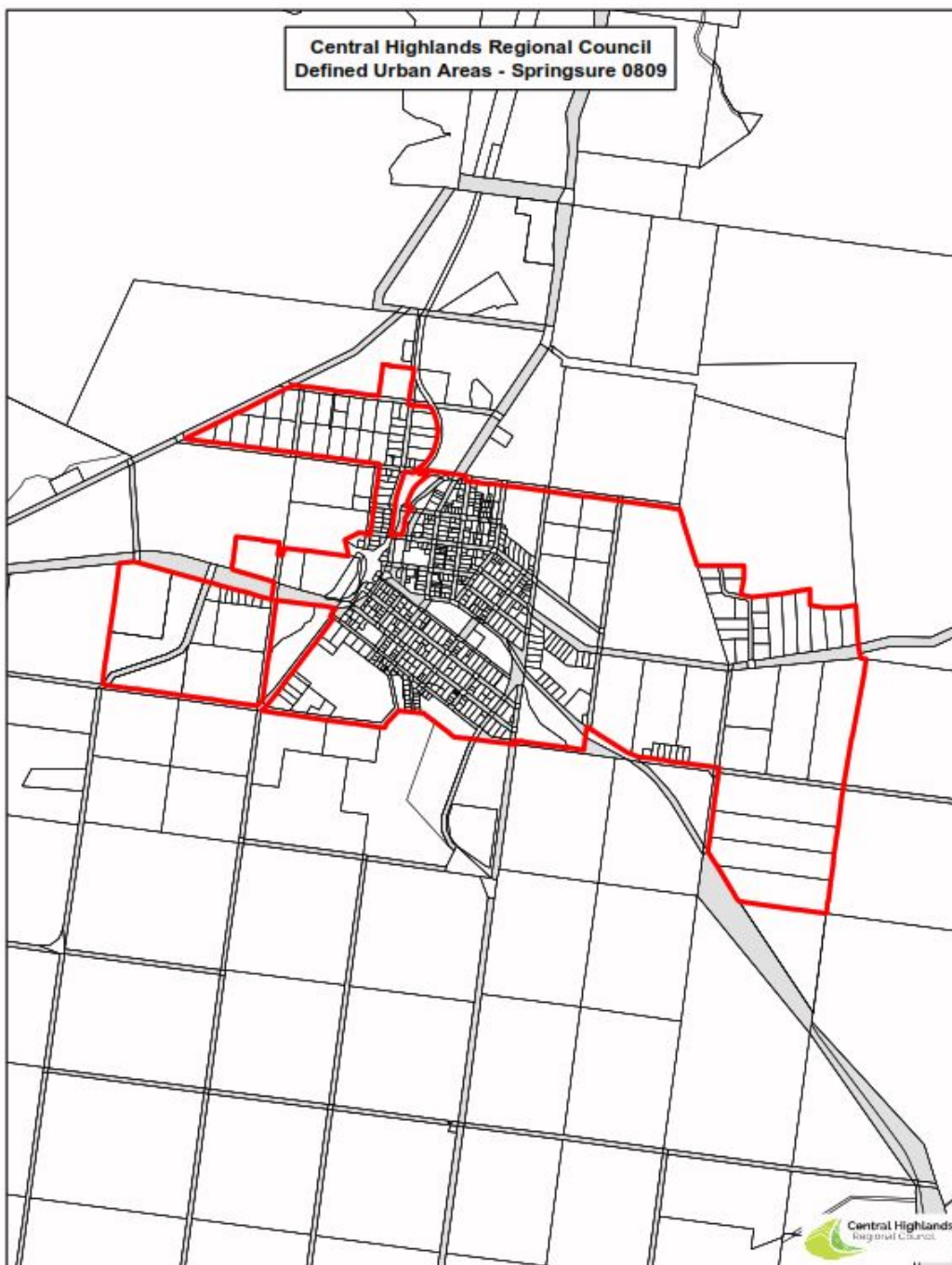
<b>Strategic Link</b>	Local Government Act 2009 Local Government Regulation 2012
<b>Category</b>	Rates
<b>Lead Business Unit</b>	CFO Office
<b>Public Consultation</b>	No
<b>Adoption Date</b>	28 June 2023
<b>Next Review Due</b>	30 June 2024
<b>Document Number</b>	1781986
<b>Record Keeping</b>	ECM, The Vine
<b>Related Documents</b>	Revenue Statement Utility Service Area Maps Local Law No. 2 (Animal Management) 2012 Subordinate Local Law No. 2 (Animal Management)

Electronic version current – uncontrolled copy valid only at time of printing

Adoption Date: 28 June 2023	Amended Date: 28 June 2023	Document Name: Defined Urban Areas Policy
Revokes: Defined Urban Areas Policy previously resolved by council on 16 June 2021	Review Date: 30 June 2024	Page 4 of 19

# Appendix A – Defined Urban Area Maps

The Defined Urban Areas listed in section 4.0 of the Policy are represented by all land within the red boundary lines in the maps presented below:



Electronic version current – uncontrolled copy valid only at time of printing

Adoption Date: 28 June 2023	Amended Date: 28 June 2023	Document Name: Defined Urban Areas Policy
Revokes: Defined Urban Areas Policy previously resolved by council on 16 June 2021	Review Date: 30 June 2024	Page 5 of 19

