



## Extra-Ordinary Meeting

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An EXTRA-ORDINARY MEETING of LISMORE CITY COUNCIL will be held at the COUNCIL CHAMBERS, Oliver Avenue, GOONELLABAH on **June 19, 2008** commencing at **6.00pm** and members of Council are requested to attend.

Paul G. O'Sullivan  
**General Manager**

June 12, 2008



# Agenda

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Opening of Meeting and Prayer (Mayor)

Apologies and Leave of Absence

Disclosure of Interest

Public Access

Altering Order of Business

(Consideration of altering the order of business to debate matters raised during Public Access).

Reports

2008/09 - 2011 Management Plan, Budget and Fees & Charges .....	1
2008/09 Rates & Annual Charges .....	7



# Strategic Plan Summary

## Lismore regional city

STRATEGIC PRIORITY	AIMS	INITIATIVES
<b>Economic development</b>	<p>Build Lismore's reputation as a regional city for residents, businesses, education providers, health services and government.</p> <p>Increase regional economic development, tourism and job creating investments.</p>	<ul style="list-style-type: none"> <li>▶ Pursue ongoing CBD growth and development</li> <li>▶ Develop and support cultural, sporting and tourism activities, services and facilities</li> <li>▶ Foster the business climate to encourage business growth, investment and jobs</li> <li>▶ Identify and support key industries that drive economic development in Lismore including existing industries</li> <li>▶ Foster a co-operative and proactive approach on major regional development issues</li> </ul>
<b>Quality of Life</b>	<p>Make Lismore a safe, healthy and caring community in which to live.</p>	<ul style="list-style-type: none"> <li>▶ Increase social cohesion</li> <li>▶ Support villages</li> <li>▶ Provide community services</li> <li>▶ Encourage sustainable development</li> <li>▶ Promote recreation and leisure</li> </ul>
<b>Leadership by Innovation</b>	<p>Lead the region by demonstrating innovative practices in governance, customer service, communication, consultation, virtual amalgamation and financial management.</p>	<ul style="list-style-type: none"> <li>▶ Lead the region</li> <li>▶ Increase revenue from grants</li> <li>▶ Improve customer service</li> <li>▶ Consult the community</li> <li>▶ Update technology</li> <li>▶ Provide user pays services</li> <li>▶ Privatise selected services</li> <li>▶ Share assets and resources</li> </ul>
<b>Natural Environment</b>	<p>Preserve and rehabilitate Lismore's natural environment.</p>	<ul style="list-style-type: none"> <li>▶ Provide sustainable land use planning</li> <li>▶ Improve catchment management</li> <li>▶ Conserve and repair the environment</li> </ul>
<b>Infrastructure</b>	<p>Further enhance Lismore's transportation, parking and pedestrian networks.</p>	<ul style="list-style-type: none"> <li>▶ Improve transport systems</li> <li>▶ Improve roads, cycleways and footpaths</li> <li>▶ Assist with public transport</li> <li>▶ Assist airport operations</li> <li>▶ Support fleet operations</li> </ul>
<b>Water and Waste Cycle</b>	<p>Educate our community and lead the state in water and waste-cycle management.</p>	<ul style="list-style-type: none"> <li>▶ Manage stormwater drainage systems</li> <li>▶ Manage water and sewage</li> <li>▶ Manage the waste stream and reduce waste</li> </ul>



## Report

<b>Subject</b>	<b>2008/09 - 2011 Management Plan, Budget and Fees &amp; Charges</b>
<b>File No</b>	S960
<b>Prepared by</b>	Manager – Finance
<b>Reason</b>	To meet the requirements specified in Section 406, Local Government Act 1993.
<b>Objective</b>	Consider public submissions and to adopt the 2008/09 – 2011 Management Plan, Budget and Fees & Charges
<b>Strategic Plan Link</b>	Leadership by Innovation
<b>Management Plan Activity</b>	All

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### Overview of Report

The draft 2008/09 – 2011 Management Plan, Budget and Fees & Charges were placed on public exhibition from May 15, 2008 for 28 days. Submissions were invited and they close on June 13, 2008. For those who made a written submission, an offer to present to Councillors on June 17, 2008 has been extended.

Submissions have been received and they are referred to in this report. Council is required to consider these prior to the adoption of the 2008/09 – 2011 Management Plan, Budget & Fees and Charges (Management Plan). A number of changes are recommended as a result of information received and these are listed.

### Background

The Local Government Act 1993 (LGA) requires Council to advertise its draft Management Plan for a period of twenty eight (28) days to allow submissions from the public. Council is required to consider all submissions prior to the adoption of the Management Plan.

The purpose of this report is to inform Council of the submissions received, advise of any changes to the draft Management Plan and to seek Council's adoption of the 2008/09 - 2011 Management Plan, Budget and Fees & Charges.

The advertising period for the Management Plan closes on Friday, June 13, 2008. As this is after the issue of the business paper, details of any additional submissions received will be forwarded to Councillors prior to the meeting.

### Draft 2008/09 – 2011 Management Plan

Staff have made some minor changes to this document to enhance its accuracy and presentation. These changes have not fundamentally changed the program plans and/or information content as advertised.

## Draft 2008/09 Budget

The draft budget advertised after the Councillor Workshop on May 6, 2008 was a deficit of \$89,000. The following changes are recommended to reflect more up to date information now available. They include:-

