



Hawkesbury City Council

extraordinary  
meeting  
business  
paper

date of meeting: 19 June 2012  
location: council chambers  
time: 6:30 p.m.



mission  
statement

***“To create opportunities  
for a variety of work  
and lifestyle choices  
in a healthy, natural  
environment”***

## How Council Operates

Hawkesbury City Council supports and encourages the involvement and participation of local residents in issues that affect the City.

The 12 Councillors who represent Hawkesbury City Council are elected at Local Government elections, held every four years. Voting at these elections is compulsory for residents who are aged 18 years and over and who reside permanently in the City.

Ordinary Meetings of Council are generally held on the second Tuesday of each month (except January), and the last Tuesday of each month (except December), meeting dates are listed on Council's website. The meetings start at 6.30pm and are scheduled to conclude by 11:00pm. These meetings are open to the public.

When an Extraordinary Meeting of Council is held, it will usually also be held on a Tuesday and start at 6.30pm. These meetings are also open to the public.

### Meeting Procedure

The Mayor is Chairperson of the meeting.

The business paper contains the agenda and information on the items to be dealt with at the meeting. Matters before the Council will be dealt with by an exception process. This involves Councillors advising the General Manager by 3:00pm on the day of the meeting, of those items they wish to discuss. A list of items for discussion will be displayed at the meeting for the public to view.

At the appropriate stage of the meeting, the Chairperson will move for all those items which have not been listed for discussion (or have registered speakers from the public) to be adopted on block. The meeting then will proceed to deal with each item listed for discussion and decision.

### Public Participation

Members of the public can request to speak about an item raised in the business paper at the Council meeting. You must register to speak at a Council meeting. To register you must lodge an application form with Council prior to 3:00pm on the day of the meeting. The application form is available on the Council's website, from the Customer Service Unit and by contacting the Manager - Corporate Services and Governance on (02) 4560 4426 or by email at [council@hawkesbury.nsw.gov.au](mailto:council@hawkesbury.nsw.gov.au).

The Mayor will invite registered persons to address the Council when the item is being considered. Speakers have a maximum of five minutes to present their views. The Code of Meeting Practice allows for three speakers on the Proponent side (i.e. in support) and three for the Respondent side (i.e. in objection). If there are a large number of speakers for one item, speakers will be asked to organise for three representatives to address the Council for either the Proponent or Respondent side (six speakers in total).

### Voting

The motion for each item listed for discussion will be displayed for Councillors and public viewing, if it is different to the recommendation in the Business Paper. The Chair will then ask the Councillors to vote, generally by a show of hands or voices. Depending on the vote, a motion will be Carried (passed) or Lost.

### Planning Decision

Under Section 375A of the Local Government Act 1993, voting for all Planning decisions must be recorded individually. Hence, the Chairperson will ask Councillors to vote with their electronic controls on planning items and the result will be displayed on a board located above the Minute Clerk. This will enable the names of those Councillors voting For or Against the motion to be recorded in the minutes of the meeting and subsequently included in the required register. This electronic voting system was an innovation in Australian Local Government pioneered by Hawkesbury City Council.

### Business Papers

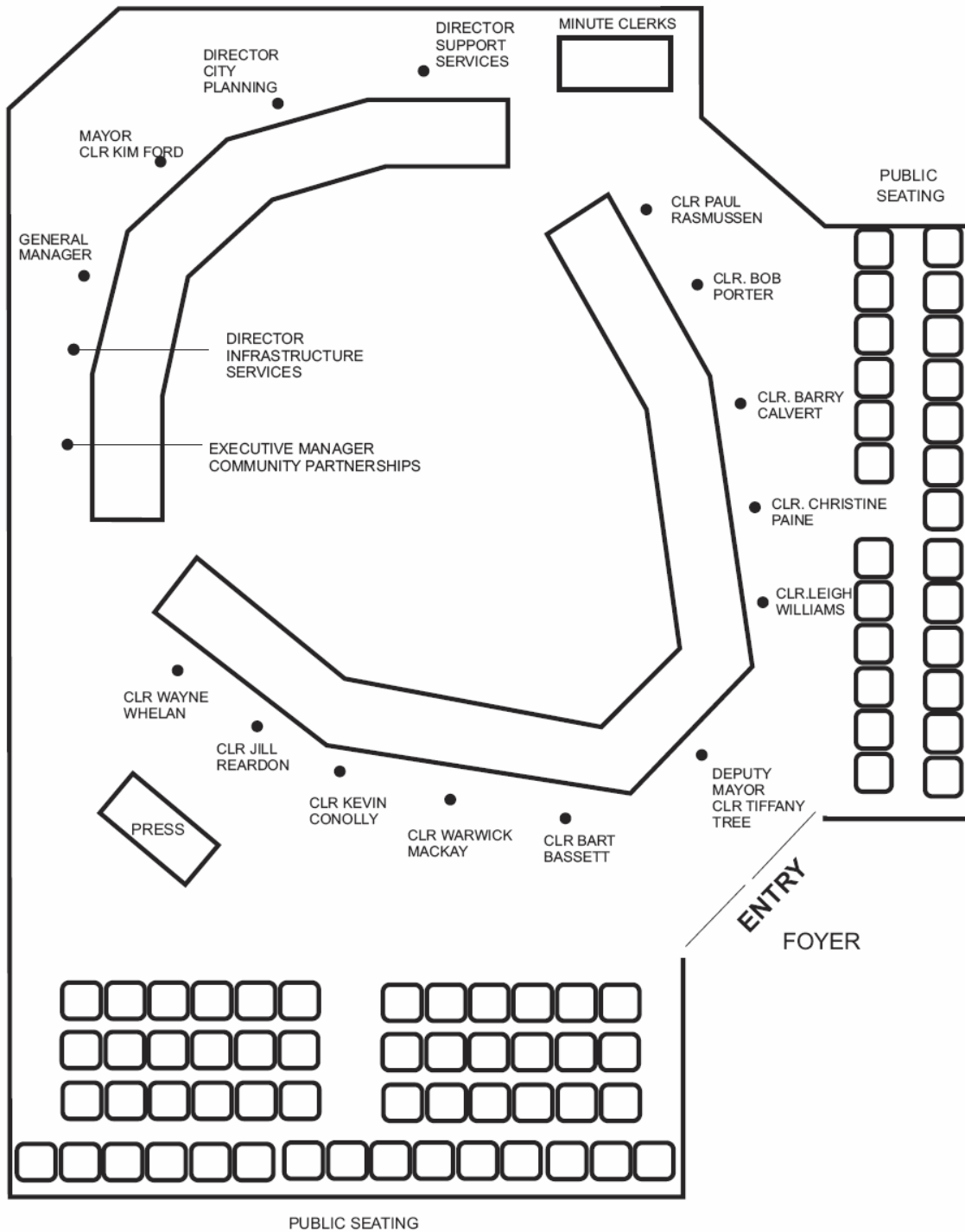
Business papers can be viewed online from noon on the Friday before the meeting on Council's website: <http://www.hawkesbury.nsw.gov.au>

Hard copies of the business paper can be viewed at Council's Administration Building and Libraries after 12 noon on the Friday before the meeting, and electronic copies are available on CD to the public after 12 noon from Council's Customer Service Unit. The business paper can also be viewed on the public computers in the foyer of Council's Administration Building.

### Further Information

A guide to Council Meetings is available on the Council's website. If you require further information about meetings of Council, please contact the Manager, Corporate Services and Governance on, telephone (02) 4560 4426.

# council chambers



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### SECTION 4 - Reports for Determination

#### GENERAL MANAGER

**Item: 90**                    **GM - Adoption of Delivery Program 2012-2016 and Operational Plan 2012/2013 and Making and Levying of Rates and Fixing of Charges for the Period 1 July 2012 to 30 June 2013 - (79351, 95496, 96332, 107)**

**Previous Item:**        44, Extraordinary (17 April 2012)

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#### **REPORT:**

##### **Executive Summary**

At the Extraordinary Meeting of Council held on 17 April 2012, consideration was given to a report in relation to the Draft Delivery Program 2012-2016 and Draft Operational Plan 2012/2013.

At that meeting, Council resolved that the report be received and that the Draft Delivery Program 2012-2016 and Draft Operational Plan 2012/2013 be adopted, for exhibition purposes, and be advertised in accordance with the Local Government Act 1993.

In addition, Council resolved that an Extraordinary Meeting be held on 19 June 2012 to consider public submissions received, consider the adoption of the Draft Delivery Program 2012-2016 and Draft Operational Plan 2012/2013, and to make and fix rates and charges for the 2012/2013 financial year.

The purpose of this report is to consider the submissions received, adopt the Delivery Program 2012-2016 and Operational Plan 2012/2013 and to make and fix rates and charges for the year ended 30 June 2013.

##### **Consultation**

The Draft Delivery Program 2012-2016 and Draft Operational Plan 2012/2013 were advertised and placed on public exhibition for a period of 33 days in accordance with the Local Government Act 1993.