Central Highlands Regional Council  
Defined Urban Areas - Rolleston 0809



Electronic version current – uncontrolled copy valid only at time of printing

Adoption Date: 28 June 2023

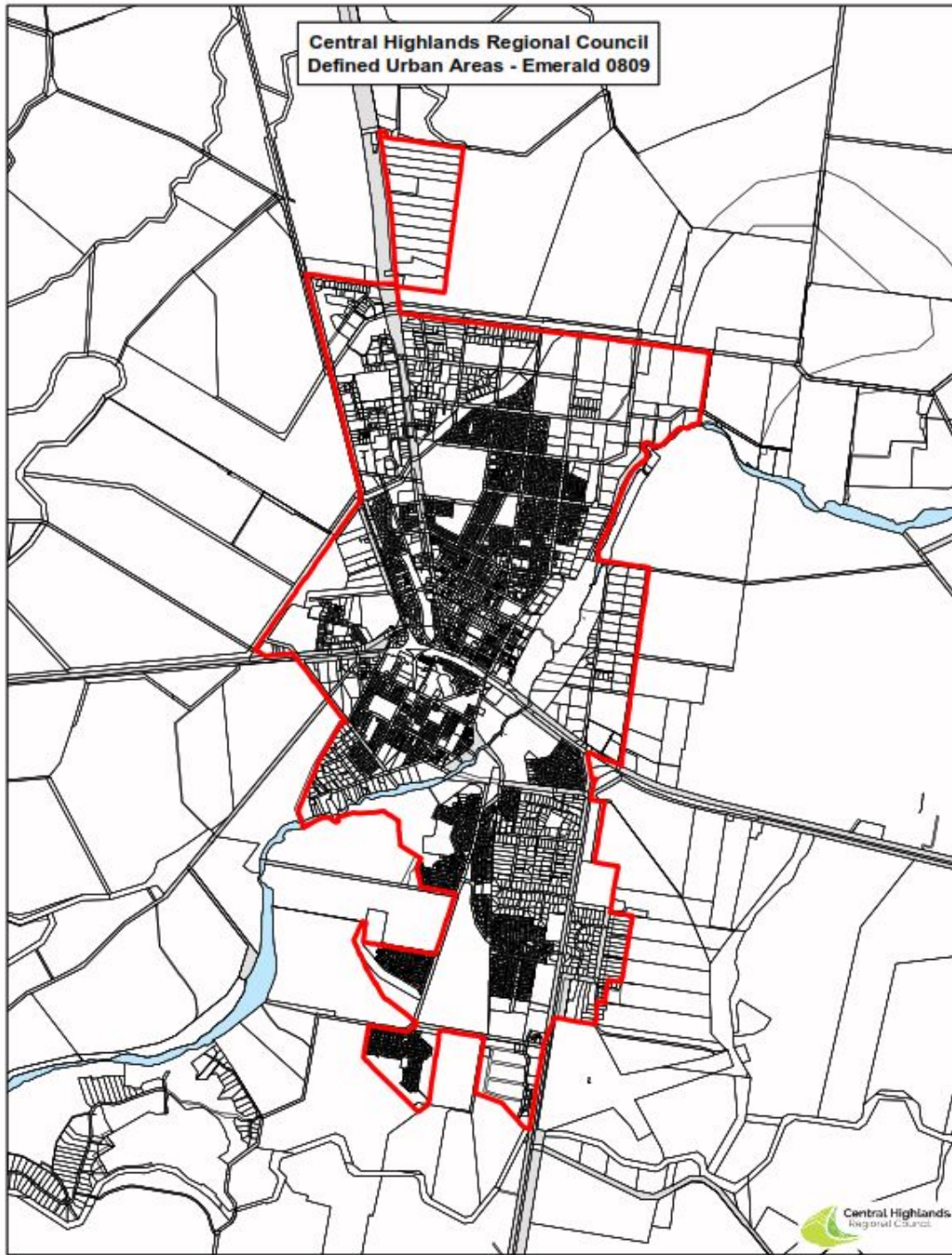
Amended Date: 28 June 2023

Document Name: Defined Urban  
Areas Policy

Revokes: Defined Urban Areas Policy previously resolved by  
council on 16 June 2021