Draft 2008/09 Budget	Amount									
<b>Councillor Workshop 6/5/08 – (Deficit)</b>	<b>(89,000)</b>									
<ul style="list-style-type: none"> <li>Councillor Elections - Electoral Commission NSW have advised that the estimated election costs for 2009 is \$219,100. This is greater than the amount included in the draft budget.</li> </ul>	(13,100)									
<ul style="list-style-type: none"> <li>Homeless Shelter Construction – Anticipated to be constructed in 2008/09. No budget impact as operating contribution and loan repayment costs are already factored into the draft budget.</li> </ul>	0									
<table style="width: 100%; border: none;"> <tr> <td style="width: 60%;">Construction Cost</td> <td style="width: 20%; text-align: right;">(\$300,000)</td> <td style="width: 20%; text-align: right;">Estimated Loan</td> </tr> <tr> <td>Funding - Carried Forward</td> <td style="text-align: right;">\$100,000</td> <td></td> </tr> <tr> <td>Capital Grant</td> <td style="text-align: right;">\$200,000</td> <td></td> </tr> </table>	Construction Cost	(\$300,000)	Estimated Loan	Funding - Carried Forward	\$100,000		Capital Grant	\$200,000		
Construction Cost	(\$300,000)	Estimated Loan								
Funding - Carried Forward	\$100,000									
Capital Grant	\$200,000									
<ul style="list-style-type: none"> <li>Goonellabah Sports &amp; Aquatic Centre – Announcement that a capital grant of \$580,000 (\$638,000 including GST) will be reinstated and therefore planned loan borrowings can be reduced by the corresponding amount. A savings in loan borrowing costs is recognised in the draft budget.</li> </ul>	37,200									
<table style="width: 100%; border: none;"> <tr> <td style="width: 60%;">Loan Funding – New</td> <td style="width: 20%; text-align: right;">(\$580,000)</td> <td style="width: 20%;"></td> </tr> <tr> <td>Capital Grant</td> <td style="text-align: right;">\$580,000</td> <td></td> </tr> </table>	Loan Funding – New	(\$580,000)		Capital Grant	\$580,000					
Loan Funding – New	(\$580,000)									
Capital Grant	\$580,000									
<ul style="list-style-type: none"> <li>Goonellabah Sports &amp; Aquatic Centre – The GSAC Project Team has assessed the quotations received for the fitness equipment. After considering ownership or leasing options, it is recommended that Council own the equipment. Loan repayment costs for 2008/09 will be \$39,500 with \$30,000 already factored into the draft budget.</li> </ul>	(9,500)									
<table style="width: 100%; border: none;"> <tr> <td style="width: 60%;">Fitness Equipment</td> <td style="width: 20%; text-align: right;">(\$290,000)</td> <td style="width: 20%;"></td> </tr> <tr> <td>Loan Funding – New</td> <td style="text-align: right;">\$290,000</td> <td></td> </tr> </table>	Fitness Equipment	(\$290,000)		Loan Funding – New	\$290,000					
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Loan Funding – New	\$290,000									
<ul style="list-style-type: none"> <li>Library Services – The State Library has advised that the per capita grant will be approximately the same as 2007/08, where as the draft budget anticipated significant reduction.</li> </ul>	39,700									
<ul style="list-style-type: none"> <li>Town Centre Manager – Council resolved at it's June 10, 2008 meeting not to support this submission from the promotion fund component of the Special Business Rate Variation Levy when considering the 2008/09 Lismore Promotion Plan. This was included in the draft budget (Supported Submission#48) and is to be deleted.</li> </ul>	0									
<table style="width: 100%; border: none;"> <tr> <td style="width: 60%;">Town Centre Manager</td> <td style="width: 20%; text-align: right;">\$40,000</td> <td style="width: 20%; text-align: right;">SBRVL</td> </tr> <tr> <td>Lismore Promotion Fund</td> <td style="text-align: right;">(\$40,000)</td> <td></td> </tr> </table>	Town Centre Manager	\$40,000	SBRVL	Lismore Promotion Fund	(\$40,000)					
Town Centre Manager	\$40,000	SBRVL								
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<ul style="list-style-type: none"> <li>2008 4WD Caravan, Camping and Marine Show – Council resolved at it's June 10, 2008 meeting not to support this submission from the promotion fund component of the Special Business Rate Variation Levy when considering the 2008/09 Lismore Promotion Plan. This was included in the draft budget (Supported Submission#51) and is to be deleted.</li> </ul>	0									
<table style="width: 100%; border: none;"> <tr> <td style="width: 60%;">2008 Event</td> <td style="width: 20%; text-align: right;">\$10,000</td> <td style="width: 20%; text-align: right;">SBRVL</td> </tr> <tr> <td>Lismore Promotion Fund</td> <td style="text-align: right;">(\$10,000)</td> <td></td> </tr> </table>	2008 Event	\$10,000	SBRVL	Lismore Promotion Fund	(\$10,000)					
2008 Event	\$10,000	SBRVL								
Lismore Promotion Fund	(\$10,000)									
<ul style="list-style-type: none"> <li>Tree Preservation Order – Council resolved at it's meeting on June 10, 2008 to amend the charge for TPO application to \$10. This reduces the income anticipated in the draft budget.</li> </ul>	(6,500)									
<b>Draft Budget Adjustments</b>	<b>47,800</b>									
<b>Revised 2008/09 Budget – (Deficit)</b>	<b>(41,200)</b>									

While an opening deficit budget is not preferred, Management will endeavour to reduce it during the year

at each opportunity. Changes to the budget will be recommended to Council in the 2008/09 Budget Quarterly Review reports in November 2008, February 2009, May 2009 and August 2009.

## **Submissions Received**

The following new submissions have been received to the draft Management Plan and copies are available on request:-

- **Bill Sheaffe** - In support of the employment of a Town Centre Manager for the CBD to better market and promote the CBD and effectively deal with issues raised by traders. Mr Sheaffe suggests that this should be funded by the funds used to provide the Beat Patrol as he believes this service is no longer required especially during daylight hours (Supported Submission #48)(S960:08-4744).

*Comment: The draft Management Plan has \$40,000 included for the Town Centre Manager with funding from the Promotion Fund component of the Special Business Rate Variation Levy (SBRVL). A report on the allocation of the 2008/09 Promotion Funds was considered by Council at its June 10, 2008 meeting. The recommendation was that the Town Centre Manager is not to be funded from these funds. This has been adopted.*

*In regards to Mr Sheaffe's submission, \$141,800 is included in the draft Management Plan for the Beat Patrol. Funding for this service comes from a combination of the SBRVL and Council. The SBRVL has two components being the Promotion Fund and the CitySafe Program. The Beat Patrol is part of CitySafe Program. The Promotion Fund has undergone considerable scrutiny in recent years and after consulting with the business community, Council established an advisory group to recommend how these funds should be expended. As the CitySafe Program is also funded from the SBRVL (CBD business' only), it is recommended that a similar consultation process be undertaken to seek their opinion on the effectiveness of the Beat Patrol.*

*Before proceeding to consultation, it would be prudent for a report to be submitted to Council seeking direction on whether or not the survey should include a reference to the Town Centre Manager and other projects/options as an alternative to the Beat Patrol service.*

- **John Duffy** – Suggesting Council should consider an 'inbuilt' reward or incentive for rate payers to consume less water, like a tiered consumption charges, rather than a flat consumption charge of \$1.70 per kilolitre. This system would reward frugal users, but penalises higher users (S960:08-5112).

