



# Hawkesbury City Council

## ordinary meeting business paper

date of meeting: 13 March 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 held on the second Tuesday of each month, except January, and the last Tuesday of each month, except December. 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 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 issues 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 at least two hours before the meeting of those matters they wish to discuss. A list will then be prepared of all matters to be discussed and this will be publicly displayed in the Chambers. At the appropriate stage of the meeting, the Chairperson will move for all those matters not listed for discussion to be adopted. 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 a matter raised in the business paper for the Council meeting. You must register to speak prior to 3:00pm on the day of the meeting by contacting Council. You will need to complete an application form and lodge it with the General Manager by this time, where possible. The application form is available on the Council's website, from reception, at the meeting, by contacting the Manager Corporate Services and Governance on 4560 4426 or by email at [arouse@hawkesbury.nsw.gov.au](mailto:arouse@hawkesbury.nsw.gov.au).

The Mayor will invite interested persons to address the Council when the matter is being considered. Speakers have a maximum of five minutes to present their views. If there are a large number of responses in a matter, they may be asked to organise for three representatives to address the Council.

### **A Point of Interest**

Voting on matters for consideration is operated electronically. Councillors have in front of them both a "Yes" and a "No" button with which they cast their vote. The results of the vote are displayed on the electronic voting board above the Minute Clerk. This was an innovation in Australian Local Government pioneered by Hawkesbury City Council.

### **Planning Decision**

Under Section 375A of the Local Government Act 1993, details of those Councillors supporting or opposing a 'planning decision' must be recorded in a register. For this purpose a division must be called when a motion in relation to the matter is put to the meeting. 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.

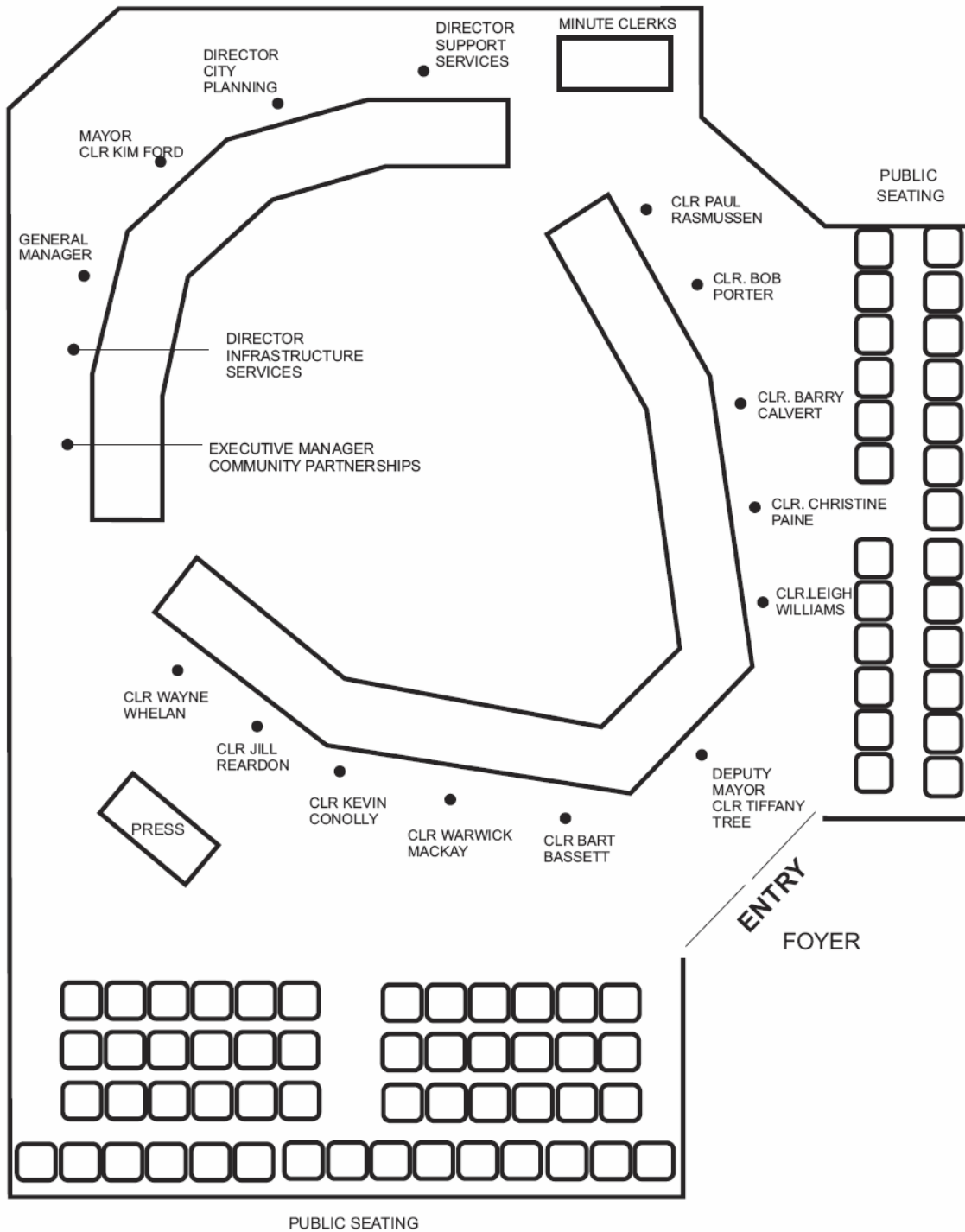
### **Website**

Business Papers can be viewed on Council's website from noon on the Friday before each meeting. The website address is [www.hawkesbury.nsw.gov.au](http://www.hawkesbury.nsw.gov.au).

### **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 2 - Mayoral Minutes**

**MM - Recognition of Contributions and Efforts During Recent Flooding Event - (79353, 79351)**

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**REPORT:**

Following the flooding event that occurred in the Hawkesbury over the period from 2 March to 5 March 2012, I consider that it would be appropriate for Council to acknowledge and recognise the significant efforts made by the local SES, Police and Council's staff for the proactive actions taken to address issues associated with the flooding to ensure the safety, welfare and protection of our community.

From the commencement of the event the SES was instrumental in monitoring the situation, disseminating information about ongoing developments, assisting those affected by the flooding and generally looking after the safety and welfare of the community. Without the efforts and assistance of this organisation and its many volunteer workers I am sure the Hawkesbury would not have fared as well as it did during this period.

These efforts were greatly assisted, and contributed to, by the local Police who were excellent in their efforts to support emergency workers and the community during this trying period. In addition, there were many other organisations, churches and community groups who were instrumental in supporting these efforts and the community.