Review Date: 30 June 2024

Page 6 of 19



Electronic version current – uncontrolled copy valid only at time of printing

Adoption Date: 28 June 2023

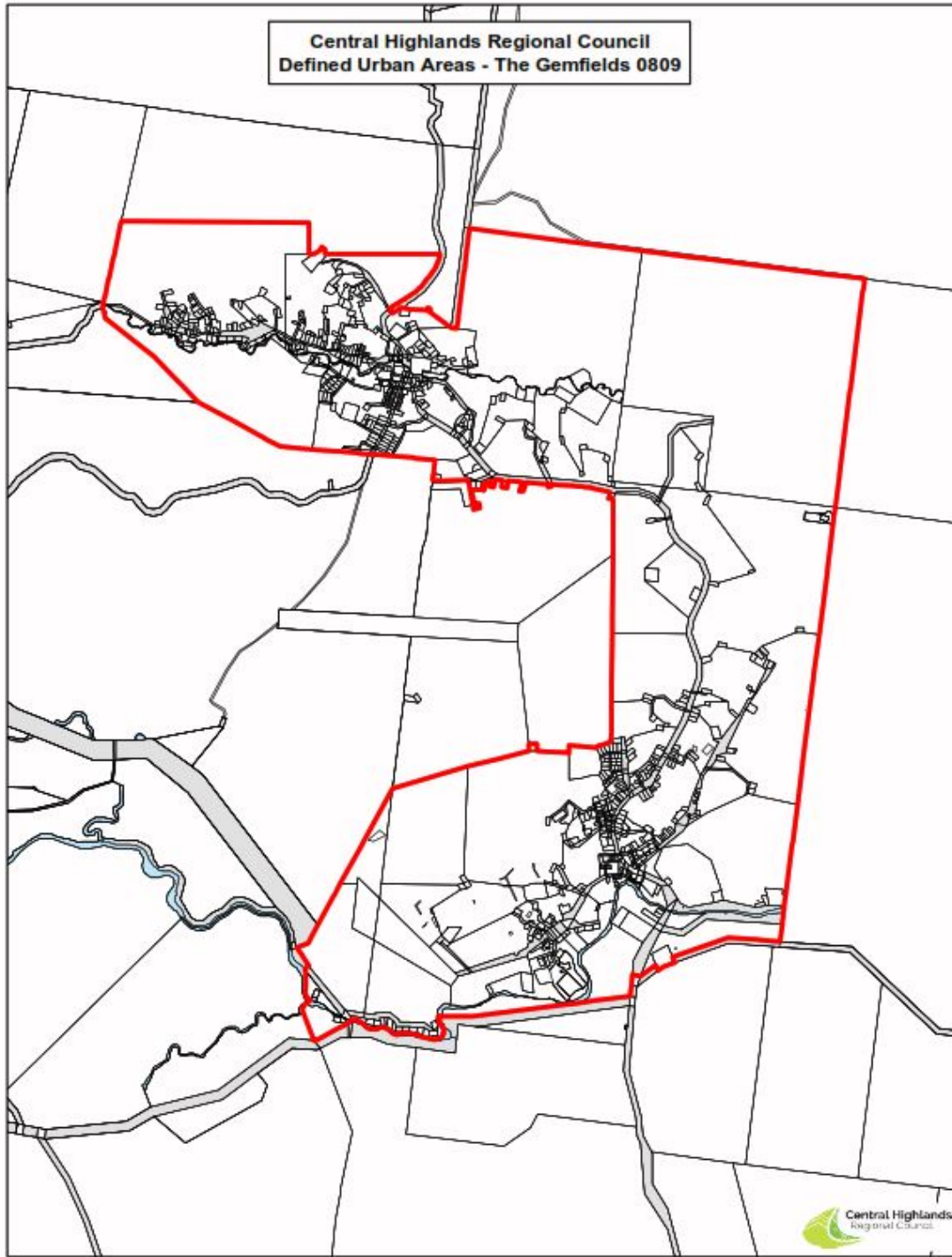
Amended Date: 28 June 2023

Document Name: Defined Urban Areas Policy

Revokes: Defined Urban Areas Policy previously resolved by council on 16 June 2021

Review Date: 30 June 2024

Page 7 of 19



Electronic version current – uncontrolled copy valid only at time of printing

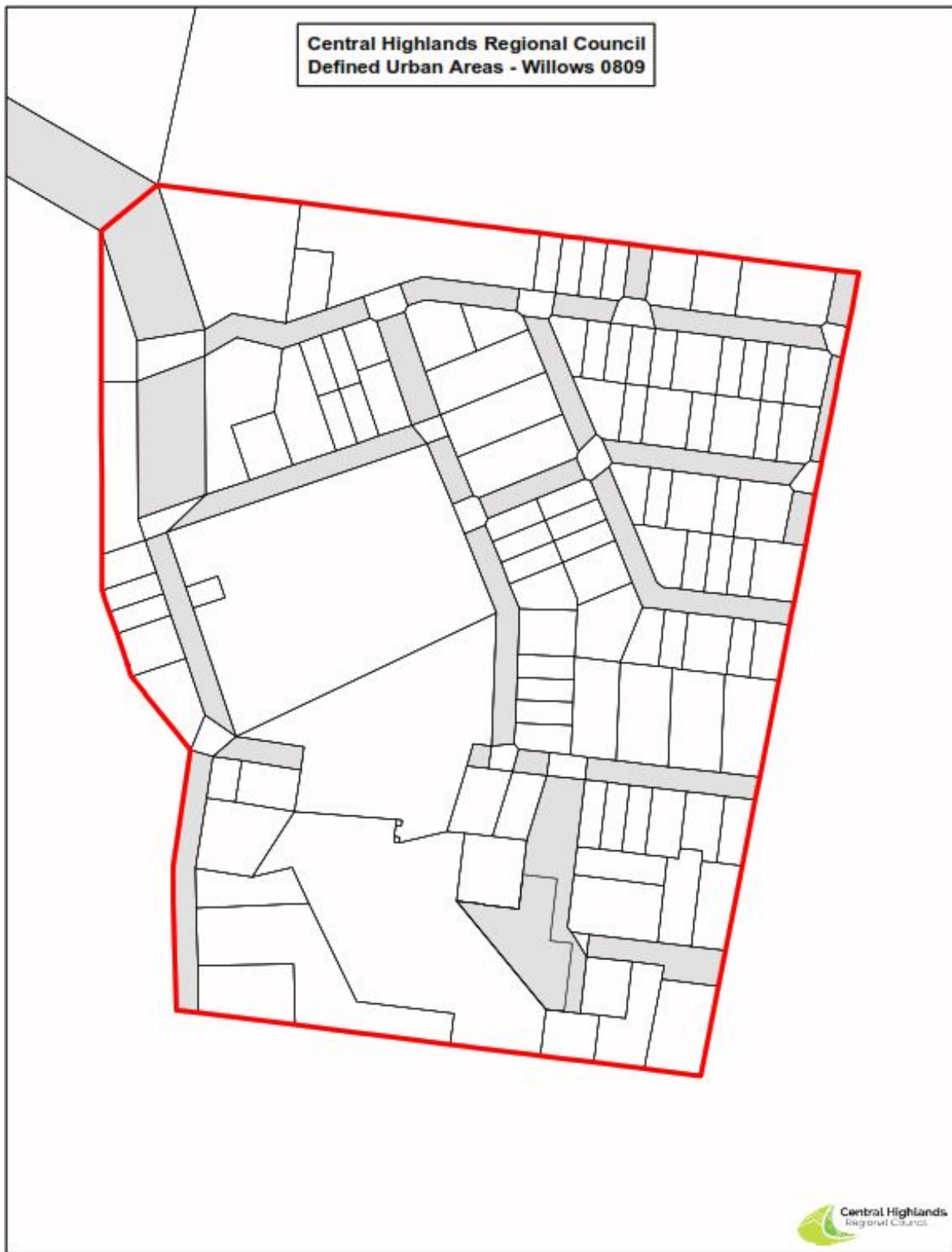
Adoption Date: 28 June 2023	Amended Date: 28 June 2023	Document Name: Defined Urban Areas Policy
Revokes: Defined Urban Areas Policy previously resolved by council on 16 June 2021	Review Date: 30 June 2024	Page 8 of 19