*Comment: Council's proposed water consumption charge for 2008/09 is \$1.70 per kilolitre. The draft Water Supply Strategic Business Plan will see this charge continue to significantly increase for the next three years. Total water charges billed to consumers include a service availability charge and water consumption charge. The approach adopted by Council has been to keep the service availability charge the same for a number of years and continue to increase the consumption charge. This approach coupled with demand management initiatives has proven successful as average household consumption has decreased to below benchmark levels. As such, a change in practice is not supported.*

*Mr Duffy has also suggested that the current approach results in cross subsidization where low users have to pay a higher charge to offset the cost of supplying water to large consumers. This view is not supported as each new user 'buys' into the water supply system by paying developer charges towards the infrastructure equivalent to their expected demand on the system. As the consumption charge is applied to operating, administration and maintenance costs, it is logical that a higher user should contribute more to these costs than a lower user. The current user pays approach achieves this outcome.*

- NORPA – Requesting Council increase its investment in performing arts activity from \$40,000 to \$50,000 per annum, indexed to CPI, for 2008/09 to 2011/2012 (3 years). The funds will be spent on the following projects:-
  1. Creative Community Producer - \$30,000
  2. Theatre-in-education program - \$10,000
  3. Cultural infrastructure - \$10,000

An acquittal of the \$40,000 allocated in 2007/08 has also been provided with \$20,000 allocated to support the continuation of the NORPA Dance Action Out Reach Officer position and activities; \$10,000 was allocated to the development of Theatre in Education and \$10,000 was allocated to servicing the cultural infrastructure demands of the Lismore Community (S960:08-5261)

*Comment: The 2008/09 Budget provides for a continuation of the \$40,000 annual contribution to NORPA, subject to the satisfactory acquittal of the 2007/08 allocation. The acquittal information meets that requirement.*

*In regards to the request to increase Council's contribution to \$50,000 per annum, indexed for CPI for a three year period, this is not supported as very few new initiatives requiring new funds have been supported during the Management Plan process due to pressure on Council's revenues this coming year, and a need to target priority areas.*

- Lismore Indoor Swim Team – Requesting their club be treated as a 'home swimming club' when using the Lismore Memorial Baths (S960& P6768:08-5019).

*Comment: When determining the fees and charges after the Lismore Memorial Baths was redeveloped, Council resolved to waive the facility hire charges for home swimming (2) and water polo (1) clubs. This approach was taken to assist clubs re-establish at the Lismore Memorial Baths. The club members pay the usual entrance fees, but the club does not pay the facility charges associated with exclusive use. The Lismore Indoor Swim Team is a not for profit incorporated association whose primary objectives are to provide swimming opportunities to children. The Lismore Workers Swim Team has also made a submission to the Management Plan.*

*There is capacity within the Lismore Memorial Baths to physically accommodate both the Lismore Indoor Swim Team and the Lismore Workers Swim Team. In times where there is a conflict with the use of the facility for lane hire, as in other Council managed facilities, the Lismore Workers Swim Team should be given priority as it has been associated with the Lismore Memorial Baths for many years. There appears to be no reason why Council should treat the Lismore Indoor Swim Team differently from the other home clubs when it comes to facility charges and therefore their request is supported.*

- Lismore Workers Swim Team – Requesting Council amended the Fees & Charges to reflect the Lismore Workers Swim Team as the home club for the Lismore Memorial Baths (S960&P6768:08-5260)

*Comment: When determining the fees and charges after the Lismore Memorial Baths was redeveloped, Council resolved to waive the facility hire charges for home swimming (2) and water polo (1) clubs. This approach was taken to assist clubs including the Lismore Workers Swim Team re-establish at the Lismore Memorial Baths. The club members pay the usual entrance fees, but the club does not pay the facility charges associated with exclusive use. The Lismore Indoor Swim Team has also made a submission to the Management Plan.*

*If Council agreed to the request from the Lismore Workers Swim Team, it would exclude other swimming clubs from exclusive use of the Lismore Memorial Baths without them paying the facility charge. As indicated above, there is capacity within the Lismore Memorial Baths to physically accommodate both the Lismore Workers Swim Team and the Lismore Indoor Swim Team. In times where there is a conflict with the use of the facility for lane hire, as in other Council managed facilities, the Lismore Workers Swim Team should be given priority as it has been associated with the Lismore Memorial Baths for many years.*

In accordance with the LGA, Council must consider all submissions before adopting the Management Plan. However, rather than considering funding for new submissions in isolation, it should be noted that 82 submissions were not supported by Council when finalising the draft Management Plan for public display.

## **Borrowings**

Council is required to include in the Management Plan the proposed future borrowings. For 2008/09, it is proposed to borrow \$4,514,000. The draft document included an amount of \$4,804,000 and this has been adjusted for changes relating to the Goonellabah Sports and Aquatic Centre.

## **Draft Fees and Charges**

Staff have made some minor changes to this document to enhance its accuracy and presentation. Also, at the June 10, 2008 Council meeting, it was resolved that the Tree Preservation Order charge would be reduced to \$10.00 from the advertised \$53.70. No other changes have been made.

## **Public consultation**

The Management Plan has been placed on public exhibition for twenty-eight (28) days at ten (10) venues throughout the city and on Council's web site. A weekly advertisement in 'Lismore City News' seeking public comment and promoting these locations was also placed during this period. A media release on the Management Plan was supported by the Mayor.

## **Conclusion**

As previously stated, this report has been prepared prior to the closure of public submissions. Consequently, while some submissions have been included in this report, there may be others and these will be distributed separately to Councillors prior to the meeting.

Updated information has been received for a number of budgets and changes are recommended to the 2008/09 Budget. These changes reduce the deficit from \$89,000 to \$41,200. Management's objective will be to minimise the deficit as opportunities present themselves.



To meet the requirements of the Local Government Act 1993, all submissions received must be considered prior to the 2008/09 – 2011 Management Plan being adopted. A copy of the finally adopted documents will be provided to Councillors as soon as possible.

## Recommendation

### That Council

- 1) Acknowledge receipt and consideration of all public submissions
- 2) Adopt the 2008/09 – 2011 Management Plan, Budget and Fees & Charges, based on that advertised and changes listed in the report reducing the deficit from \$89,000 to \$41,200.
- 3) Seek approval from the Department of Local Government for new borrowings of \$4,514,000 for works detailed in the 2008/09 – 2011 Management Plan.
- 4) Undertake a consultation process with the CBD business community on the effectiveness of the Beat Patrol, after considering a report on the inclusion in the consultation to a reference to the Town Centre Manager and other projects/options as an alternative to the Beat Patrol service.
- 5) Endorse the Lismore Indoor Swim Team as a 'home club' and not charge them the facility hire charges for lane hire when using the Memorial Baths.
- 6) Advise the Lismore Workers Swim Team that Council cannot agree to their request, but acknowledge where there is a conflict with the use of the facility for lane hire, the Lismore Workers Swim Team will be given priority.
- 7) Continue to financially support NORPA's performing arts activities to a fixed amount of \$40,000 per annum for a further three years.

# Report

<b>Subject</b>	<b>2008/09 Rates &amp; Annual Charges</b>
<b>File No</b>	S384
<b>Prepared by</b>	Acting Rating Services Coordinator
<b>Reason</b>	To comply with Council's statutory obligations
<b>Objective</b>	To set Council's 2008/09 Rates & Charges
<b>Strategic Plan Link</b>	Leadership by Innovation
<b>Management Plan Project</b>	Financial Services

## Overview of Report

This report presents a series of draft motions that, if adopted, would allow Council to comply with the provisions of the Local Government Act 1993 (Act) in relation to the setting of the 2008/09 rates & annual charges.

## Background

Council has published the draft 2008/09-2011 Management Plan (Plan) that included the Revenue Policy. The revenue policy includes all rates and annual charges proposed to be levied in 2008/09. This purpose of this report is for Council to set the 2008/09 rates and annual charges which is in accordance with its statutory obligations.

The Plan has been on public display and submissions invited. When preparing this report, one submission had been received on water consumption charges and this has been included for consideration in the earlier report in the business paper on the Plan.

## 2008/09 Rates & Annual Charges

### General Rate

The Minister for Local Government has advised that general rates can increase by 3.2%. Council's advertised Plan provides for the full percentage increase, plus the farmland write off amount from 2007/08 (\$6,178), to be levied in 2008/09.

A differential rating categories system is to be applied to business, residential and farmland rateable properties and will generate approximately \$21,795,000.

### Base Rate

In 2005/06, Council introduced a base amount charge for all rating categories. The base amount is calculated by including various costs Council considers are of equal value to a ratepayer regardless of the location of a property or its valuation. Items included in the base amount are costs associated with:- the Council Chamber and Corporate Centre, CBD Office, Councillors, Financial Services, Planning Services, Environmental Health and Building Services, as well as Corporate Management. In keeping with the allowable increase in rates of 3.2% for 2008/09, the base amount has been increased to \$299.

### **Lismore Flood Levee Special Rate**

The Lismore Flood Levee special rate is levied on properties that receive the benefit from the levee. The special rate generates \$100,000 per annum and 2008/09 marks the ninth year of this special rate. When introduced, Council resolved that it should be for a ten year period and should therefore be discontinued after 2009/10.

### **Sewerage Charges**

Council adopted a user pays charging system for sewerage and trade waste discharges at its November 28, 1995 meeting. The adoption of the recommendations relating to sewer charges will continue this Policy.

In regards to the planned increase for 2008/09, they are supported by the Strategic Business Plan for Sewerage which been revised. To meet infrastructure requirements, there will need to be a progressive increase in charges in coming years. In addition, the apportionment of charges between domestic and non domestic users will need to be reviewed. It is planned to address these issues during 2008/09 and implement the amended charging policy in 2009/10. As such, for 2008/09, it is planned to increase base charges by 3.25% as an interim measure.

For Clunes Sewerage, Council resolved in principle to the charging of properties who will benefit from the introduction of a sewer system from July 1, 2007. Based on both Department of Local Government and legal advice regarding current legislation, the contribution was charged via a special rate in the general fund for 2007/08.

After lobbying, the Department of Local Government provided an alternate position in September 2007 whereby Council is now able to make a sewerage charge in the sewerage fund for those assessments within the area defined by Schedule "J" rather than a special rate in general fund. The proposed charge for 2008/09 is \$206.50.

### **Stormwater Management Services Charge**

Amendments to the Act in 2006 permitted the levying of a charge to be used for the provision and management of stormwater services.

Council adopted the Stormwater Management Plan and Service Charges at its June 12, 2007 meeting. The adoption of the following recommendations relating to stormwater management will continue this Policy. The charge in 2008/09 will remain the same as the 2007/08 charge.

It should be noted that this charge applies only to properties located within the urban area of Lismore as defined by the map shown in Schedule 'A', which is also used for rating purposes.

### **Water Charges**

Council has previously adopted a user pays pricing policy for water and the adoption of the related draft recommendations will continue this Policy.

The Strategic Business Plan for Water has also been revised and a draft plan prepared. As with Sewerage, to meet infrastructure requirements and Rous Water's bulk water charges increases, charges will need to increase significantly over the next four years. After considering these factors as well as the CPI impact on other operating costs, it is proposed to increase consumption charges by 26% to \$1.70 per kilolitre. In accordance with a demand management approach, service availability charges have remained the same.

### **Waste Charges**

Council offers a number of different waste collection services and the planned charges for 2008/09 have increased between 4% and 5% to meet full cost recovery objectives. For waste management services, charges have increased by rate pegging or less.

### **Interest on Overdue Rates & Annual Charges**

Under Section 566 of the Act, Council can charge interest on outstanding rates and annual charges. The Minister for Local Government has advised that the maximum allowable amount of interest for 2008/09 is 10%. Council has generally adopted the maximum interest rate as the amount to be charged.

## Comments

### Financial Services

The recommended 2008/09 rates and annual charges are consistent with those advertised in the draft 2008/09-2011 Management Plan.

### Other staff comments

Not required

### Public consultation

The draft 2008/09-2011 Management Plan, which includes the rates and annual charges, is on public display from May 15, 2008 to June 13, 2008.

## Conclusion

Council is required to set the 2008/09 rates and annual charges. The rates and annual charges to be set include general rates, special rates, base rate, sewerage charges, stormwater management services charges, water charges and waste charges. Interest charges are also required to be determined by Council.

The following recommendations are worded to meet Council's statutory obligations when setting the 2008/09 rates and annual charges and are consistent to that proposed in the draft 2008/09-2011 Management Plan.

## Recommendation

Following advertisement of the draft 2008/09-2011 Management Plan in accordance with Section 405 of the Local Government Act, 1993, and the consideration of submissions received in accordance with Section 406 of the Local Government Act, 1993 :-

### RATES

1. It is hereby resolved that a **Business Rate** to be known as the '**Business Inner CBD**' rate of **three point six two eight four (3.6284) cents in the dollar** per assessment, on the land value as at base date July 1, 2006 with a **base amount of two hundred and ninety nine dollars (\$299.00)** per assessment be now made for the rating year July 1, 2008 to June 30, 2009, on all rateable land within the centre of activity known as the Inner CBD shown as within the red boundary of the map, Schedule 'C,' and that meets the definition of Business as defined in Section 518 of the Local Government Act , 1993. The total income from base amounts equates to **four point seven (4.7%) percent of the Business Inner CBD income.**
2. It is hereby resolved that a **Business Rate** to be known as the '**Business Urban**' rate of **one point four four two four (1.4424) cents in the dollar** per assessment, on the land value as at base date July 1, 2006 with a **base amount of two hundred and ninety nine dollars (\$299)** per assessment be now made for the rating year July 1, 2008 to June 30 , 2009, on all rateable land within the centre of activity outside the Inner CBD shown as within the red boundary of the map, Schedule 'C', but within the urban area of Lismore as shown by the red boundary on the map, Schedule 'D' and that meets the definition of Business as defined in Section 518 of the Local Government Act, 1993. The total income from base amounts equates to **nine point five (9.5%) percent of the Business Urban income.**

3. It is hereby resolved that a **Business Rate** to be known as the '**Business Other**' rate of **point nine six five zero (0.9650) cents in the dollar** per assessment on the land value as at base date July 1, 2006 with a **base amount of two hundred and ninety nine dollars (\$299)** per assessment be now made for the rating year July 1, 2008 to June 30, 2009, on all rateable land in the City of Lismore but not within the areas defined within the maps, Schedules 'C' and 'D' attached and the Village of Nimbin, as defined by the map of Nimbin Village in Schedule 'A', and that meets the definition of Business as defined in Section 518 of the Local Government Act, 1993. The total income from base amounts equates to **twenty two point three (22.3%) percent of the Business Other income.**
4. It is hereby resolved that a **Business Rate** to be known as the '**Nimbin Business**' rate of **one point two three two seven (1.2327) cents in the dollar** per assessment on the land value as at base date July 1, 2006 with a **base amount of two hundred and ninety nine dollars (\$299)** per assessment that represents be now made for the rating year July 1, 2008 to June 30, 2009, on all rateable land within the Village of Nimbin, as defined by the map of Nimbin Village in Schedule 'A', that meets the definition of Business as defined in Section 518 of the Local Government Act, 1993. The total income from base amounts equates to **sixteen point zero (16.0%) percent of the Nimbin Business income.**
5. It is hereby resolved that a **Farmland Rate** to be known as the '**Farmland**' rate of **point four five zero two (0.4502) of a cent in the dollar** per assessment, on the land value as at base date July 1, 2006 with a **base amount of two hundred and ninety nine dollars (\$299)** per assessment be now made for the rating year July 1, 2008 to June 30, 2009, on all rateable land in the City of Lismore area that meets the definition of Farmland as defined in Section 515 of the Local Government Act, 1993. The total income from base amounts equates to **sixteen point nine (16.9%) percent of the Farmland income.**
6. It is hereby resolved that a **Residential Rate** to be known as the '**Residential**' rate of **point six three five nine (0.6359) of a cent in the dollar** per assessment, on the land value as at base date July 1, 2006, with a base amount of **two hundred and ninety nine dollars (\$299)** per assessment, be now made for the rating year July 1, 2008 to June 30, 2009, on all rateable land within the centres of population defined and within the red lines shown on the maps in Schedule 'A' attached and meeting the definition of Residential as defined in Section 516 of the Local Government Act, 1993. The total income from base amounts equates to **thirty three point six (33.6%) percent of the Residential income.**
7. It is hereby resolved that a **Residential Rate** to be known as the '**Residential Rural**' rate of **point five one two eight (0.5128) of a cent in the dollar** per assessment on the land value as at base date July 1, 2006, with a base amount of **two hundred and ninety nine dollars (\$299)** per assessment, be now made for the rating year July 1, 2008 to June 30, 2009, that meets the definition of Residential on all rateable land except for land within the centres of population defined by the maps in Schedule 'A' attached and meeting the definition of Residential as defined by Section 516 of the Local Government Act, 1993. The total income from base amounts equates to **twenty six point eight (26.8%) percent of the Residential Rural income.**
8. It is hereby resolved that a **Special Rate** to be known as the '**Flood Levee**' rate of **point zero six one one (0.0611) of a cent in the dollar** per assessment on the land value as at base date July 1, 2006 subject to a minimum amount of **two dollars (\$2)** per assessment be now made for the rating year July 1, 2008 to June 30, 2009 on all land within the area shown within the red boundary as defined in Schedule 'E' attached to this report that in Council's opinion will receives a special benefit from the construction of the Lismore Flood Levee for protection from a one in ten year flood event.

## SEWER AND TRADE WASTE CHARGES

9. It is hereby resolved that in accordance with Sections 501 and 539 of the Local Government Act, 1993, an annual charge be now made for the provision of sewerage services to single units of residential occupation, residential, as defined in Section 516 (1) (a) of the Local Government Act, 1993, including residential strata units of **four hundred and seventy six dollars (\$476.00)** per assessment. This charge applies to properties connected to the Lismore Sewer Scheme and is to be known as the '**Sewer**' charge for the period July 1, 2008 to June 30, 2009.
10. It is hereby resolved that in accordance with Sections 501 and 539 of the Local Government Act, 1993, an annual charge be now made for the availability of sewerage of **two hundred and six dollars fifty cents (\$206.50)** per assessment for all rateable land within the proposed Clunes sewer scheme area as defined by Schedule 'J', to be known as the '**Clunes Sewer**' charge for the period July 1, 2008 to June 30, 2009.
11. It is hereby resolved that in accordance with Sections 501 and 539 of the Local Government Act, 1993, an annual charge, as per the attached Schedule 'F', where the charge is indicated by the number of units of residential occupancy located on a property, be now made for the provision of sewerage services to a parcel of land connected to the Lismore Sewer Scheme to be known as the '**Sewer Multiple**' charge for the period July 1, 2008 to June 30, 2009, excluding residential Strata Units.
12. It is hereby resolved that in accordance with Sections 501 and 539 of the Local Government Act, 1993, an annual charge be now made for the availability of sewerage of **two hundred and eighty five dollars sixty cents (\$285.60)** per assessment for all rateable parcels of land within 75 metres of a Lismore Sewer Scheme main and capable of discharging into that main but not connected thereto to be known as the '**Sewer Unconnected**' charge for the period July 1, 2008 to June 30, 2009.
13. It is hereby resolved that in accordance with Sections 501 and 539 of the Local Government Act, 1993, for all other properties, not being residential land as defined in Section 516 (1) (a) of the Local Government Act, 1993, an annual charge be now made for the provision of trade waste services for properties connected to the Lismore Sewer Scheme, as per the attached Schedule "G", where the charge is indicated by the number of equivalent tenants or part thereof allocated to an assessment in accordance with the methodology set out in Council's Sewer Usage Charging Strategy to be known as the '**Non-Residential Sewer**' charge, except for properties declared by Lismore City Council to be Established Strength Users, for the period July 1, 2008 to June 30, 2009.

## WATER CHARGES

14. It is hereby resolved that in accordance with Section 501, 539 and 541 of the Local Government Act, 1993 an annual charge be now made for the year July 1, 2008 to June 30, 2009 for the provision of water and water service availability, based on the size of the water service connected to a property. For a property which has two or more water connections, the cost of the services will be the total number of services multiplied by the fixed service charged; in cases where different sized services are connected, the sum of the cost of the fixed service charges, except for water connections used solely for fire fighting services, the cost of which shall be **one hundred dollars (\$100.00)** per fire fighting service to be known as the '**Fixed Service Charge**' is hereby made in respect of:

Size of Service	Fixed Service Charge
20mm	\$ 100.00
25mm	\$ 156.25
32mm	\$ 256.00
40mm	\$ 400.00
50mm	\$ 625.00
65mm	\$1,056.25
80mm	\$1,600.00
100mm	\$2,500.00
150mm	\$5,625.00

15. In accordance with Sections 501, 539 and 541 of the Local Government Act, 1993 an annual charge, for the availability of water to property not connected to Council's water supply but capable of connection thereto and within 225 metres of a Council water main in accordance with Section 552 (1)(b) of the Local Government Act, 1993, for the year July 1, 2008 to June 30, 2009, to be known as the '**Water Availability**' charge, of **one hundred dollars (\$100.00)** per assessment is hereby made.
16. In accordance with Section 502 of the Local Government Act, 1993 for water recorded by the water meter on a property, a charge of **one dollar seventy (\$1.70)** per kilolitre for the year July 1, 2008 to June 30, 2009 to be known as the '**Consumption**' charge is hereby made.

#### **DOMESTIC AND NON DOMESTIC WASTE MANAGEMENT SERVICES**

17. It is hereby resolved that an annual charge be now made, in accordance with Sections 496 of the Local Government Act, 1993, for all land within the declared domestic waste scavenging areas, both urban and rural, maps of which are available at Council's Corporate Centre, not utilising the domestic waste management service provided by Council to be known as the '**Waste Availability**' charge, of **six dollars (\$6.00)** per assessment, except for those properties within the Nimbin Section 94 Plan Area, maps of which are available at Council's Corporate Centre, that are levied the Nimbin Transfer Station Charge, for the period July 1, 2008 to June 30, 2009.
18. It is hereby resolved that an annual charge be now made, in accordance with Section 501 of the Local Government Act, 1993, for all land within the Lismore City Council area, to be known as the '**Waste Minimisation**' charge, of **thirty dollars (\$30.00)** per assessment, except for those properties within the Nimbin Section 94 Plan Area, maps of which are available at Council's Corporate Centre, that are levied the Nimbin Transfer Station Charge, for the period July 1, 2008 to June 30, 2009. Two 300KG tip vouchers are included as part of the 'Waste Minimisation' Charge.
19. It is hereby resolved that an annual charge be now made, in accordance with Sections 501 and 541 of the Local Government Act, 1993, for all land located within the Nimbin Section 94 Plan Area, maps of which are available at Council's Corporate Centre, for the provision of the Nimbin Transfer Station Facility, of **seventy dollars twenty cents (\$70.20)** per assessment and for properties with multiple units of residential occupancy a charge of **seventy dollars twenty cents (\$70.20)** per unit of residential occupancy located on each assessment, to be known as the '**Transfer Station**' charge for the period July 1, 2008 to June 30, 2009. Properties paying for a waste collection service are exempt from this charge. Two 300KG tip vouchers are included for each 'Transfer Station' charge.
20. It is hereby resolved that an annual charge be now made, in accordance with Section 496 of the Local Government Act 1993, for all land within the declared scavenging area within the Lismore Urban Area, a map of which is available at Council's office, for the removal, weekly, of the approved organic contents of a 240 litre approved mobile waste bin. In addition, on a fortnightly basis, Council will collect the approved recyclable contents a 240 litre approved mobile bin as well as the approved waste contents of a 120 or 140 litre approved mobile bin. This charge is to be known as the '**Integrated Waste**' collection service for the period July 1, 2008 to June 30, 2009 and will be

charged at **one hundred and eighty five dollars (\$185.00)** per annum. Additional services will be charged at **one hundred and eighty five dollars (\$185.00)** per annum. Services commenced during the charging period will be charged for on a proportional basis.