Council's staff also made a significant contribution over this trying period with a 24 hour "Operations Centre" being established which was able to take calls and provide advice and information to concerned callers as well as co-ordinate the Council's response to flooding issues referred to it by the local emergency services.

In addition, Council staff and work crews were in the field during the period erecting barricades to prevent access to blocked or damaged roads, making temporary repairs to damaged roads where possible, removing fallen trees and collating information about local road closures which was distributed to emergency services and the community. Council's webpage was also continuously updated to provide ongoing advice about the developing situation.

In response to the events of the period I would consider that it would be most appropriate for Council to formally recognise and acknowledge the efforts of all concerned in responding to this flood event in the Hawkesbury.

**RECOMMENDATION:**

That:

1. Council formally recognise and acknowledge the efforts of the local SES, Police, other organisations and Council's staff in responding to the flooding event that occurred over the recent period and for the excellent efforts made by all concerned in an endeavour to ensure the safety and wellbeing of the Hawkesbury community affected by these floods.
2. The Mayor and General Manager also take appropriate action to convey Council's sincere appreciation and thanks to all organisations and persons involved in these response efforts.

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**ATTACHMENTS:**

There are no supporting documents for this report.

**oooO END OF MAYORAL MINUTE Oooo**

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**SECTION 4 - Reports for Determination**

**CITY PLANNING**

**Item: 34**                      **CP - Community Builders Program and 2011/2012 Funding Round - (95498, 79342)**

**Previous Item:**            1, CPAC (17 November 2011)

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**REPORT:**

**Executive Summary**

This report seeks Council endorsement to implement the resolution of the Human Services Advisory Committee to write to the NSW Minister for Community Services, the Hon Prue Goward, and the NSW Premier, the Hon Barry O'Farrell to seek a formal response to the NSW Grants Network submission (June 2011) to the NSW Department of Family and Community Services and to request an announcement be made on the opening of the 2011/2012 Community Builders Funding round which is now four months overdue.

**Background**

At the 17 November 2011 meeting of Council's Community Planning Advisory Committee (CPAC) (now the Human Services Advisory Committee (HSAC)) the Committee received a copy of the NSW Grants Network's submission sent to NSW Community Services on the 2010 Community Builders Program. The Submission (June 2011) raised concerns with the first round of the new Community Builder Funding scheme and included a list of recommendations by NSW member councils, including the concerns raised by Council's CPAC, to improve the Scheme.

As no formal response had been received by either the NSW Grants Network or member councils, the CPAC made the following recommendation at their November 2011 meeting:

*"If no response is received to the follow-up letter regarding the submission made by the NSW Grants Network, correspondence be sent to the NSW Minister responsible for Community Services and Local State Members advising them of the situation and requesting their support."*

In February 2012 the HSAC received correspondence from the Chairperson of the NSW Grants Network, Mr. Ray Richardson, who contacted NSW Community Services in early February 2012 to follow up the submission. He also enquired why the 2011/2012 Community Builders Funding round, which was advised in October 2011 that it would be opened in November 2011, was well behind the schedule.

Given that there has been no formal response to the Submission of June 2011 and the current round is now four months overdue for opening, the HSAC resolution has recommended that Council write to the NSW Minister for Community Services, the Hon Pru Goward, The Premier, the Hon. Barry O'Farrell and Local State Members requesting their support for the concerns raised in this report, namely:

- A formal response be made to the NSW Grants Network on their submission sent to the NSW Department of Family and Community Services in June 2011, and;
- An announcement be made on the opening of the 2011/2012 Community Builders Funding round - now four months overdue.

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### Consultation

The issues raised in this report concern matters which do not require community consultation under Council's Community Engagement Policy.

### Conformance to Community Strategic Plan

The proposal is consistent with the Looking After People and Place Directions statement;

- Have friendly neighbourhoods, connected communities, and strongly supported families.

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

- Have ongoing engagement and communication with our community, governments and industries.
- Other levels of government to deliver the services and infrastructure for which they are responsible.

### Financial Implications

There are no direct financial implications applicable to this report.

### RECOMMENDATION:

That correspondence be sent to the NSW Minister for Community Services, the Hon. Pru Goward, The Premier, the Hon. Barry O'Farrell and Local State Members requesting their support to gain the following:

1. A formal response be made to the NSW Grants Network on their submission sent to the NSW Department of Family and Community Services in June 2011, and;
2. An announcement be made on the opening of the 2011/2012 Community Builders Funding round - now four months overdue.

### ATTACHMENTS:

**AT - 1** Submission sent to NSW Community Services on the 2010 Community Builders Program from the NSW Grants Network.

**AT - 2** Correspondence from the Chair of the NSW Grants Network, Mr. Ray Richardson.

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### **AT - 1 Submission sent to NSW Community Services on the 2010 Community Builders Program from the NSW Grants Network.**



Wednesday 29 June 2011

Dear Karen

Phillip Scott and I appreciated the opportunity to meet with you on Monday 27<sup>th</sup> June in Parramatta to discuss the issues raised in this submission.

The NSW Grants Network membership includes 108 NSW Local Government Authorities. The Network has facilitated the development of this submission on behalf of the councils in the regions targeted by the Community Builders Program.

This submission is intended to reflect issues raised and the range of experiences and recommendations for improvements to, the Community Builders Program from local councils across the target regions.

The aim is to assist the Department in the planning and implementation of the Community Builders Program in 2011 and future years.

The Community Builders Program is supported by all LGAs involved and the funding it provides is recognised as a welcome and valuable support for communities in the targeted regions.

Phillip and I were pleased to hear that many of the issues included in this submission by local Government Community Projects Officers (LGCPOs) are already being considered by the Department.

We hope that the attached submission will be considered at the Departmental managers meeting on Thursday 30 June 2011 and that it will lead to closer cooperation between the Department and Local Government in administering the Community Builders Program.

The NSW Grants Network encourages NSW Community Services to consider the range of issues raised and the suggestions made in this submission and requests that the Department to provide an opportunity for LGCPOs to discuss potential program improvements before the next round is announced.

In summary, the submission calls for the early release of program guidelines, priorities, application forms and information with training for LGCPO staff before the round's next official opening. The submission also calls for clearer post round feedback of projects to be provided to LGCPO staff whilst also engaging them in an annual evaluation to review opportunities for program improvement.