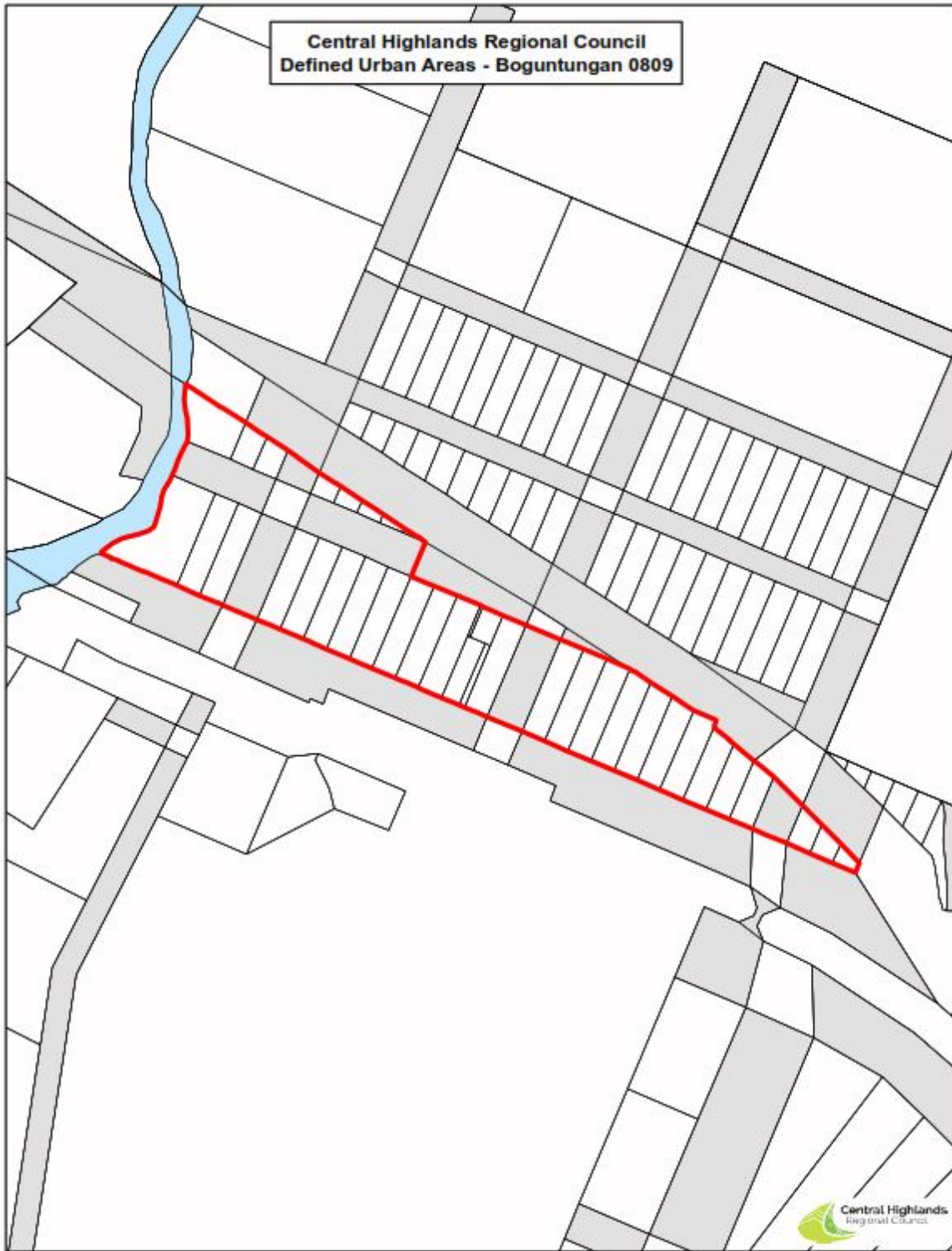
Electronic version current – uncontrolled copy valid only at time of printing

Adoption Date: 28 June 2023	Amended Date: 28 June 2023	Document Name: Defined Urban Areas Policy
Revokes: Defined Urban Areas Policy previously resolved by council on 16 June 2021	Review Date: 30 June 2024	Page 9 of 19



Electronic version current – uncontrolled copy valid only at time of printing

Adoption Date: 28 June 2023	Amended Date: 28 June 2023	Document Name: Defined Urban Areas Policy
Revokes: Defined Urban Areas Policy previously resolved by council on 16 June 2021	Review Date: 30 June 2024	Page 10 of 19



Electronic version current – uncontrolled copy valid only at time of printing

Adoption Date: 28 June 2023	Amended Date: 28 June 2023	Document Name: Defined Urban Areas Policy
Revokes: Defined Urban Areas Policy previously resolved by council on 16 June 2021	Review Date: 30 June 2024	Page 11 of 19



Electronic version current – uncontrolled copy valid only at time of printing

Adoption Date: 28 June 2023

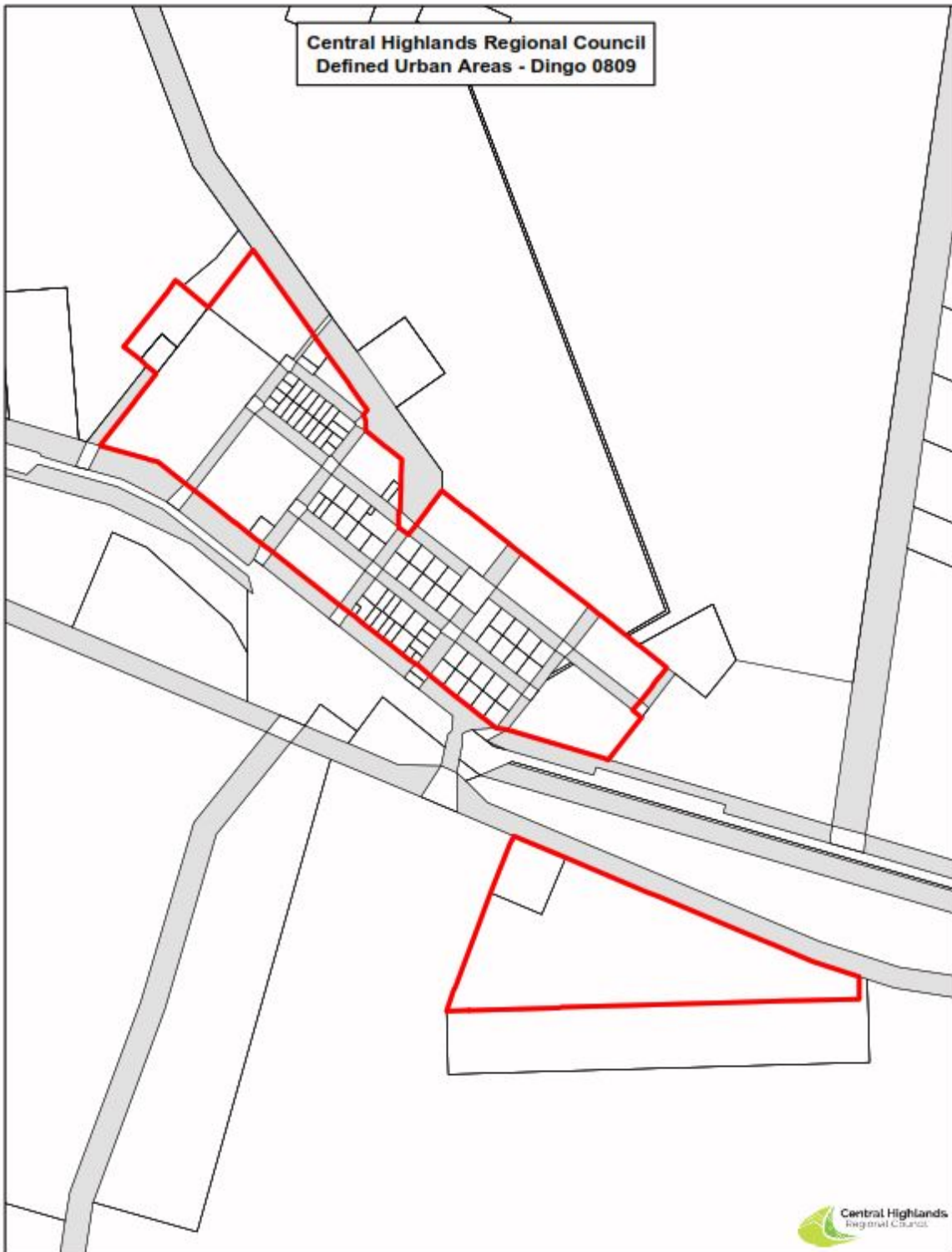
Amended Date: 28 June 2023

Document Name: Defined Urban Areas Policy

Revokes: Defined Urban Areas Policy previously resolved by council on 16 June 2021

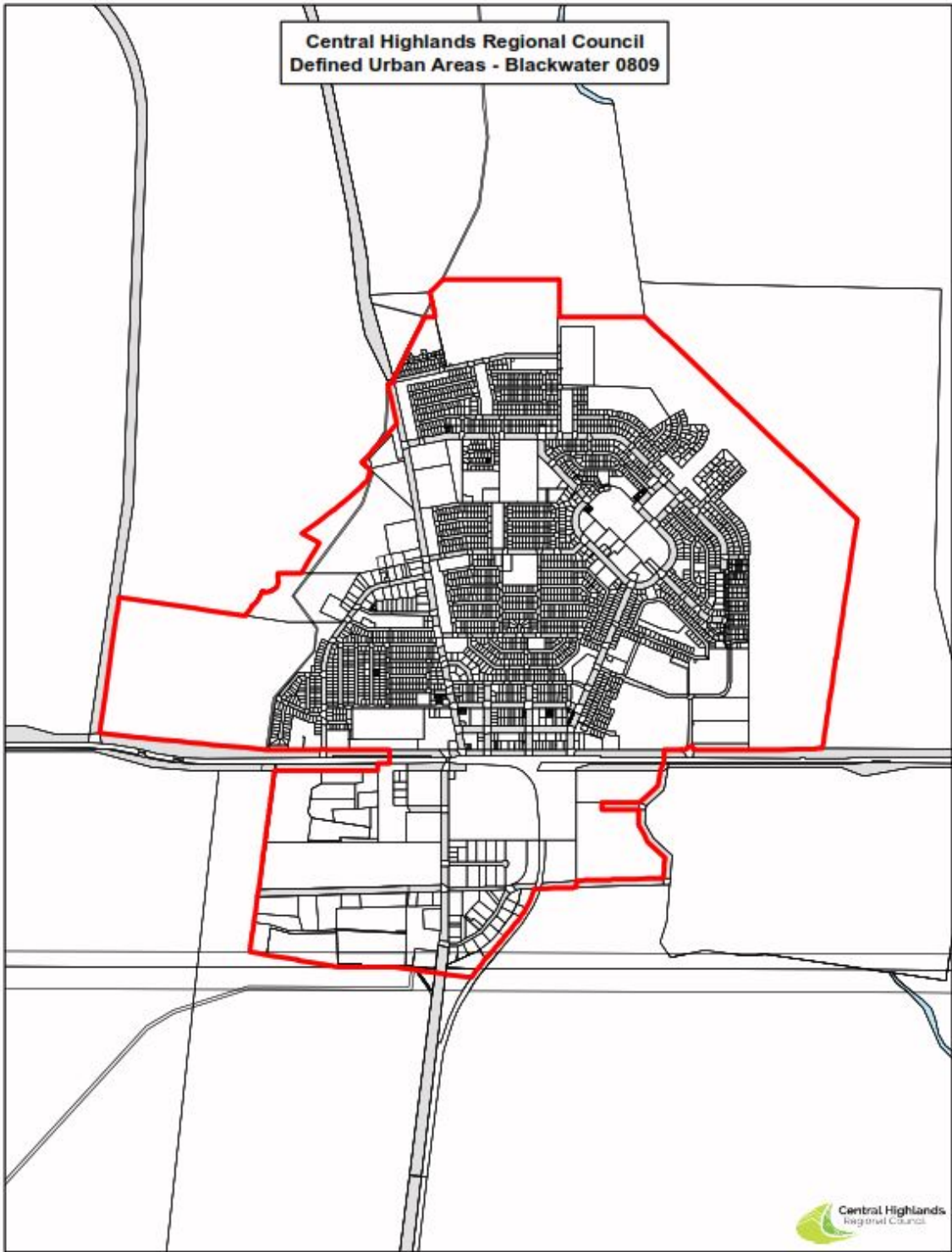
Review Date: 30 June 2024

Page 12 of 19



Electronic version current – uncontrolled copy valid only at time of printing

Adoption Date: 28 June 2023	Amended Date: 28 June 2023	Document Name: Defined Urban Areas Policy
Revokes: Defined Urban Areas Policy previously resolved by council on 16 June 2021	Review Date: 30 June 2024	Page 13 of 19



Electronic version current – uncontrolled copy valid only at time of printing

Adoption Date: 28 June 2023	Amended Date: 28 June 2023	Document Name: Defined Urban Areas Policy
Revokes: Defined Urban Areas Policy previously resolved by council on 16 June 2021	Review Date: 30 June 2024	Page 14 of 19



Electronic version current – uncontrolled copy valid only at time of printing

Adoption Date: 28 June 2023

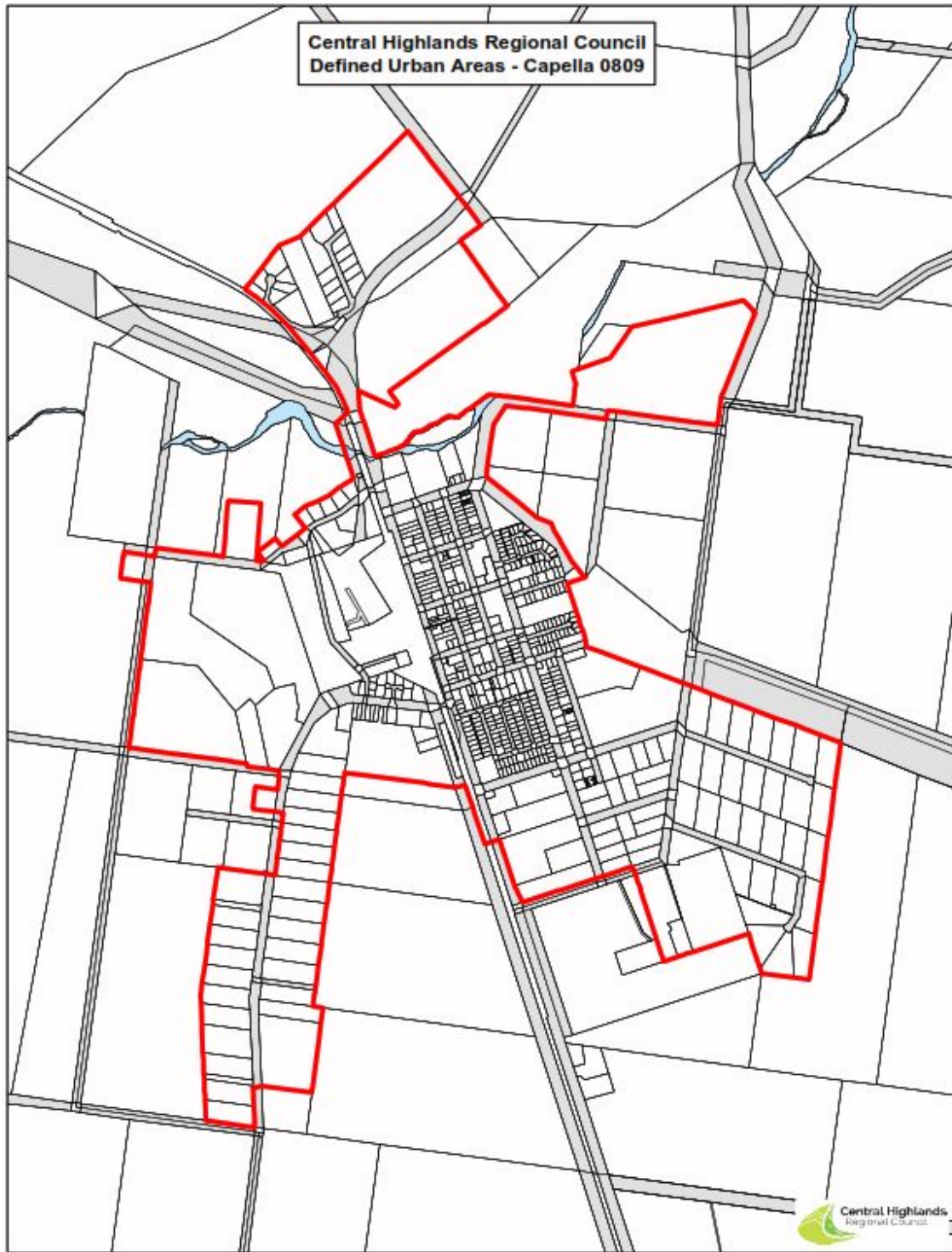
Amended Date: 28 June 2023

Document Name: Defined Urban  
Areas Policy

Revokes: Defined Urban Areas Policy previously resolved by  
council on 16 June 2021

Review Date: 30 June 2024

Page 15 of 19



Electronic version current – uncontrolled copy valid only at time of printing

Adoption Date: 28 June 2023

Amended Date: 28 June 2023

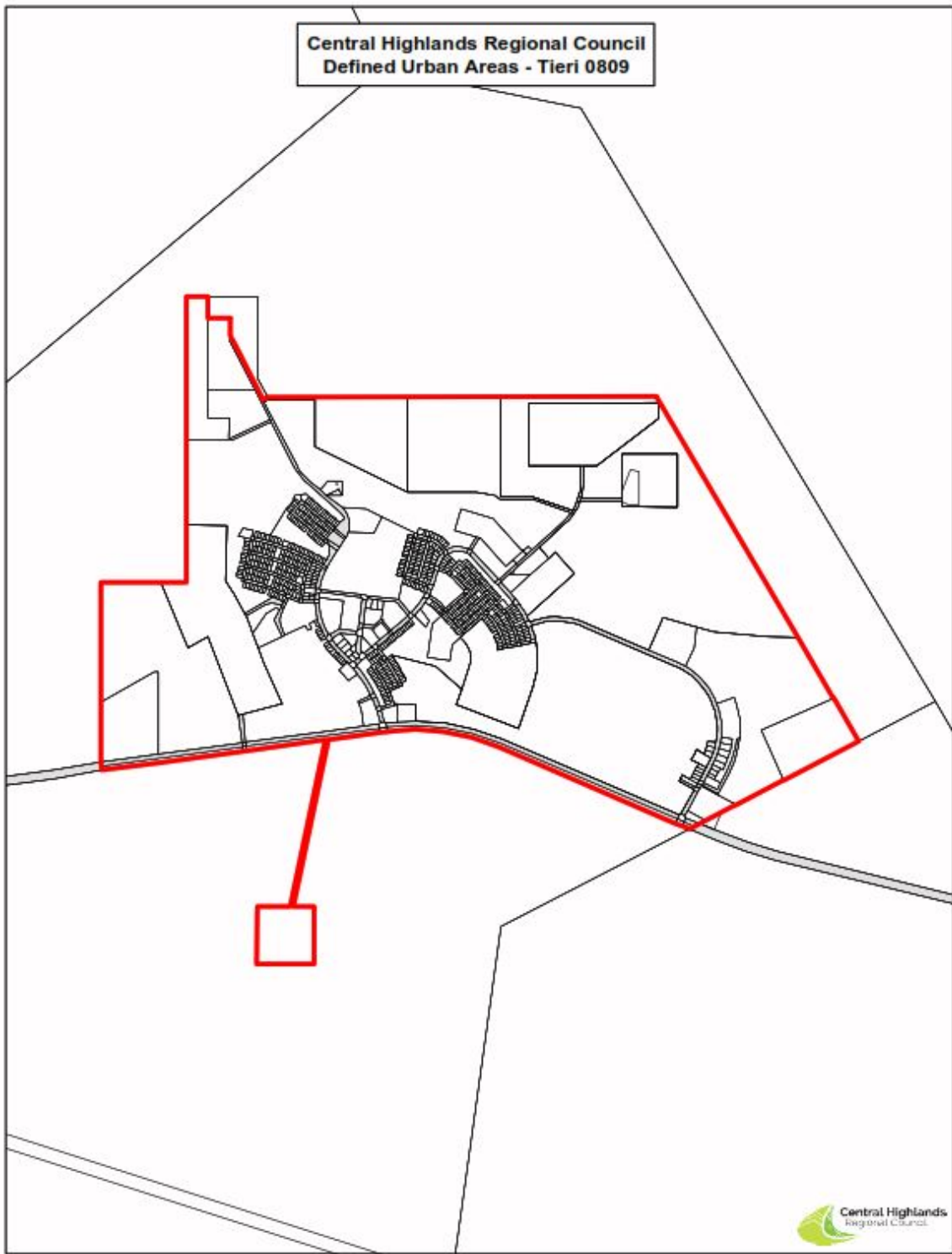
Document Name: Defined Urban  
Areas Policy

Revokes: Defined Urban Areas Policy previously resolved by  
council on 16 June 2021

Review Date: 30 June 2024

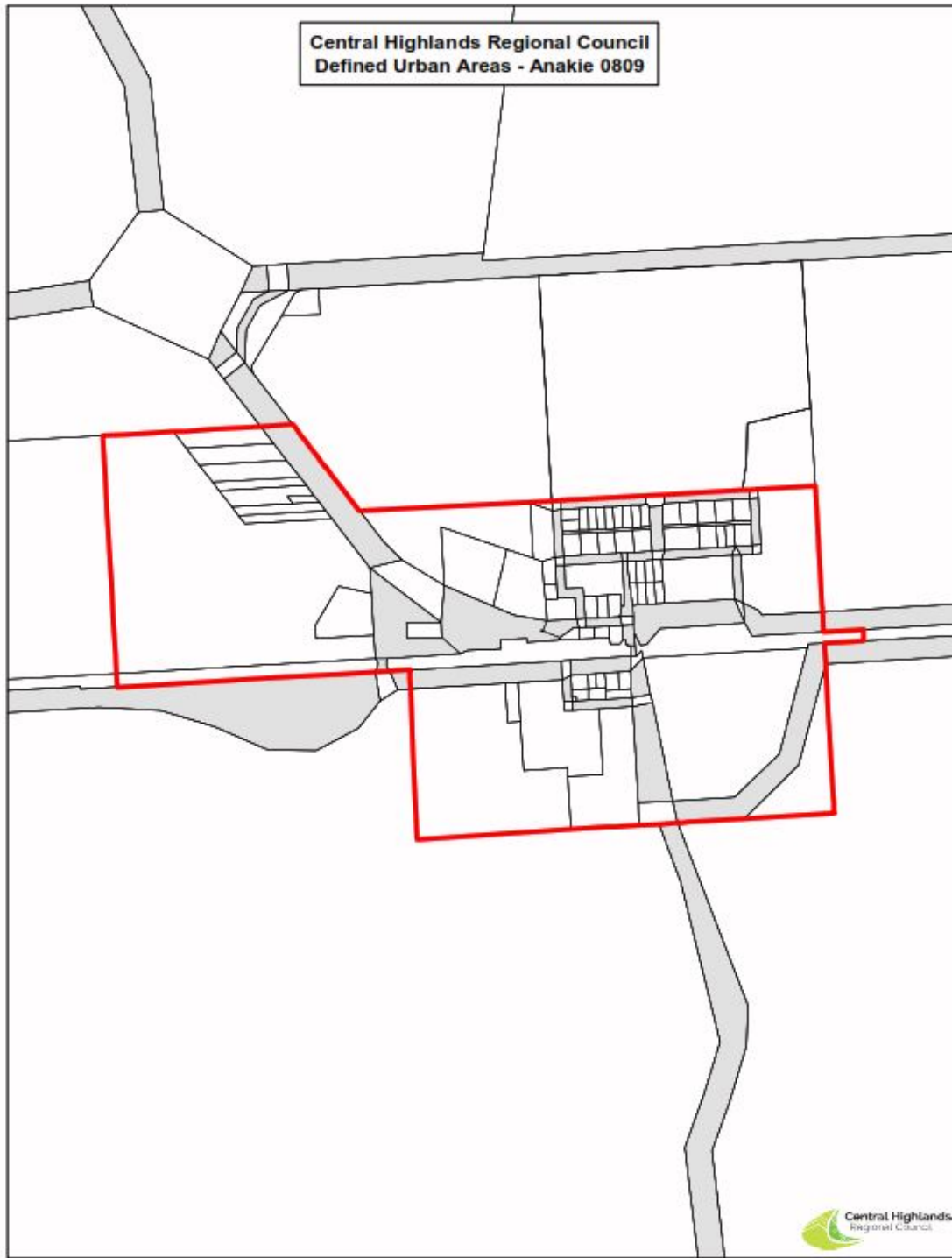
Page 16 of 19





Electronic version current – uncontrolled copy valid only at time of printing

Adoption Date: 28 June 2023	Amended Date: 28 June 2023	Document Name: Defined Urban Areas Policy
Revokes: Defined Urban Areas Policy previously resolved by council on 16 June 2021	Review Date: 30 June 2024	Page 17 of 19



Electronic version current – uncontrolled copy valid only at time of printing

Adoption Date: 28 June 2023	Amended Date: 28 June 2023	Document Name: Defined Urban Areas Policy
Revokes: Defined Urban Areas Policy previously resolved by council on 16 June 2021	Review Date: 30 June 2024	Page 18 of 19

**Central Highlands Regional Council  
Defined Urban Areas - Bauhinia 0809**



Electronic version current – uncontrolled copy valid only at time of printing

Adoption Date: 28 June 2023	Amended Date: 28 June 2023	Document Name: Defined Urban Areas Policy
Revokes: Defined Urban Areas Policy previously resolved by council on 16 June 2021	Review Date: 30 June 2024	Page 19 of 19