21. It is hereby resolved that an annual charge be now made, in accordance with Section 496 of the Local Government Act 1993, for all land within the declared scavenging area within the Lismore Urban Area, a map of which is available at Council's office, for the removal, on a fortnightly basis, of the approved organic contents of a 240 litre approved mobile waste bin. In addition, on a monthly basis, Council will collect the approved recyclable contents a 240 litre approved mobile bin as well as the approved waste contents of a 120 or 140 litre approved mobile bin. This charge is to be known as the '**Integrated Waste - Urban Half**' collection service for the period July 1, 2008 to June 30, 2009 and will be charged at **one hundred and five dollars (\$105.00)** per annum. Additional services will be charged **one hundred and five dollars (\$105.00)** at per annum. Services commenced during the charging period will be charged for on a proportional basis.
22. It is hereby resolved that an annual charge be now made, in accordance with Section 496 of the Local Government Act 1993, for all land within the declared scavenging area within the Lismore Urban Area, a map of which is available at Council's office, for the removal, weekly, of the organic contents of a 240 litre approved mobile waste bin. In addition, on a fortnightly basis, Council will collect the approved recyclable contents a 240 litre approved mobile bin as well as the approved waste contents of a 80 litre approved mobile bin, the cost of the provision of this bin is at the ratepayer's cost This charge is to be known as the '**Integrated Waste – Discount**' collection service for the period July 1, 2008 to June 30, 2009 and will be charged at **one hundred and thirty eight dollars (\$138.00)** per annum. Additional services will be charged at **one hundred and thirty eight dollars (\$138.00)** per annum. Services commenced during the charging period will be charged for on a proportional basis.
23. It is hereby resolved that an annual charge be now made, in accordance with Section 496 of the Local Government Act 1993, for all land within the declared scavenging area within the Lismore Urban Area, a map of which is available at Council's office, for the removal, weekly, of the approved organic contents of a 240 litre approved mobile bin. In addition, on a fortnightly basis, Council will collect the approved recyclable contents a 240 litre approved mobile bin as well as the approved waste contents of a 240 litre approved mobile bin, the cost of the provision of this bin is the ratepayer's cost. This charge is to be known as the '**Integrated Waste - Waste Plus**' collection service for the period July 1, 2008 to June 30, 2009 and will be charged at **three hundred and three dollars (\$303.00)** per annum. Additional services will be charged at **three hundred and three dollars (\$303.00)** per annum. Services commenced during the charging period will be charged for on a proportional basis.
24. It is hereby resolved that an annual charge be now made, in accordance with Section 496 of the Local Government Act 1993, for all land within the declared scavenging area within the Lismore Urban Area, a map of which is available at Council's office, for the removal, weekly, of the approved organic contents of a 240 litre approved mobile bin and the approved waste contents of a 240 litre approved mobile bin. In addition, on a fortnightly basis, Council will collect the approved recyclable contents a 240 litre approved mobile bin. This charge is to be known as the '**Integrated Waste – Premium**' collection service for the period July 1, 2008 to June 30, 2009 and will be charged at **three hundred and fifty five dollars (\$355.00)** per annum. Additional services will be charged at **three hundred and fifty five dollars (\$355.00)** per annum. Services commenced during the charging period will be charged for on a proportional basis.



25. It is hereby resolved that an annual charge be now made, in accordance with Section 496 of the Local Government Act 1993, for all land within the declared scavenging area within the Lismore Urban Area, a map of which is available at Council's office, for the removal, subject to the approval of the Manager of Northern Rivers Waste, fortnightly, of the approved waste contents a 240 litre approved mobile bin. This charge is to be known as the '**Special Needs**' collection service for the period July 1, 2008 to June 30, 2009 and will be charged at **two hundred and sixteen dollars (\$216.00)** per annum. Additional services will be charged at **two hundred and sixteen dollars (\$216.00)** per annum. Services commenced during the charging period will be charged for on a proportional basis.
26. It is hereby resolved that an annual charge be now made, in accordance with Section 501 of the Local Government Act, 1993, for all properties, located within the Urban area of Lismore , a map of which is available at Council's Administration offices, whose waste does not meet the definition of domestic waste contained within the Local Government Act 1993 and where Council collects the approved waste contents of a approved 240 litre mobile waste bin and the approved contents of a 240 litre approved resource recovery bin on a weekly basis from that property, of **one hundred and ninety five dollars (\$195.00)** per annum, to be known as the '**Commercial/Industrial Integrated**' charge for the period July 1, 2008 to June 30, 2009. Additional services will be charged at **one hundred and ninety five dollars (\$195.00)** per annum. For services commenced during the year a proportional charge will be made.
27. It is hereby resolved that an annual charge be now made, in accordance with Section 496 of the Local Government Act 1993, for all land, located outside the urban area of Lismore but within the declared domestic waste scavenging area, a map of which is available at Council's Corporate Centre for the removal, weekly, of the approved waste contents a 240 litre approved mobile bin and on a fortnightly basis, the approved recycling contents of a 240 litre approved mobile bin. This charge is to be known as the '**Waste Collection Service - Rural**' collection service for the period July 1, 2008 to June 30, 2009 and will be charged at **one hundred and ninety five dollars (\$195.00)** per annum. Additional services will be charged at **one hundred and ninety five dollars (\$195.00)** per annum. Services commenced during the charging period will be charged for on a proportional basis.
28. It is hereby resolved that an annual charge be now made, in accordance with Section 496 of the Local Government Act 1993, for all land, located outside the urban area of Lismore but within the declared domestic waste scavenging area, a map of which is available at Council's Oliver Avenue Office for the removal, fortnightly, of the approved waste contents a 240 litre approved mobile bin and on a monthly basis the approved recyclable contents of a 240 litre approved mobile bin. This charge is to be known as the '**Waste Collection Service - Rural Half**' collection service for the period July 1, 2008 to June 30, 2009 and will be charged at **one hundred and eleven dollars (\$111.00)** per annum. Additional services will be charged at **one hundred and eleven dollars (\$111.00)** per annum. Services commenced during the charging period will be charged for on a proportional basis.

## **STORMWATER MANAGEMENT SERVICES CHARGE**

It should be noted that this charge applies to property located within the urban area of Lismore as defined by the maps shown in Schedules 'H' and 'I', the areas known as the Tucki Tucki Creek and Wilsons River catchments respectively and only on properties that are not vacant land, farmland or otherwise exempted from the charge under S 496A (2) of the Act.

29. It is hereby resolved that an annual charge be now made, in accordance with Section 496A (1) of the Local Government Act, 1993, for all eligible residential property, as define, excluding residential strata units, within the Tucki Tucki Creek catchment area shown on Schedule 'H', of **twenty five dollars (\$25.00)** per assessment, to be known as the '**Stormwater Charge - Residential - Tucki**' for the period July 1, 2008 to June 30, 2009.
30. It is hereby resolved that an annual charge be now made, in accordance with Section 496A (1) of the Local Government Act, 1993, for all eligible residential property, as define, excluding residential strata units, within the Wilsons River catchment area shown on Schedule 'I', of **twenty five dollars (\$25.00)** per assessment, to be known as the '**Stormwater Charge - Residential - Wilsons River**' for the period July 1, 2008 to June 30, 2009.
31. It is hereby resolved that an annual charge be now made, in accordance with Section 496A (1) of the Local Government Act, 1993, for all residential strata units and all residential company titled units within the Tucki Tucki Creek catchment area shown on the map in Schedule 'H', of **twelve dollars fifty cents (\$12.50)**, to be known as the '**Stormwater Charge - Res Strata -Tucki**' for the period July 1, 2008 to June 30, 2009.
32. It is hereby resolved that an annual charge be now made, in accordance with Section 496A (1) of the Local Government Act, 1993, for all residential strata units and all residential company titled units within the Wilsons River catchment area shown on the map in Schedule 'I', of **twelve dollars fifty cents (\$12.50)**, to be known as the '**Stormwater Charge - Res Strata - Wilsons River**' for the period July 1, 2008 to June 30, 2009.
33. It is hereby resolved that an annual charge be now made, in accordance with Section 496A (1) of the Local Government Act, 1993, for all business/commercial and industrial property, except for business/commercial and industrial strata units and company titled units , located within the Tucki Tucki Creek catchment area of Lismore shown on the map in Schedule 'H', of **twenty five dollars (\$25.00)** for each 350m<sup>2</sup> or part thereof subject to the following; for properties up to 4,200m<sup>2</sup> in area, the charge will be \$25 per 350m<sup>2</sup> or part thereof to a maximum of \$300; for properties whose area exceeds 4,200m<sup>2</sup>, \$25 for each 350m<sup>2</sup> or part thereof, subject to any reduction due to the porous nature of the property which has determined using Council's adopted Stormwater Appeals Procedure and the charge is to be known as the '**Stormwater Charge - Business Tucki**' for the period July 1, 2008 to June 30, 2009.
34. It is hereby resolved that an annual charge be now made, in accordance with Section 496A (1) of the Local Government Act, 1993, for all business/commercial and industrial property, except for business/commercial and industrial strata units and company titled units , located within the Wilsons River catchment area of Lismore shown on the map in Schedule 'I', of **twenty five dollars (\$25.00)** for each 350m<sup>2</sup> or part thereof subject to the following; for properties up to 4,200m<sup>2</sup> in area, the charge will be \$25 per 350m<sup>2</sup> or part thereof to a maximum of \$300; for properties whose area exceeds 4,200m<sup>2</sup>, \$25 for each 350m<sup>2</sup> or part thereof, subject to any reduction due to the porous nature of the property which has determined using Council's adopted Stormwater Appeals Procedure and the charge is to be known as the '**Stormwater Charge - Business - Wilsons River**' for the period July 1, 2008 to June 30, 2009.
35. It is hereby resolved that an annual charge be now made, in accordance with Section 496A (1) of the Local Government Act, 1993, for all eligible business/ commercial and industrial strata units and company titled units, located within the Tucki Tucki Creek catchment area of Lismore shown on the map in Schedule 'H', to be calculated at **twenty five dollars (\$25.00)** for every 350m<sup>2</sup> or part thereof of the total property and the product of that calculation being divided by the sum of the strata unit entitlement or the total sum of units of the company title with the product of that calculation being multiplied by the individual strata unit entitlement or company title entitlement to give the charge that is to be known as the '**Stormwater Charge - Bus Strata - Tucki**', subject to a minimum charge of \$25 per assessment, for the period July 1, 2008 to June 30, 2009.
36. It is hereby resolved that an annual charge be now made, in accordance with Section 496A (1) of the

Local Government Act, 1993, for all eligible business/ commercial and industrial strata units and company titled units, located within the Wilsons River catchment area of Lismore shown on the map in Schedule 'I', to be calculated at **twenty five dollars (\$25.00)** for every 350m<sup>2</sup> or part thereof of the total property and the product of that calculation being divided by the sum of the strata unit entitlement or the total sum of units of the company title with the product of that calculation being multiplied by the individual strata unit entitlement or company title entitlement to give the charge that is to be known as the '**Stormwater Charge - Bus Strata - Wilsons River**', subject to a minimum charge of \$25 per assessment, for the period July 1, 2008 to June 30, 2009.

## **INTEREST CHARGES**

37. It is hereby resolved in accordance with Section 566 (3) of the Local Government Act, 1993, for the period July 1, 2008 to June 30 2009, the Interest Rate on outstanding rates and charges will be **ten per cent (10%)**.