Yours sincerely,

Ray Richardson (Chair, NSWGN)  
Grants Support Officer  
Penrith City Council  
PO Box 60 PENRITH NSW 2751  
T: 02 4732 7744  
[rrichardson@penrithcity.nsw.gov.au](mailto:rrichardson@penrithcity.nsw.gov.au)

**ORDINARY MEETING****Meeting Date:** 13 March 2012**SUMMARY of COMMENTS and PRIORITIES**

<b><u>REF</u></b>	<b><u>COMMENT</u></b>	<b><u>PRIORITY</u></b>
<b><u>1.</u></b>	<b><u>Community Builders and Local Government</u></b>	
	<p>There was some diversity in responses to this point, with one council requesting a return to AAS procedures.</p> <p>All submissions agreed that improved communication between LGCPOs and the Department would assist council staff to better help the community sector and would result in improved outcomes for the Department in the quality of applications and projects.</p>	<b>HIGH</b>
<b><u>2.</u></b>	<b><u>The Application Process/Online Application Form</u></b>	
<b><u>2.1</u></b>	<b><u>Timely access to the application form/questions, priorities and guidelines</u></b>	
	<p>All submissions agreed that five weeks is inadequate for applicants to prepare applications to the Community Builders Program.</p> <p>Additional preparation time is important to ensure LGCPOs can input to the development of high quality applications.</p>	<b>HIGH</b>
<b><u>2.2</u></b>	<b><u>Online application character limits</u></b>	
	All submissions agreed that the space available for responding to key questions on the last form was inadequate.	<b>HIGH</b>
<b><u>3.</u></b>	<b><u>Program Advertising and Promotion</u></b>	
	It is suggested that better use is made of the Community Builders website and e-alerts for communication purposes.	<b>LOW</b>
<b><u>4.</u></b>	<b><u>Timing for the Community Builders Program</u></b>	
	<p>Many responses suggested an earlier closing date, but most agreed that no time is ideal.</p> <p>A consistent closing date year after year is important.</p>	<b>MEDIUM</b>
<b><u>5.</u></b>	<b><u>Community Builders Priorities</u></b>	
	All responses agreed that consistency of priorities over the life of the program was important.	<b>MEDIUM</b>
<b><u>6.</u></b>	<b><u>Double Burden on Local Government Community Project Officers</u></b>	
	LGCPOs require adequate time to consult with and advise community groups as well as to prepare their council application.	<b>MEDIUM</b>

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<u>REF</u>	<u>COMMENT</u>	<u>PRIORITY</u>
<b>7.</b>	<b><u>Sector Assistance</u></b>	
<b>7.1</b>	<b>Community Sector Engagement with Community Builders Program</b>	
	A review of application procedures would potentially open the program to a wider range of applicants from the community sector.  A simplified application form would be welcomed by councils and the community.	HIGH
<b>7.2</b>	<b>Facilitating LGCPO Support for the Community Sector</b>	
	Encouraging closer liaison between LGCPOs and community groups in the development of their applications.	HIGH
<b>7.3</b>	<b>LGCPO Training and Information</b>	
	A review of the role of the LGCPOs and provision of training was identified as a high priority.	HIGH
<b>8.</b>	<b><u>Community Builders Evaluation</u></b>	
	Opportunities for better engagement with LGCPOs in the development and evaluation of the Community Builders Program would be welcome.  A review process that included one representative from each target region is recommended.	HIGH
<b>9.</b>	<b><u>Grant turn around time</u></b>	
	It is critical that applicants know the decision and have contracts finalised in advance of a 1 July commencement date for effective delivery of projects.	HIGH

Submissions and support received from the following councils:

Metro West Region LGCPOs\*  
Hawkesbury (Metro West)\*  
Wollondilly (Metro South West)\*  
Kiama (Illawarra)\*  
Wollongong (Illawarra)\*  
Shellharbour (Illawarra)\*  
Shoalhaven (Illawarra)\*  
Newcastle (Hunter)\*  
Nambucca (North Coast)  
Richmond Valley (North Coast)\*  
Cabonne  
Marrickville\*  
Sydney

Wagga Wagga  
Woollahra

\* Comments received

**Key issues identified by local councils involved in the 2010 Community Builders Program are:**

## **1. Community Builders and Local Government**

The Local Government sector's Community Projects Officers (LGCPOs) appreciate their contact with NSW Human Services – Community Services on a monthly or bimonthly basis. This contact facilitates effective collaboration on the development of regional priorities and delivery of the Program. However, 2010 Community Builders Program timelines denied the LGCPOs adequate time to prepare for their role in supporting applicants and to adequately fulfil their obligations in preparing their own council's submissions.

If the release of program information is to be withheld until five weeks before the closing date each year, LGCPOs believe they need earlier release of information if they are to perform the role of local advisors and administrators for the Program on behalf of Community Services.

One council requested a return to the AAS model.

### ***Possible solutions:***

*Human Services call a September meeting with LGCPOs to allow time to work through program and priorities questions before the "official" opening of the round, or have them standardised and readily accessible through the website year-round.*

*Program Guidelines, application form, priorities and other relevant program information is distributed and made public throughout the year to allow organisations appropriate time for planning and preparing applications.*

## **2. The Application Process/Online Application Form**

### **2.1 Timely access to the application form/questions, priorities and guidelines**

The timeframe imposed on applicants in 2010 to submit an application was considered unreasonable as the application form and questions were only available during the time the Program was officially open.

Such restricted access to critical information does not allow adequate time for most community organisations to formulate, plan, create, develop and submit sound proposals, particularly given the complexity of information required by the Department to be able to assess the competing projects. Denying the community sufficient time to engage in the planning process undermines the principles of the Community Builders program to build community strength and capacity.

This situation is compounded when the complete application form is not available until five weeks before the closing date. Even successfully funded projects may be compromised by short preparation time resulting in ad hoc, poorly conceived and inadequately budgeted project plans.

The short timeframe has also made it difficult for councils to prepare, authorise and submit their own applications given the often lengthy internal bureaucratic steps required for councils to approve grant submissions.

There is further contention that the application form itself is difficult to understand for many applicants and could be made more user-friendly.

***Possible solutions:***

*Community Services develops the priorities, guidelines and application form well in advance or has them standardised and allows year round online access to them.*

*The more time community organisations have to prepare their applications, the greater the likelihood of receiving quality applications that are well planned, properly budgeted, feasible and in line with state plans for community strengthening.*

*LGCPs hold Information sessions with local community organisations before the opening of the scheme, making community groups aware of the program, its priorities and the projects they may develop.*

## **2.2 Online application character limits**

The 2010 Community Builders guidelines referred to word limits for responses to questions. Instead, limits were restricted by characters. This was confusing for applicants in the last round. The character limits imposed were considered very restrictive, not allowing for comprehensive responses to be provided. In some cases, applicants reported resorting to acronyms and broken English in order to respond within the given character limit. It is understood that the Department wishes to ensure concise responses to its questions, but applicants also need to be able to argue their case more comprehensively than was possible in 2010.

***Possible solution:***

*A more reasonable character limit is built into the application form which will permit more detailed responses and allow for both concision and detail befitting the needs of both the applicants and the department.*

## **3. Program Advertising and Promotion**

Advertising and promotion were considered effective enough, although information included in the 2010 promotional postcards did not include the opening and closing dates, although they summarised the program well.

The Community Builders website is considered the most effective community information tool.

***Possible solutions:***

*If the postcards are used again, NSW Community Services may consider mailing these out to community organisations directly as not all councils are prepared to bear this cost.*

*However, e-mail alerts are requested by LGCPs for distribution to local contacts as this is now the most cost effective and widely utilised form of communication.*

*It is recommended that the Community Builders opening and closing dates be included on all promotion for future rounds.*

*Schedule an earlier round of advertising to encourage community organisations to start considering and planning their projects. An outline of the benefits for community*

*organisations in working with LGCPOs and grants writers could be included in this campaign.*

*The Community Builders website could be improved with additional content and program information provided.*

#### **4. Timing for the Community Builders Program**

Some concerns have been raised by LGCPOs and community organisations that November/December is a difficult time of year for grants to be made available. However, the constraints on the department are understood and it is accepted that the opening times must be in line with the department's capacity to administer the program.

Whatever the opening times for Community Builders applications, consistency is considered of paramount importance from year to year. It is acknowledged that Community Builders has maintained the November/December opening times for some time.

***Possible solution:***

*Bring the closing date forward from November/December.*

*Whichever closing date is finally determined to be appropriate, be consistent and keep that timing for the remainder of the life of the Program to facilitate planning for community organisations and LGAs.*

#### **5. Community Builders Priorities**

The process of determining regional priorities seems to vary across the regions but the integration of priorities from local government strategic plans is a crucial element in determining broader regional priorities and successfully strengthening local communities.

It is considered that the list of priorities for Community Builders in 2010 was distributed too close to the closing date, not allowing time for community organisations to prepare their projects and align themselves with regional and state priorities where necessary or possible.

***Possible solution:***

*The regional Community Builders priorities be identified and distributed with enough time for community organisations to effectively plan their projects to meet these objectives.*

*Ideally, these should be released by September each year.*

*Alternately, if Community Builders Program priorities are to remain constant for the next three years, this needs to be communicated to all potential applicants as soon as possible. This position would be ideal, to ensure certainty about the application process for all applicants.*

#### **6. Double Burden on Local Government Community Projects Officers**

The fact that local government is an eligible applicant to the Community Builders Program while also acting as a representative for the Department to applicants from the community sector can result in a double burden for LGCPOs.

The Department has previously only made application information available to local government at the same time as it becomes available to the community. The late access to information compromised LGCPOs ability to prepare Council applications whilst simultaneously assisting, resourcing and providing feedback to applicants during the application process.

### ***Possible solution***

*Release application information to the entire community sufficiently in advance of the application closing date, to permit local councils adequate time to review the guidelines, match priorities to relevant sections of the application form and prepare appropriate feedback for applicants from the community sector, whilst having enough time to develop council applications.*

## **7. Sector Assistance**

### **7.1 Community Sector Engagement with the Community Builders Program**

It was identified by LGCPOs that many community organisations have some dynamic concepts for projects but had difficulty engaging with such a complex application process. Some smaller organisations excluded themselves from the process because of this complexity.

Whilst it is understood that a rigorous application process helps ensure effective service delivery by organisations familiar with this process, there is a concern that some community organisations, which may be otherwise well placed to deliver sound community strengthening projects, are not being adequately supported or encouraged to engage in the application process and successfully compete for funding under this Program.

In addition, it has been expressed that there seems to be a general lack of clarity around the type of projects that may be funded under Community Builders with no information or examples being provided of what a successful application looks like.

### ***Possible solutions***

*Allow year round online access to regional priorities, guidelines and application forms. Community organisations unfamiliar with the Community Builders Program would have more opportunity to seek support for developing their projects, particularly from LGCPOs and Community Services staff. This would also allow government staff themselves to engage identified community groups in the application process well in advance of the application closing date.*

*A two tiered application process with a simplified application form has been suggested for single year projects under \$20 000 to promote Community Builders to smaller organisations and foster their capacity to deliver effective projects rather than having them excluded from the outset.*

### **7.2 Facilitating LGCPO Support for the Community Sector**

In the past successful applications have often been developed with the support of a LGCPO. Indeed, it has been a past requirement that applicants make contact with LGCPOs for application support.

Many councils have requested that the application form again either require or recommend applicants contact a LGCPO officer when developing their projects. This has the added benefit of:

- actively encouraging applicants into the funding process;
- minimising service duplication;
- improving collaboration by facilitating the linkage of similar services/projects during the project development stage;
- strengthening local service networks;
- ensuring local Councils play an effective role in the administration of the scheme locally
- ensuring a range of community issues are addressed and supported.

***Possible solution***

*Applicants are required to contact LGCPOs in the development of their projects/applications.*

### **7.3 LGCPO Training and Information**

LGCPO training and information packages specific to the funding process and expectations of the Community Builders program are requested to improve the level of support available to community organisations.

***Possible solution***

*Project information is communicated to LGCPOs following round closing to further facilitate sector support.*

## **8. Community Builders Evaluation**

The Local Government sector would appreciate the opportunity to be more engaged with the planning, administration, implementation and evaluation of the Community Builders Program.

***Possible solution:***

*LGCPO participation in an annual evaluation of the program is requested. This may be achieved through representation from each target region on a review panel.*

*Further independent evaluation of the projects would be welcome and it is suggested that this be made available on the internet for the community to view, learn from others' experiences and facilitate further strengthening of projects across the regions.*

*Additional project information is requested on the details of all applications to allow LGCPOs to facilitate further local project development.*

## **9. Grant turn around time**

It is important for applications to be processed, evaluated, ranked and funded in the shortest possible time.

The Community Builders Program is designed to fund programs in the financial year following the annual closing date.

The later that decisions are announced, the harder it is for successful applicants to be able to ensure the effective implementation of their funded program from 1 July. This may interfere with the delivery of some projects and therefore be counter to the aims and objectives of the Program.

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It is acknowledged that the timing of decisions remains the prerogative of the Minister.

***Possible solution:***

*Bring forward the announcement of grants to permit successful applicants enough time to prepare for a 1 July commencement date for their funded project.*

--- END ---

**AT - 2 Correspondence from the Chair of the NSW Grants Network, Mr. Ray Richardson.**



30 June 2011

Dear colleague,

Thank you for your response to the draft NSW Grants Network's submission to NSW Community Services on the 2010 Community Builders Program.

A total of 14 responses were received, in addition to the initial draft, which was based on discussions between Metro West Region CPOs. Some of these responses were to express general support for the submission; 10 contained specific comments.

All issues identified in the original submission have been the subject of one or more suggestions from the responding councils.

Good suggestions have been proposed for resolving the issues that were raised.

The final submission (attached) recognises the diversity of responses received and requests that Community Services considers the proposals, undertakes consultation with all relevant councils and determines the appropriate resolutions.

Ray Richardson (Chair, NSW Grants Network) and Phillip Scott (CPO, Holroyd Council) met with Karen Mahony of the Department at Parramatta on Monday 27 June to brief her about our proposed submission and seek advice on how to proceed with drawing it to the attention of those officers in the Department who can best respond to the issues it raises.

We were pleased with the openness with which the meeting was conducted and the encouragement we received to forward a submission from the NSW Grants Network on behalf of the local government sector so that the issues raised could be considered during the Department's preparations for the next funding round.

Karen advised that several of the points raised were already under consideration by the Department. In addition, a meeting between relevant Department managers involved in the program was scheduled for Thursday 30 June. Karen requested that the submission be finalised and forwarded to her by Wednesday 29 June so it could be considered during Thursday's meeting. She also requested that some indication of the priorities placed upon the issues be included. As a result, the format of the draft submission was changed to incorporate representation of the comments and suggestions received and a prioritisation assigned, informed by those responses.

The submission was forwarded to Karen Mahony on Wednesday 29 June. It emphasises the general support expressed for the Community Builders Program and the funding it provides to councils and communities targeted by the Program, summarising points and suggestions without indicating which councils made which comments.

The submission requests that the Department undertake consultation with all councils prior to the opening of the next funding round and that it schedules regular participation by CPOs in the evaluation of each

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round. We have suggested that a representative from each target region could be involved in this evaluation process.

There has been no confirmation received from the State Government that the Community Builders Program will be available again, but Departmental planning is proceeding in anticipation that such confirmation will be received.

Phillip and I apologise for the lack of further consultation with those councils that responded to the draft, as a result of the request to finalise the submission by 29 June.

We hope that the version submitted achieves the overall aim of this exercise, which was to encourage the Department to consider problems identified and suggestions made by relevant councils, stimulating consultation with all councils and CPOs involved in the Program, resulting in an overall improvement in the administration and roll-out of the Program in the future. We hope that this has been achieved without causing any concerns from any individual council or council officer involved in the process.

It is anticipated that future correspondence and consultation on this matter will be conducted directly between the Department and council staff.

You are encouraged to discuss the submission with the other Councils in your region that are involved in the program.

A copy of the submission is being sent separately to all NSWGN delegates for their information, so respondents receiving this email will receive the submission twice.

Yours sincerely,

Ray Richardson (Chair, NSWGN)  
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oooO END OF REPORT Oooo

## ORDINARY MEETING

Meeting Date: 13 March 2012

Dear New South Wales Grants Network (NSWGN) member,

Four notices today:

NSW Community Builders program

ClubGRANTS update

Counting down to Grantmaking in Australia Conference 2012

Request for info: grants policies and flood relief grants

### ► NSW Community Builders program

*A note from NSW Grants Network (NSWGN) Chair Ray Richardson:*

NSWGN members will be aware that last year the NSWGN made a submission to the NSW Department of Family and Community Services on the way the program was run and we incorporated feedback from members who provided input.

To date, no CPO's have reported that they have received advice from the Department about that submission.

On the morning of 1 February, I spoke with Jenny Ranft of FACS. As Jenny had not seen the submission, I have forwarded a copy to her and she has kindly agreed to look at it and make enquiries on our behalf as to the progress made in reviewing it.

Jenny advised that there has not been any direction from the NSW Government or their Minister to date regarding an announcement on the release of the Community Builders program for this round. This means that the program is well behind the schedule experienced in previous years.

Jenny noted that some of the relevant councils and non-government sector organisations had commenced writing to the Government and the Minister, the Hon Pru Goward, seeking advice on the expected timing of announcements for the program this year.

**oooO END OF REPORT Oooo**

## ORDINARY MEETING

Meeting Date: 13 March 2012

**Item: 35**                      **CP - Draft Access and Inclusion Policy - Public Exhibition - (88324, 75816, 119366, 95498)**

**Previous Items:**        265, Ordinary (29 November 2011)  
                              87, Ordinary (10 May 2011)  
                              272, Ordinary (12 October 2010)  
                              232, Ordinary (30 November 2010)  
                              165, Ordinary (13 July 2010)  
                              NM2, Ordinary (8 June 2010)

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### REPORT:

#### Executive Summary

This report has been prepared to advise Council of submissions received following the public exhibition of the Draft Access and Inclusion Policy. The report proposes that Council adopt the Draft Access and Inclusion Policy to provide the framework for the preparation of an Access and Inclusion Plan for the City of Hawkesbury. The report also proposes a name change to the Hawkesbury Disability Advisory Committee to reflect the broader direction and objectives of the Access and Inclusion Policy. It is proposed that the Hawkesbury Disability Advisory Committee be known as the Hawkesbury Access and Inclusion Advisory Committee.

#### Consultation

The Report advises Council of the outcome of the exhibition of a draft policy document which was placed on public exhibition for a period of 56 days in accordance with the requirements of Council's Community Engagement Policy. Additional consultation is not required.

#### Background

In May 2011, Council endorsed proposed terms of reference (TOR) for the preparation of a Disability Action Plan. The TOR was adapted from guidelines for disability action planning issued by Ageing, Disability & Home Care, Department of Human Services NSW.

The TOR required the Hawkesbury Disability Advisory Committee (HDAC) to review Council's existing access and equity policy settings. In June 2011, HDAC established a working party to prepare a revised draft policy for Council's consideration.

In October 2011, HDAC endorsed a draft Access and Inclusion Policy and resolved to refer the Policy to Council for determination. The Committee also resolved, in view of the broader scope of the draft Policy, to rename the proposed Draft Disability Action Plan as an Access and Inclusion Plan.

The Draft Policy was reported to Council on 29 November 2011, with Council resolving to place the draft policy on public exhibition for a period of 56 days.

#### Public Exhibition of Draft Access and Inclusion Policy

The draft Policy was placed on public exhibition between 22 December 2011 and 17 February 2012. Information regarding the draft Policy was also emailed to community service organisations and inter-agencies across the Hawkesbury.

No submissions were received in response to the public exhibition of the draft Policy. It is therefore proposed that Council adopt the draft Policy as attached to this report.

## ORDINARY MEETING

Meeting Date: 13 March 2012

The Purpose of the Draft Access and Inclusion Policy is to broadly define Council's approach to the elimination of barriers which may prevent residents and visitors from participating fully in community and civic life.

The Policy outlines how Council will work with the community and business to raise awareness and understanding of the importance of creating an accessible built environment and an inclusive civil society. The Policy promotes the application of 'good practice' access and inclusion principles as they apply to the design of buildings and public spaces and the delivery of services.

The proposed Draft Access and Inclusion Policy (if adopted) will supersede the following existing Council Policies:

- Access Policy (Revised 10 May 1998)
- Statement of Equity Principles (Adopted 10 October 2000)
- Reconciliation and Multiculturalism (Revised 16 May 1998)

In view of the focus and direction of the Draft Access and Inclusion Policy - which mirrors contemporary approaches to disability access and social inclusion - it is proposed that the Hawkesbury Disability Advisory Committee be renamed the Hawkesbury Access and Inclusion Advisory Committee. The proposed named changes will reposition the Committee in line with the draft Access and Inclusion Policy and the draft Access and Inclusion Plan currently under preparation.

### Conformance to Community Strategic Plan

The proposal is consistent with the Looking After People and Place Directions statement;

- Have friendly neighbourhoods, connected communities, and supported households and families.

and is also consistent with the nominated strategy in the Community Strategic Plan being:

- Identify community needs, establish benchmarks, plan to deliver and advocate for required services and facilities.

### Financial Implications

There are no direct financial implications arising out of this report. If adopted, the Policy may require the allocation of staff hours and resources to meet Council's obligations as set out in the Policy. The allocation of staffing and financial resources will be negotiated in conjunction with the normal development of Council work plans and within Council's budget planning processes.

### RECOMMENDATION:

That Council:

1. Adopt the Draft Access and Inclusion Policy attached to the report.
2. Archive the following policies:
  - Access Policy (Revised 10 May 1998)
  - Statement of Equity Principles (Adopted 10 October 2000)
  - Reconciliation and Multiculturalism (Revised 16 May 1998)
3. Change the name of the Hawkesbury Disability Advisory Committee to the Hawkesbury Access and Inclusion Advisory Committee.

**ATTACHMENTS:**

**AT - 1** Draft Access and Inclusion Policy.

**AT - 1 Draft Access and Inclusion Policy.**

**Hawkesbury City Council  
Access and Inclusion Policy**

**1. Purpose**

- 1.1 To broadly define Hawkesbury City Council's approach to the elimination of barriers which may prevent residents and visitors from participating fully in community and civic life.
- 1.2 To establish a framework to assist Council to work with the community and business sector to identify and implement strategies to ensure that residents and visitors are not restricted from accessing services and facilities or participating in community and civic events.

**2. Objectives**

- 2.1 The aim of this policy is to establish guidelines to support the practical application of the core human rights principles of access and inclusion as set down in the Disability Discrimination Act (DDA) (1992). The Policy has been enacted to;
  - a) provide the opportunity for people, regardless of their personal circumstances, to enjoy the same opportunities, rights, responsibilities and entitlements as enjoyed by all other people in the community;
  - b) clarify the obligations of Council, community groups, and the business sector who may be involved in the provision, operation or management of services and facilities for the public;
  - c) promote the application of 'good practice' access and inclusion principles as they apply to the design of buildings and public spaces, and the delivery of community and civic events;
  - d) raise community awareness and understanding of the importance of creating an accessible built environment and an inclusive civil society.

**3. Background**

- 3.1 Hawkesbury City Council recognises the importance of accessible services, facilities and communities. This includes the capacity for everyone to participate in the social, cultural and political life of the community. Access is fundamental to creating healthy and cohesive communities.
- 3.2 A significant proportion of the population of the Hawkesbury will have a disability that restricts their everyday activities and consequently their ability to access services and facilities available to the rest of the community. People may also face cultural and attitudinal barriers in finding out about these services and facilities and how to access and use them.
- 3.3 Access and Inclusion refers to the opportunity for all people to participate in and engage independently with the environment and community. The basic requirement for good access is that communities and environments are barrier free. In practice, this means that all people have the right to equitable access to resources, decision-making, expertise, experience, connections, information and opportunities through solutions that match their needs.
- 3.4 The NSW and Federal Parliaments have passed legislation which recognise the right of people to equality before the law and which make discrimination based on disability, gender, nationality, age, marital status, religious affiliation or sexuality, unlawful. The removal of obstacles to the equal participation of people in the social, cultural and political life of the community is an important leadership and policy goal for local government.

**4. Definitions**

- 4.1 Disability - this policy employs the broad, legal definition of the term 'disability' as defined in the Disability Discrimination Act 1992, and refers to any impairment of a physical, intellectual, psychiatric, neurological, or sensory nature including individuals with a visual or auditory impairment. The term 'disability' also refers to people who have a medical condition, short-term or temporary disability, or learning difficulty
- 4.2 Access - the term 'access' is used in this plan to refer to any outcome that is achieved by the removal of 'barriers' or obstacles that may impede an individual's rights to engage in a chosen activity in a manner that is equitable and dignified. 'Barriers' can include obstacles in the built environment as well as communication or attitudinal obstacles in the social environment.
- 4.3 Inclusion – the term 'inclusion' refers to an environment where all people feel valued, their differences are respected, and their basic needs are met so they can live in dignity. A socially inclusive society is one which recognises and supports the intrinsic value of all human beings by creating and sustaining conditions that foster equity, empowerment, awareness, competence and the integration of a person into the community.

**5. Principles**

- 5.1 Hawkesbury City Council is committed to the principles of access and inclusion and their observance in the way that Council does business, delivers service and programs, and engages with the community.
- 5.2 This policy specifically identifies the needs, participation and rights of people with disabilities through an integrated approach to the provision of programs and services, facilities and governance. Council recognises that the practical implementation of this policy will require an understanding of access and inclusion principles and how they can be applied to Council's operations. Table 1 outlines in broad terms Council's understanding of the application of access and inclusion principles to its operations.
- 5.3 Council will endeavour to operate in a manner which is consistent with the following core access and inclusion principles;
- 5.3.1 People will experience Council's public buildings, venues and outdoor spaces as accessible, people friendly and welcoming spaces.
  - 5.3.2 People can move around the city using a pedestrian pathway and road network that is linked to public transport
  - 5.3.3 People have the opportunity to participate in planning an accessible and growing city and can enjoy a well designed built environment
  - 5.3.4 People experience the Hawkesbury as a socially cohesive and connected community which supports them to play an active part in the life of the city.
  - 5.3.5 People can participate in an inclusive democracy and have their say on issues that affect them.
  - 5.3.6 People can easily communicate and do business with Council.
  - 5.3.7 People can have confidence in their dealings with Council staff.
  - 5.3.8 People have the opportunity to source information about improving access and inclusion.
  - 5.3.9 People can compete for employment opportunities at Council on equitable terms

access and inclusion principles	implementation	actions and guidelines
<b>Principle 1:</b> People will experience Council's public buildings, venues and outdoor spaces as accessible, people friendly and welcoming spaces.	Council Managers and Council's delegated managing agents should ensure that access and inclusion are considered in the development of business plans and operating procedures for their respective areas of responsibility.	<ul style="list-style-type: none"> <li>complete accessibility audits of community facilities and outdoor spaces</li> <li>work towards compliance with accessibility guidelines and standards</li> <li>identification and scheduling of buildings/spaces requiring accessibility upgrades</li> <li>training to enable staff &amp; managing agents to identify access and inclusion issues</li> </ul>
<b>Principle 2:</b> People can move around the city using a pedestrian pathway and road network that is linked to public transport	The design, construction & maintenance of roadways, verges, footpaths & pathways, parking and pedestrian infrastructure should be coordinated to deliver an accessible, connected and safe pedestrian and transport network on which all people can get to the places they want to go.	<ul style="list-style-type: none"> <li>implement Mobility Plan to inform decision-making for improved pedestrian infrastructure</li> <li>co-ordinate pathway, kerb ramp &amp; bus stop design to provide seamless access</li> <li>provide appropriate level of accessible car parking for people with a disability</li> <li>plant shade trees and install facilities to make shared pathways user-friendly</li> </ul>
<b>Principle 3:</b> People have the opportunity to participate in planning an accessible and growing city and can enjoy a well designed built environment.	Planning, development assessment & infrastructure programs will provide the opportunity for residents, including those who live with disabilities or impairments, to have their say in planning a future Hawkesbury that supports an accessible and inclusive built environment.	<ul style="list-style-type: none"> <li>incorporate provisions in planning instruments that encourage universal design</li> <li>DA standards reflect good practice in providing for accessible &amp; inclusive built environment</li> <li>consult with people with disabilities to inform planning &amp; design of new civic infrastructure</li> <li>provide draft plans and community consultation materials in accessible formats</li> </ul>
<b>Principle 4:</b> People experience the Hawkesbury as a socially cohesive and connected community which supports them to play an active part in the life of the city.	Council Managers and Council's delegated managing agents should ensure that there are no physical, language, informational or technological barriers which may prevent people from participating in Council programs and activities, and that the design of programs and activities acknowledge and reflect the diversity of the community.	<ul style="list-style-type: none"> <li>identify and overcome barriers preventing people from accessing Council information</li> <li>acknowledging indigenous heritage and traditional custodians of land at civic events</li> <li>continue with events celebrating the experiences and contributions of different groups</li> <li>provide opportunities for people of all abilities to join sporting &amp; recreation programs</li> <li>support inclusive centre-based, outreach and online life-long learning opportunities</li> </ul>
<b>Principle 5:</b> People can participate in an inclusive democracy and have their say on issues that affect them.	Meetings of Councils and its Advisory Committees will be held in accessible venues with appropriate facilities. Council will eliminate barriers which may prevent people with disabilities from participating on its Advisory Committees or in its community engagement processes.	<ul style="list-style-type: none"> <li>complete and implement Access and Inclusion Plan</li> <li>complete accessibility audit of Council chambers and, if required, plan to improve access</li> <li>develop tools for enhancing access and inclusion in community engagement processes</li> <li>work with Disability Advisory Cttee. to increase representation by people with disabilities</li> </ul>
<b>Principle 6:</b> People can easily communicate and do business with Council.	Council Managers and Council's delegated managing agents should review operations to identify and minimise barriers that make it hard for people to communicate and do business with Council	<ul style="list-style-type: none"> <li>achieve compliance with <i>Web Content Accessibility Guidelines 2</i></li> <li>promote day-to-day use of Telephone Interpreter Services (TIS)</li> <li>achieve good practice in publishing accessible and inclusive information materials</li> </ul>
<b>Principle 7:</b> People can have confidence in their dealings with Council staff.	Council staff are provided with the information and training to increase their understanding of access and inclusion issues and the practical application of tools and resources to promote barrier free access.	<ul style="list-style-type: none"> <li>training to support 'in-house' accessibility assessments and DDA requirements</li> <li>develop and apply audit tools to facilitate identification and removal of access barriers</li> <li>conduct regular disability and cultural awareness training refresher courses</li> </ul>
<b>Principle 8:</b> People have the opportunity to source information about improving access and inclusion.	Council will provide civic leadership and implement strategies to raise public awareness of access and inclusion issues and administer laws and regulation to support accessible and inclusive services and facilities.	<ul style="list-style-type: none"> <li>make information available to business &amp; developers on designs for access and inclusion</li> <li>raise awareness of the impacts of blocked footpaths and other access barriers</li> <li>support initiatives that contribute towards an accessible and inclusive Hawkesbury</li> </ul>
<b>Principle 9:</b> People can compete for employment opportunities at Council on equitable terms	Council is committed to building an adaptable and capable work force by attracting, developing and retaining skilled, enthusiastic, and well trained employees who reflect the diversity within our community.	<ul style="list-style-type: none"> <li>provide accessible work environments and present Council as EEO employer</li> <li>implement barrier-free recruitment practices</li> <li>continue to implement and review <i>Reasonable Adjustment</i> HR Provisions.</li> </ul>

Table 1 - Application of access and inclusion principle to Council operations

**Application**

- 6.1 This Policy provides a framework by which Council and its delegated managing agents can identify and implement appropriate actions which reflect the nine access and inclusion principles that Council has adopted to guide its operations.
- 6.2. This Policy is also intended to provide guidance to community groups and the business sector on the practical implementation of strategies to promote access and inclusion and non-discriminatory practices in the provision of services and the operation of facilities for the benefit of residents and visitors to the Hawkesbury.
- 6.3 This Policy recognises that Council is in a position to positively influence the planning and design of infrastructure and the built environment and their day to day operations through its development assessment and development control responsibilities. Council can also influence events, services or programs which are held on Council property, are hosted by Council or financially sponsored by Council. In this context Council will work with developers, the business sector and community groups to achieve outcomes consistent with the access and inclusion principles outlined in this Policy. Council accepts however that such outcomes are best achieved through a partnership approach which supports innovation and the identification and application of a range of solutions to best provide for access and inclusion.
- 6.4 Council will implement this Policy in its governance, policy development, community planning, infrastructure development, business planning, project development, community engagement and workforce planning processes. The Policy will be observed at all levels within the organisation. Council recognises however that its capacity to achieve the goal of universal access will be dependant on the availability of resources and that access and inclusion improvements can only be realised over time as resources allow.

**7. Delegations**

- 7.1 The delegations and responsibilities of Council staff in relation to the implementation of this Policy will be as determined by the General Manager.

**References and Governing Policies & Documents**

1. *NSW Disability Services Act 1993*
2. *Commonwealth Disability Discrimination Act 1992*
3. *NSW Anti-Discrimination Act 1977*
4. *Local Government Act 1993*

**oooO END OF REPORT Oooo**

**INFRASTRUCTURE SERVICES**

**Item: 36                      IS - Review of State Waste and Environment Levy - (95495, 112179)**

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**REPORT:**

**Executive Summary**

An independent review of the Waste and Environment Levy ('Waste Levy') has been announced by the NSW Government.

The review is to canvass stakeholder views on how the levy operates as well as ensuring that it continues to increase recycling and reduce waste to landfill. The review is being conducted independently by KPMG.

The Waste Levy is a charge imposed on all waste disposed of by means of landfill. The levy is currently \$78.60 per tonne and is being increased annually.

The Waste Levy has been effective in increasing recycling in New South Wales by making the recovery of waste more financially attractive as opposed to disposal of waste to landfill.

It is proposed that the comments outlined within this report in relation to the review of the Waste and Environment Levy be submitted to the NSW Government, Office of Environment and Heritage for consideration.

**Consultation**

The issues raised in this report concern matters which do not require community consultation under Council's Community Engagement Policy.

**Background**

On 17 January 2012, the NSW Minister for the Environment, the Hon. Robyn Parker MP, announced an independent review of the Waste and Environment Levy ("Waste Levy"). Subsequently, the Office of Environment and Heritage has held a number of stakeholder forums to canvass the views of stakeholders on how the levy operates, as a means of ensuring that it continues its purpose to increase recycling and reduce waste to landfill.

Contributions have been invited across four key areas:

1. The impact of the waste levy on the recycling industry;
2. The impact of the waste levy on households;
3. Funding arrangements to facilitate greater investment in infrastructure with local councils and industry;
4. The impact of the waste levy on illegal dumping, including the proper disposal of asbestos.

Council Officers attended a specific forum for local government at which a number of issues specific to local councils were raised.

It is proposed to provide the following comments as a submission to the Office of Environment and Heritage in relation to the Waste and Environment Levy review:

## ORDINARY MEETING

Meeting Date: 13 March 2012

- The review should canvass the expenditure of the entire \$360 million being collected rather than just the proportion currently provided to Local Government (\$120 million), as more substantial works and improvements directly related to waste reduction and disposal technologies can be achieved with more funding.
- The expenditure and allocation of funds being collected should be focussed on provision of infrastructure, such as Alternate Waste Technology (AWT) which would provide substantial increase in recovery, reuse and reduction in residual waste to landfill. The current partial return of funds under the Waste and Sustainability Improvement Payment (WASIP) Program is an effective Program which has assisted Councils in programs such as education, implementation of the Water and Energy Savings Action Plans, etc. These projects promote sustainability and go some way in promoting recycling and diverting waste from landfill, however, they simply do not go far enough. The provision of infrastructure is the best means to achieve or better the 66% diversion of waste target set by the State Government, but requires substantial focused investment.
- Infrastructure should be provided to clusters of Councils which would enable commercial scale and viability of other technologies as the volumes of waste from a cluster of three to four councils would be sufficient to support an AWT. This would also ensure that the cost to the community is affordable and would encourage appropriate disposal and reduce illegal dumping in areas such as Hawkesbury.

### Conformance to Community Strategic Plan

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

- A balanced set of decisions that integrate jobs, housing, infrastructure, heritage, and environment that incorporates sustainability principles.

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

- Work with public and private sectors to ensure funding and delivery of improved services and infrastructure.

### Financial Implications

There are no financial obligations arising from this report.

### RECOMMENDATION:

That Council make a submission to the Office of Environment and Heritage in relation to the Waste and Environment Levy review as outlined within the report.

### ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF REPORT Oooo

## ORDINARY MEETING

Meeting Date: 13 March 2012

### SUPPORT SERVICES

**Item: 37**                      **SS - Rating Strategy for the 2012/2013 Financial Year - (95496, 96332)**

**Previous Item:**            54, Ordinary (10 March 2009)  
                                 44, Ordinary (9 March 2010)  
                                 66, Ordinary (30 March 2010)

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#### **REPORT:**

##### **Executive Summary**

At the Council Meeting held on 14 February 2012 consideration was given to a report regarding the 2011 NSW Valuer General (VG) Land Revaluations applicable to rating for the 2012/2013 financial year.

At this meeting Council resolved that:

*"A report be submitted to Council, following a presentation at a Councillor Briefing Session, regarding an appropriate rating model that would limit potential movement in the average residential rates payable in 2012/2013 as a result of the latest revaluation of properties within Council's area, generally and as far as practicable, to an amount of plus or minus 10% of the rates payable in 2011/2012, including the potential allowable rate pegging increase and, if necessary, such model to incorporate the use of a "rural residential" sub-category as defined in the Act, varying residential rates, base rates and/or a minimum rate."*

Subsequently, a Councillor Briefing Session was held on 6 March 2012 at which the above resolution was addressed.

The purpose of this report is to provide an overview of the financial modelling undertaken, including combinations of different rating methods and the use of rating sub - categories as permitted by the Local Government Act 1993 (Act), aimed at limiting movements in residential rates payable within an acceptable range, in line with the Council resolution of 14 February 2012.

##### **Consultation**

The issues raised in this report concern matters which do not require community consultation under Council's Community Engagement Policy. However, the 2012/2013 rating strategy will be included within the Revenue Pricing Policy as part of the 2012/2013 Operational Plan public consultation process.

##### **Background**

At the Council Meeting held on 14 February 2012 consideration was given to a report regarding the 2011 VG Land Revaluations applicable to rating for the 2012/2013 financial year.

At this meeting Council resolved that:

*"A report be submitted to Council, following a presentation at a Councillor Briefing Session, regarding an appropriate rating model that would limit potential movement in the average residential rates payable in 2012/2013 as a result of the latest revaluation of properties within Council's area, generally and as far as practicable, to an amount of plus or minus 10% of the rates payable in 2011/2012, including the potential allowable rate pegging increase and, if necessary, such model to incorporate the use of a "rural residential" sub-category as defined in the Act, varying residential rates, base rates and/or a minimum rate."*

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Subsequently, the Councillor Briefing Session was held on 6 March 2012. The purpose of the Councillor Briefing Session was to give an outline of the rating options Council could pursue in order to limit the impact of the 2011 Land Revaluations and taking into account the permitted rate-pegging amount for 2012/2013 of 3.6%, on residential properties.

During the Councillor Briefing Session, an overview was given of Council's current rating method and structure and the impact of the latest VG Land Revaluations on residential rates payable in various suburbs and the number of properties experiencing increases and decreases in rates payable. