

Communication licence rent

Communication licence rents are based on the Independent Pricing and Regulatory Tribunal (IPART) 'Final Report - Review of rental arrangements for communication towers on Crown land – July 2013'

In July 2014, the NSW Government adopted all 23 recommendations of the IPART 2013 report, including a rental fee schedule. Visit www.ipart.nsw.gov.au to see the IPART 2013 report.

In November 2019, IPART released its latest review of rental arrangements for communication towers on Crown land. The NSW Government did not accept the recommendations in this IPART review as the dataset used, which pre-dated COVID-19 and contained a small sample size, did not reflect current market conditions.

In December 2023, the Minister for Lands and Property engaged IPART to commence a new review of rents charged for communication sites on certain Crown lands. For further information on this review, including the current status and a copy of the draft report, visit www.ipart.nsw.gov.au.

In the interim, communication tenures on Crown land will continue to be managed under the 2013 IPART fee schedule, or respective existing licence conditions, adjusted by the consumer price index where applicable.

Density classification and rent calculation

The annual rent for communication facilities located on a standard site depends on the type of occupation and the location of the facilities. In line with the IPART 2013 report recommendations, NSW is divided into 4 density classifications, which determine each sites annual rent. Table 1 defines these classifications. Annexure A further details the affected Local Government Areas and Urban Centres and Localities (UCLs) of the classifications. Figure 1 shows the location of the classifications.

A primary user of a site who owns and maintains the communication infrastructure will incur the rent figures in Table 2. A co-user of a site will be charged rent of 50 per cent of that of a primary user.

Table 1. IPART definition of density classifications

Density classification	Definition
Sydney	Local council areas in metropolitan Sydney with a population density of greater than 1,800 people per km ²
High	Local council areas in metropolitan Sydney with a population density of less than or equal to 1,800 people per km ² Greater metropolitan area of Central Coast, Newcastle and Wollongong
Medium	Areas within 12.5 km of the centre of the 37 UCLs defined by the Australian Bureau of Statistics as having a population of 10,000 people or more, based on the 2011 census
Low	The remainder of NSW

Figure 1. Map of the density classifications in NSW

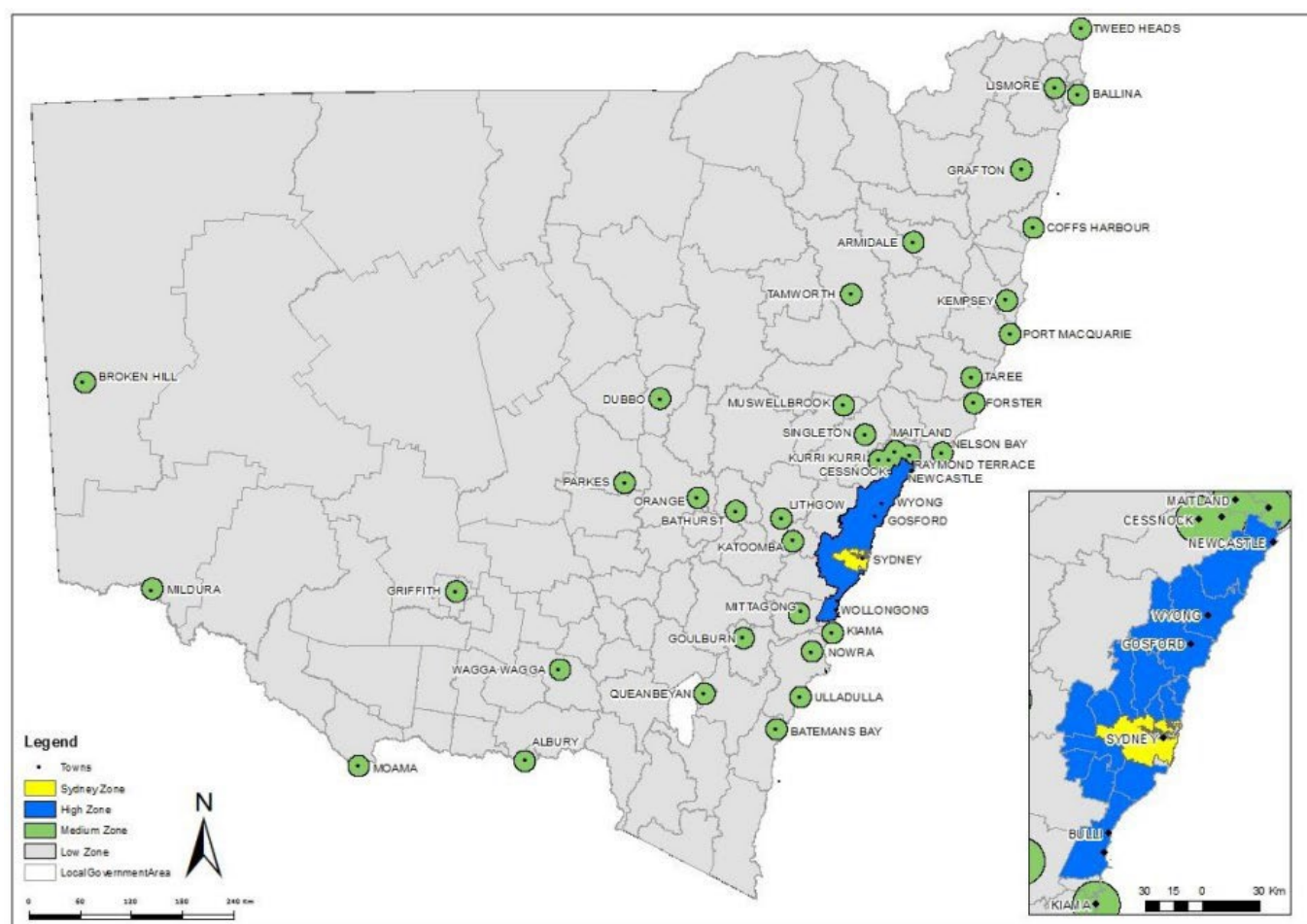


Table 2. Rent for communication licences for standard sites (note that all figures are GST-exclusive)

Financial year	Sydney	High	Medium	Low
2018-19	\$36,068	\$30,056	\$16,697	\$8,014
2019-20	\$36,544	\$30,453	\$16,918	\$8,120
2020-21	\$37,274	\$31,061	\$17,256	\$8,283
2021-22	\$37,623	\$31,352	\$17,417	\$8,360
2022-23	\$39,274	\$32,728	\$18,182	\$8,726
2023-24	\$42,132	\$35,109	\$19,505	\$9,362
2024-25	\$43,719	\$36,432	\$20,239	\$9,714

Rent redetermination

A rent redetermination refers to a change in rental after an assessment of the market rental value of Crown land.

The government currently engages IPART to undertake a review of rental arrangements of communication towers on Crown land. The department may apply government-adopted IPART recommendations when undertaking a rent redetermination on communication tenures.

Rent rebates

Communications providers who meet the criteria in Table 3 may be eligible for a rental rebate. To apply for a rebate, organisations must lodge a [Communication Licence Rebate application](#) to the department for assessment. Organisations can find more information regarding rebate eligibility within the [Financial Concessions Policy](#) on the department's website.

Organisations must notify the department if there is a change of circumstances that may affect rebate eligibility.

Table 3. Definition of rebate categories

Category	Definition
Community groups	Special not-for-profit community-interest groups
Budget-funded sector	Government emergency services bodies (agencies or authorities) that deliver essential services to the public and typically cannot fully recover the value they create through user fees. The budget-funded sector includes both Australian Government and NSW Government agencies and authorities.
Local service providers	Commercial entities that solely or predominantly service communities in a limited number of low- and/or medium-density locations. The business operations must be predominantly in these areas, and the rebate is available only to the sites located in the low- and medium-density locations.
Telephony service providers	Telephone service providers required to provide telephony services under government direction or legislative requirements in low-density locations, specifically for small country automatic exchange (SCAX) sites.

Table 4 describes rebates that may apply for eligible organisations if a rebate application is approved.

Table 4. Annual percentage rate of rebate

Rebate category	Sydney annual density location rebates	Annual high density location rebates	Annual medium density location rebates	Annual low density location rebates
Community groups	Statutory minimum rent	Statutory minimum rent	Statutory minimum rent	Statutory minimum rent
Budget-funded sector	80%	80%	80%	80%
Local service providers	N/A	N/A	60%	60%
Telephony service providers	N/A	N/A	N/A	60%

Annexure A — Local Government Areas and Urban Centres and Localities (UCLs) density classifications

Table 5. Sydney density classification

Local council areas included within the Sydney density classification	
Ashfield Council (now Inner West Council)	Manly Council (now Northern Beaches Council)
Auburn City Council (now City of Parramatta Council and Cumberland Council)	Marrickville Council (now Inner West Council)
Bankstown City Council (now Canterbury–Bankstown Council)	Mosman Municipal Council
City of Botany Bay Council (now Bayside Council)	North Sydney Council
Burwood Council	Parramatta City Council (now City of Parramatta Council and Cumberland Council)
City of Canada Bay Council	Randwick City Council
Canterbury City Council (now Canterbury–Bankstown Council)	Rockdale City Council (now Bayside Council)
Fairfield City Council	Ryde City Council
Holroyd City Council (now City of Parramatta Council and Cumberland Council)	Strathfield Municipal Council
Hunters Hill Council	City of Sydney Council
Hurstville City Council (now Georges River Council)	Waverley Council
Kogarah City Council (now Kogarah Council)	Willoughby City Council
Lane Cove Municipal Council	Woollahra Municipal Council
Leichhardt Municipal Council (now Inner West Council)	

Table 6. High density classification

Local council areas included within the high-density classification	
Blacktown City Council	Liverpool City Council
Camden Council	Newcastle City Council
Campbelltown City Council	Penrith City Council
The Hills Shire Council	Pittwater Council (now Northern Beaches Council)
Gosford City Council (now Central Coast Council)	Sutherland Shire Council
Hornsby Shire Council	Warringah Council (now Northern Beaches Council)
Ku-ring-gai Council	Wollongong City Council
Lake Macquarie City Council	Wyong Shire Council (now Central Coast Council)

Table 7. Medium density classification

UCLs included within the medium-density classification	Population	UCLs included within the medium-density classification	Population
Albury–Wodonga (Albury part)	45,627	Kiama	12,817
Armidale	19,818	Kurri Kurri–Weston	13,057
Ballina	15,963	Lismore	27,474
Batemans Bay	11,334	Lithgow	11,143
Bathurst	31,294	Maitland	67,132
Blue Mountains	28,769	Mildura–Buronga (combined Vic. and NSW)	33,432
Bowral–Mittagong	28,769	Muswellbrook	11,042
Broken Hill	18,430	Nelson Bay–Corlette	11,060

UCLs included within the medium-density classification	Population	UCLs included within the medium-density classification	Population
Canberra–Queanbeyan (Queanbeyan part)	35,878	Nowra–Bomaderry	27,988
Cessnock	20,013	Orange	34,992
Coffs Harbour	45,580	Parkes	10,026
Dubbo	32,327	Port Macquarie	41,491
Echuca–Moama (combined Vic. and NSW)	16,811	Raymond Terrace	13,217
Forster–Tuncurry	18,904	Singleton	13,961
Gold Coast–Tweed Heads (Tweed Heads part)	55,553	Tamworth	36,131
Goulburn	21,484	Taree	17,820
Grafton	16,598	Ulladulla	12,137
Griffith	17,616	Wagga Wagga	46,913
Kempsey	10,374		