##### **Background**

At the Extraordinary Meeting of Council held on 17 April 2012, consideration was given to a report regarding the Draft Delivery Program 2012-2016 and the Draft Operational Plan 2012/2013. Council resolved as follows:

*"That:*

- 1. The General Manager's report regarding the Draft Delivery Program 2012-2016 and Draft Operational Plan 2012/2013 be received.*
- 2. The Draft Delivery Program 2012-2016 and Draft Operational Plan 2012/2013 be adopted for exhibition purposes and be advertised in accordance with Sections 404 and 405 of the Local Government Act, 1993.*

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3. *An Extra-Ordinary Meeting of Council be held on Tuesday, 19 June 2012 to consider any public submissions received in respect of the Draft Delivery Program 2012-2016 and Draft Operational Plan 2012/2013, and to consider the adoption of these documents and to make and fix rates and charges for the year ended 30 June 2013.*
4. *In respect of the increase in Council's contribution to the Hawkesbury River County Council, the County Council be advised that in the event that it receives funding from an alternate source for aquatic weed harvesting that Council would expect that the proportion of the increased contribution from constituent councils in respect of the Aquatic Weed Harvesting Levy would be refunded to councils.*
5. *Report be submitted to Council reviewing the application of Council's current Sponsorship Policy and associated procedures in respect of organisations seeking financial assistance from Council."*

Correspondence was forwarded to the Hawkesbury River County Council in accordance with Part 4 of the above resolution.

A report was considered by Council at its meeting on 29 May 2012 regarding Council's current Sponsorship Policy, in accordance with Part 5 of the above resolution.

### Public Submissions

In accordance with Part 2 of the above resolution, the Draft Delivery Program 2012-2016 and Draft Operational Plan 2012/2013 were advertised in accordance with Section 404 and 405 of the Local Government Act 1993. The exhibition period concluded on Monday, 4 June 2012.

Following the conclusion of the exhibition period, one public submission was received in respect of the Draft Delivery Program 2012-2016 and Draft Operational Plan 2012/2013. The submission and comments regarding this submission are as follows:

The email dated 4 June 2012, concerning the documents exhibited is as follows:

*"Council's ill-conceived attempt to introduce a base rate has brought about further inequities in the rating system.*

*S536 of the Local Government Act 1993, provides for "What criteria are relevant in determining the base amount".*

- (1) *In determining a base amount of a rate, the council must have regard to (but is not limited to) the following:*

*In dot point 5 "whether a rate that is wholly an ad valorem rate would result in an uneven distribution of the rate burden because a comparatively high proportion of assessments would bear a comparatively low share of the total rate burden."*

*Generally the budget fails to satisfy this criteria because in the residential category, around 73.6% of the rate assessments contribute only 56.85% of the rate income, while in the residential/rural residential, business and farmland categories around 26% of the rate assessments contribute 43.15% of the rate income to council.*

*In the Business category, rateable value has fallen by \$38967057 in the last 12 months yet this category will still contribute 9.78% towards council's rate income, the same percentage as last year. By way of comparison had the previous system of charging the business rate at the same rate in the dollar as the residential rate then the 12/13 budget contribution from the business sector calculates to \$2339225, therefore the business sector is subsidising another rating sector by \$301882 in the proposed budget.*

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*At a time when it is well known that many businesses in the Hawkesbury are struggling, it is inconceivable that this council, who has been prepared to take the additional revenue available when commercial/industrial properties were rising in value, are not prepared to absorb some of the pain being suffered in this sector, but choose to exploit this sector through the use of an ill-conceived base rate plan.*

*To a lesser extent, the Farmland category experiences an increase in rate charges of \$8442 and an increase in property value of \$3748500. Had the previous system of charging the Farmland rate at 75% of the residential rate then the rate income to council would have been \$1341759. Therefore the additional charge to the farming sector is \$108419.*

*I point out that 80% of the residential rate equates to 0.2603216 cents in the dollar, rather than the figure shown in the budget papers.*

*The Rural Residential category is a quandary and requires further explanation. The difference between the cents in the dollar charge is around 9%; however the budget proposes to collect 10.7% of the rating revenue from this category via adding a base rate of \$190.00. On the surface, this would appear to give a small increase in rates over and above the previously applied residential rate, however there has been, in the main, substantial increases in rural land valuations and the use of a base rate in these circumstances only muddies the waters and is used in a context not intended by s.536 of the Local Government Act.*

*The previous calculations I have identified would be marginally altered should the residential and rural/residential categories be reunited, however the clear picture is that the big losers in this budget are the business and farmland sectors.*

*The only way to effectively introduce a base rate is to levy a rate across the board. The current attempt is nothing more than window dressing prior to a local government election.*

*The increase in sewer charges of 5% cannot be justified, particularly coming on top of a 9.9% increase in the previous budget. The proposed charge of \$570 per annum will make council's charges \$30.48 per annum dearer than the Sydney Water charges that are set by IPART.*

*I thank you for the opportunity of making this submission."*

Comments (Chief Financial Officer)

Council's current rating structure consists predominantly of an "ad valorem" amount in accordance with Section 497 of the Local Government Act 1993, subject to minimum amounts in accordance with Section 548 of the Act. This results in the rates payable by each property being mainly driven by the land value of that property on the basis of the latest land value provided by the Valuer General (VG).

The rates for 2012/2013 will be based on land values arising from the latest revaluation of the Hawkesbury Local Government Area (LGA) which took place in 2011. A report regarding the impact of the 2011 land revaluations on land values in the Hawkesbury LGA was submitted to Council at the meeting of 14 February 2012. The report provided specific information on changes in land values in different suburbs in the Hawkesbury LGA.

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Subsequent to the meeting of 14 February 2012, in line with Council's resolution at that meeting, a further report was submitted to the Council meeting of 13 March 2012, outlining options available to Council to limit the fluctuations in rates payable arising from the 2011 VG land revaluations by redistributing the rates burden throughout the LGA. The target fluctuations parameters, as set by Council, were between -14% and +14%.

In line with the Council resolution of 14 February 2012, the options were constructed around the Residential Category and a sub-category therein, and assumed that the ratio of the Notional Yield from the Business and Farmland categories respectively is not altered.

The modelling around the different options explored included the application of a base amount across the Residential category, as suggested in the submission. When compared to the fluctuations those properties would experience based on ad valorem rate and retaining the current minimum rate, and including rate-pegging, the introduction of a base amount across this Category would result in fluctuations outside the parameters as set by Council, and was therefore not pursued.

Based on the analysis of the impacts of the various scenarios explored, it was concluded that in general, when compared to the current rating structure and methods used, generally the alternatives investigated resulted in a reduction in the number of properties being impacted within the target ranges. The only scenario producing a slight increase in the number within the target ranges was the approach whereby an ad valorem with Minimum Rate is applied to properties within the Residential category, excluding those falling within the Rural Residential sub-category, and a Base Rate of 10% and ad valorem applied to properties within the Rural Residential sub-category.

At the Council meeting of 13 March 2012, it was also resolved that the Notional Yield obtained from the Business category was to remain the same as it was in 2011/2012 at 9.78%, and that the ad valorem component of that category is approximately the same rate in the dollar as the proposed Residential Rate, with the balance of the Yield from this category being addressed via a base amount. The retention of the same proportion of the Notional Yield is an appropriate strategy to redistribute the rates burden in a fair way across all properties in the Hawkesbury LGA. Properties in the Business category, on average, experienced a decrease in land value, resulting in the retention of the yield proportion, merely reducing the extent of the decrease to assist properties in categories impacted significantly by increases in land values.

The submission refers to Section 536 of the Local Government Act, 1993. This Section outlines factors to be considered by a council when determining a base amount. The Sub-Section referred to in the submission, is interpreted to mean that a base amount would assist in redistributing the Notional Yield, so as to address the potential uneven distribution of rates arising from a wholly ad valorem rate. The proposed introduction of a base amount assists in redistributing the rates burden so as to maintain a fair and affordable rating system throughout the Hawkesbury LGA.

The submission also makes reference to the Residential category being 73.6% of the rates assessments, contributing 56.85% to the total rates income, while the combined Rural Residential, Business and Farmland, being 26% of assessments contributing to 43.15% of the rates income. It is noted that the percentages referred to in the submission reflect the number of properties in each category, not the respective land value represented by each category. The respective share of the Notional Yield payable by each respective category reflects the proportion of land value, as determined by the latest VG valuations.

On average, properties within the Residential category experienced significant increases in land values and would therefore be expected to be impacted by a significant rise in rates payable for 2012/2013. The Business category and Farmland category, on the other hand, experienced a drop in their land values, and would, on average, expect a reduction in rates payable.

As referred to in the submission, the number of properties in the Residential category represents approximately 74% of the total rate assessments in the Hawkesbury LGA. This is therefore a significant majority of the rates assessments. The aim of Council is to distribute the rating burden evenly over all properties in the Hawkesbury LGA in order to maintain a fair and affordable rating structure.

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Regardless of the rating structure or method used, the total Notional Yield raised remains unchanged, and any changes to the rating structure or method only result in a redistribution of the rates burden. Any decrease in a category or sub-category results in an increase in another category or sub category.

The creation of the Rural Residential sub-category, and the introduction of a base amount in this sub-category, and in the Business category, results in a redistribution of the rates burden throughout the Hawkesbury LGA by providing some relief to the Residential category (representing 74% of the properties in the LGA), without having significant adverse impacts on other categories or sub categories thereof. This is possible due to the 2011 land revaluations, on average, resulting in decreases in the land values of properties in the Rural Residential sub-category and the Business category. Therefore, it would be appropriate for these properties to subsidise the Residential category which represent the majority of the properties in the Hawkesbury LGA.

It is also to be noted that the Local Government Act 1993 states that rates revenue raised by way of a base amount is limited to 50% of the rates applied to that category or sub category. The balance of rates payable is still determined via the ad valorem method and therefore still reflects fluctuations in land values.

As detailed above, and in light of the factors considered in determining the proposed rating structure and method for 2012/2013, the proposed distribution of the Notional Yield is deemed to be a fair allocation of the rates burden amongst ratepayers in the Hawkesbury LGA, and consequently it is recommended no change is made to the proposed Notional Yield distribution, other than that arising from changes to land value resulting from changes in valuations and/or categorisation, as at the time of preparing this report.

The submission also refers to the ad valorem rate applicable to the Farmland category. It is noted that the Farmland rate was 80% of the Residential Rate and was only temporarily reduced to 70% for the rating year 2010/2011, in line with Council's resolution of 30 March 2010, with the aim of providing some relief to those Farmland properties impacted by a significant increase in land value as a result of the 2008 valuations, which as a result of legislative changes were no longer protected by the 20% cap under Clause 84 of Schedule 8 of the Local Government Act 1993.

The decrease from 80% to 70% was only intended to be temporary, with the rate to be gradually returned to 80% over the following two years. The Farmland rates for 2012/2013 reflect this intention. Also, it is to be noted that given that, on average, properties in the Farmland category experienced a decrease in land value through the 2011 VG revaluations, the impact increase in the percentage is partially offset by the reduction in land value.

In response to the comment on the Farmland rate in the dollar not being exactly 80% of Residential Rate, the Rating Strategy for 2012/2013 is focused on the proportion of the Notional Yield contributed by each category rather than the relative rates in the dollar. This results in a predetermined ratio of the rate in the dollar between two different categories not necessarily being achieved to an exact extent. Following the reviewing of the rates in the dollar and base amounts applicable to each respective category, the Farmland rate in the dollar for 2012/2013 is proposed to be 79.9%.

### Comments (Director Infrastructure Services)

Council's charges for its sewerage services are based on the costs incurred to provide maintain and operate the system. These charges reflect the nature, age and the design of this system which meets the environmental and licensing requirements applying to this area.

The charges are also set to ensure the system is operated and maintained in accordance with a detailed asset management plan and ensure that current and future residents share the true cost of this key service on an equitable basis.

Council's charge of \$570.00 is \$26.27 higher than the Sydney Water Draft IPART determination (\$543.73) currently subject of a further submission by Sydney Water. Sydney Water originally proposed a charge to IPART of \$605.82.

However, it should also be noted that the operation of Council's sewer system and that of Sydney Water are vastly different and to suggest that the operational charges should be the same is not reasonable.

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It is considered that Council's proposed charge is fair and justifiable and no change is recommended.

### Late Submission

At the time of preparation of this report, a late submission had been received from The Friends of Wilberforce Cemetery regarding finding of works at the Cemetery. Due to the late receipt of this submission, it has not been possible to obtain comments for incorporation in this report. Comments on the submission are being obtained from the Director Infrastructure Services and it is anticipated that they will be available prior to the Meeting.

### Amendments Proposed

Some amendments to the Draft Delivery Program 2012-2016 and Draft Operational Plan 2012/2013 documents placed on exhibition are proposed as a result of information and/ or Council resolutions arising during the public exhibition period. These amendments are as follows:

- Draft Operational Plan (Part 1) – Fees and Charges

- (a) Town & City Planning Services, Page 37, amend B3.7 to \$150.00 per hour (GST inclusive) and fee description to the following: “*Certifiers’ review (Engineering or Building) of works (not covered by above or elsewhere) – hourly fee*”

It is recommended to amend the above fee to differentiate between the types of certificates and documents issued.

- (b) Waste Management – Sewer, Waste, Sullage, Pages 80 - 82 amended as follows:

- (i) PART A – *Council Sewer Catchments Areas Charges*  
A1. Charges indexed in line with Consumer Price Index as at December each year as per S64 Plan
  - (ii) *S64 Pitt Town Development Area – Sewerage Infrastructure*  
Charges indexed in line with Consumer Price Index as at September each year as per S64 Plan
  - (iii) *S64 Pitt Town Development Area – Stormwater Infrastructure*  
3.1 and 3.3 - Charges indexed in line with Consumer Price Index as at the end of each quarter as per S64 Plan
- (c) In accordance with Section 566 of the Local Government Act 1993, the Minister for Local Government sets the maximum interest rate that can be charged by Council on overdue rates and charges. The Draft Operational Plan 2012/2013, placed on public exhibition, did not stipulate a proposed interest rate charged by Council as at the time Council was still awaiting advice from the Division of Local Government. The Division of Local Government, in its Circular No 12-17 dated 6 June 2012, advised that the maximum rate of interest payable on overdue rates and charges for the 2012/2013 rating year is 10%. For the rating year 2012/2013, Council will apply the maximum rate of interest of 10%.

- Draft Operational Plan (Part 2) – Estimated Income and Expenditure

Council, at its meeting on 29 May 2012, considered a report regarding the Macquarie Street Car Park, Windsor. At that meeting, it was resolved, in part:

“That:

2. *Funding in the approximate amount of \$243,000 for the construction of a new public toilet building, either within or in the proximity to the existing Macquarie Street Car Park,*



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*be funded from the following sources within the 2012/2013 Draft Budget currently on exhibition.*

(a)	Section 94A Reserve	\$ 9,000
(b)	Roberts Creek Crossing	\$234,000

3. *The adjustments to the 2012/2013 Draft Budget, outlined in Part 2 above, be made at the Extraordinary Council Meeting on 19 June 2012, when the Draft Delivery Program 2012-2016 and the Draft Operational Plan 2012/2013 are considered following public exhibition."*

In accordance with the resolution above, the Draft Delivery Program 2012-2016 and Draft Operational Plan 2012/2013 require amendment to reflect the reallocation of funding to fund the construction of a new toilet building. The following changes are required:

- Ten Year Plan Capital Works, Page 11 Building Services – Council Buildings - Project 6554 *Toilets Macquarie Street Windsor, \$226,500 added.*
- Ten Year Plan Capital Works, Page 30 Community Services – S 94A Funding Project 6554 *Toilets Macquarie Street Windsor, \$9,000 added.*
- Ten Year Plan Capital Works, Page 24 Construction & Maintenance – Ancillary Facilities - Project 6567– *Roberts Creek crossing, \$234,000 removed.*
- 2012/2013 Budget Estimates, Infrastructure Services Division, Page 2, Parks & Recreation, Cleaning amount changed to \$522,500 to reflect an increase of \$7,500.

The above changes will result in corresponding changes in the relevant summary reports throughout the Operational Plan 2012/2013 (Part 2), Estimated Income and Expenditure.

- *Draft Delivery Program 2012- 2016*

The changes in relation to the construction of a new toilet building in Macquarie Street, Windsor detailed above, also resulted in changes in the some summary reports within the Delivery Program 2012-2016.

The only other changes proposed to the Draft Delivery Program 2012-2016 and Draft Operational Plan 2012/2013 documents, that were on public exhibition, are minor formatting and typographical amendments, and deletion of any references to "Draft" throughout the documents.

### **Making the Rates for the 2012/2013 financial year**

- *Rates in the dollar 2012/2013*

As stated in the Draft Operational Plan 2012/2013 placed on public exhibition, the rates in the dollar in the recommendations in this report differ slightly to those placed on public exhibition. It is prudent to incorporate valuation changes up to the final Rating Resolution to ensure Council's valuation base remains as up to date as possible to minimise carryovers and thereby maximising potential revenue.

As a result of valuation changes being captured when calculating the final rates applicable for 2012/2013, the number of properties and land values in each respective category have changed. Also the total Notional Yield has changed.

The proposed rating structure for 2012/2013 is based on maintaining stipulated relativities between categories with regard to the proportion of Notional Yield and/ or rates in the dollar. In order to maintain those ratios it has been necessary for the Residential rate in the dollar to reduce from that shown in the draft exhibition documents. This has resulted in the Business rate in the dollar to also reduce. This in turn impacted on the amount required to be collected via a base rate, resulting in the

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latter increasing from \$199.92 to \$210.82, so as to maintain the stipulated proportion of the Notional Yield.

- *Variation of General Income for 2012/2013*

On 6 December 2011, IPART announced a 3.6% general increase in terms of Section 506 of the Local Government Act 1993 for the rating year commencing 1 July 2012.

The recommendation at the end of this report details the rate in the dollar and applicable minimum charge for each rating category in the Hawkesbury Local Government Area based on the above.

### **Integrated Planning and Reporting Framework**

The Hawkesbury Community Strategic Plan 2010-2030 (CSP) provides a vehicle for expressing long-term community aspirations. However, these will not be achieved without sufficient resources (money, time, assets and people) to actually carry them out. The Resourcing Strategy is a critical link to translate the objectives of the CSP into actions and also supports the Council's four year Delivery Program and Annual Operational Plan

The Resourcing Strategy 2012-2022 has been prepared in accordance with the requirements of the Local Government Act 1993, and the Integrated Planning and Reporting framework. The Strategy considers the resources that Council needs in order to work towards its areas of responsibility in the Community Strategic Plan, and consists of three elements:

- Long Term Financial Planning
- Workforce Management Planning
- Asset Management Planning

The Resourcing Strategy for 2012-2022 has been prepared and is attached for information.

### **Conformance to Community Strategic Plan**

The proposal is consistent with the Shaping Our Future Together Directions statement;

- Be financially sustainable to meet the current and future needs of the community based on a diversified income base, affordable and viable services.

and is also consistent with (or is a nominated) strategy in the Community Strategic Plan being:

- Maintain and review sustainable long term financial framework.

### **Financial Implications**

The adoption of the recommendations in this report will result in the Draft Delivery Program 2012-2016 and Draft Operational Plan 2012/2013, as placed on exhibition and incorporating the changes proposed in this report, being adopted for the 2012/2013 financial year.

### **RECOMMENDATION:**

That:

1. The report regarding the Draft Delivery Program 2012-2016, Draft Operational Plan 2012/2013 and Resourcing Strategy 2012-2022 be noted.
2. The Draft Delivery Program 2012-2016 and Draft Operational Plan 2012/2013, placed on public exhibition, be adopted subject to the following changes as outlined in the report:

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- a. Draft Operational Plan (Part 1) – Fees and Charges
  - (i) (a) Town & City Planning Services, B3.7 be amended as detailed in the report
  - (b) Waste Management – Sewer, Waste, Sullage, Part A, 2 and 3 be amended as detailed in the report
  - (ii) Rates in the dollar for 2012/2013 to incorporate valuation charges up to the final Rating Resolution.
  - (iii) Interest rate on overdue rates and charges for 2012/2013 to be set at 10% in line with the maximum amount permitted as determined by the Minister for Local Government.
- b. Draft Operational Plan (Part 2) – Estimated Income and Expenditure
  - (i) The funding allocated for Project 6567 – Roberts Creek Crossing in the amount of \$234,000, within the Ancillary Services Component of the Ten Year Capital Works Program, be reallocated partly to Project 6554 – Toilets, Macquarie Street Windsor, and partly to the Parks and Recreation Cleaning Budget as detailed in the above report.
  - (ii) Funding in the amount of \$9,000 to be allocated from Section 94A Reserve to partially fund Project 6554. Toilets – Macquarie Street Windsor, as detailed in the report.
3. Council make and levy the following Rates and fix the following Charges for the 2012/2013 financial period, in accordance with Section 535 of the Local Government Act 1993. (Land Values used for calculation of rates have a Base Date of 1 July 2011):

### **Residential Category**

In accordance with Section 535 of the Local Government Act, 1993, an Ordinary Rate named Residential, in accordance with Section 543 (1), of zero point three two four three eight one (0.324381) cents in the valuation dollar, be levied on all properties categorised as Residential in accordance with Section 516. These properties will be subject to a minimum rate of \$485.00 in accordance with Section 548.

### **Farmland Category**

In accordance with Section 535 of the Local Government Act, 1993, an Ordinary Rate named Farmland, in accordance with Section 543 (1), of zero point two five nine one one five (0.259115) cents in the valuation dollar, be levied on all properties categorised as Farmland, in accordance with Section 515. These properties will be subject to a minimum rate of \$485.00 in accordance with Section 548.

### **Business Category**

In accordance with Section 535 of the Local Government Act, 1993, an Ordinary Rate named Business, in accordance with Section 543 (1), of zero point three two four three eight one (0.324381) cents in the valuation dollar, be levied on all properties categorised as Business, in accordance with Section 518. These properties will be subject to an ad valorem rate and a base amount of \$210.82.

### **Rural Residential Category**

In accordance with Section 535 of the Local Government Act, 1993, an Ordinary Rate named Rural Residential, in accordance with Section 543 (1), of zero point two nine six two zero two (0.296202) cents in the valuation dollar, be levied on all properties categorised as Rural Residential in accordance with Section 518. These properties will be subject to an ad valorem and a base amount of \$190.00.

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**Domestic Waste Management Service**

For 2012/2013, in accordance with Section 496 of the Local Government Act, 1993:

- A “Domestic Waste Management Charge 240W” annual charge of \$384.50 be made for a 240 litre bin, for each weekly domestic waste service to an occupied property which is categorised as Residential or Farmland, and for which a weekly domestic waste service is available. This charge includes a weekly pickup for garbage, a fortnightly pickup for recycling, and one kerbside pickup for the financial year.
- A “Domestic Waste Management Charge 120W” annual charge of \$243.22 be made for a 120 litre bin for each weekly domestic waste service to an occupied property which is categorised as Residential or Farmland, and for which a weekly domestic waste service is available. This charge includes a weekly pickup for garbage, a fortnightly pickup for recycling, and one kerbside pickup for the financial year.
- A “Domestic Waste Management Charge 240F” annual charge of \$243.22 be made for a 240 litre bin, for each fortnightly domestic waste service to an occupied property which is categorised as Residential or Farmland, and for which a fortnightly domestic waste service is available. This charge includes a fortnightly pickup for garbage, a fortnightly pickup for recycling, and one kerbside pickup for the financial year.
- A “Domestic Waste Management Charge 120F” annual charge of \$170.78 be made for a 120 litre bin for each fortnightly domestic waste service to an occupied property which is categorised as Residential or Farmland, and for which a fortnightly domestic waste service is available. This charge includes a fortnightly pickup for garbage, a fortnightly pickup for recycling, and one kerbside pickup for the financial year.
- A “Domestic Waste Management Charge AW” charge of \$111.14 be made for parcels of land where a weekly domestic waste service is available but the service is not utilised.
- A “Domestic Waste Management Charge AF” charge of \$55.57 be made for parcels of land where a fortnightly domestic waste service is available but the service is not utilised.

In accordance with Section 575 of the Local Government Act, 1993, where a property is owned and occupied by eligible pensioner(s), a rebate amounting to 50% (fifty percent) of the combined rates and domestic waste service charges up to a maximum of \$250.00 (two hundred and fifty dollars) in annual concession will be granted for 2012/2013.

**Business Waste Management Service**

For 2012/2013, in accordance with Section 501 of the Local Government Act, 1993 a Waste Management Service annual charge of \$482.00 be made for a 240 litre bin, and an annual charge of \$294.95 be made for a 120 litre bin for each weekly waste service to a property which is categorised as Business and for which a weekly waste service is utilised.

**Sewerage Service**

For 2012/2013, in accordance with Section 501 of the Local Government Act, 1993, the following range of annual charges be made for the provision of sewerage services.

- Connected Residential Properties ..... \$570.00
- Unconnected Residential Properties..... \$379.60
- Unconnected Business Properties..... \$382.50
- Business - Category 1 (<1,000 litres per day) ..... \$663.50

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- Business - Category 2 (1,001 - 5,000 litres per day) ..... \$3,326.80
- Business - Category 3 (5,001 - 10,000 litres per day) ..... \$6,627.15
- Business - Category 4 (10,001 - 20,000 litres per day) ..... \$13,213.85
- Business - Category 5 (>20,000 litres per day) ..... \$13,213.85
- Additionally, a trade waste volume charge of \$2.38 per kilolitre be charged to Category 5 properties for each kilolitre in excess of 20,000.

Where a residential property receiving this service is owned by pensioner(s) eligible for an Ordinary Rate pensioner rebate, then a rebate amounting to \$285.00 be granted to the owner(s) in annual concession for 2012/2013.

### Sullage Pump-Out Services Inside Sewerage Area

For 2012/2013:

- In accordance with Section 501 of the Local Government Act, 1993, a Sullage Pump-out Service annual charge of \$1,585.53 will be made for the provision of a fortnightly sullage pump-out service to residential properties.
- In accordance with Section 501 of the Local Government Act, 1993, a Sullage Pump-out Service annual charge of \$3,171.07 will be made for the provision of a weekly sullage pump-out service to residential properties.
- Where a property receiving a sullage pump-out service is owned by a pensioner(s) eligible for an Ordinary Rate pensioner rebate, and the property is occupied solely by the eligible pensioner(s), then a rebate amounting to 50% be granted to the owner(s) in annual concession for 2012/2013. Rebates are not available to properties occupied by adults who are ineligible for the Ordinary Rate pensioner rebate.
- In accordance with Section 502 of the Local Government Act, 1993, additional pump-outs can be requested at a cost of \$96.75 per extra service.
- In accordance with Section 502 of the Local Government Act, 1993, emergency after hours pump-outs be charged at \$121.50 per service.
- In accordance with Section 502 of the Local Government Act, 1993, that a charge of \$34.85 be made for each 1,000 (one thousand) litres of effluent pumped out from commercial and industrial properties for services being conducted on request.

### Sullage Pump-Out Services Outside Sewerage Area

For 2012/2013:

- In accordance with Section 501 of the Local Government Act, 1993, a Sullage Pump-out Service annual charge of \$1,409.36 will be made for the provision of a fortnightly sullage pump-out service to residential properties.
- In accordance with Section 501 of the Local Government Act, 1993, a Sullage Pump-out Service annual charge of \$2,818.73 will be made for the provision of a weekly sullage pump-out service to residential properties.
- Where a property receiving a sullage pump-out service is owned by pensioner(s) eligible for an Ordinary Rate pensioner rebate, and the property is occupied solely by the eligible a

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- In accordance with Section 502 of the Local Government Act, 1993, additional pump-outs can be requested at a cost of \$90.30 per extra service.
- In accordance with Section 502 of the Local Government Act, 1993, emergency after hours pump-outs be charged at \$113.40 per service.
- In accordance with Section 502 of the Local Government Act, 1993, that a charge of \$32.52 be made for each 1,000 (one thousand) litres of effluent pumped out from commercial and industrial properties for services being conducted on request.

**Interest Charges**

In accordance with Section 566 (3) of the Local Government Act, 1993, the interest rate charged on overdue rates and charges for 2012/2013, by Council, be set at the maximum permitted by the Minister for Local Government. For the 2012/2013 rating year, this will be 10%.

4. The person and organisation who made submissions in response to the exhibition of Council's Delivery Program 2012-2016 and Operational Plan 2012/2013 be advised of Council decision in this regard and the relevant comments in the report.

**ATTACHMENTS:**

**AT - 1** Resourcing Strategy 2012-2022.

**oooO END OF REPORT Oooo**



# Extraordinary meeting

## end of business paper

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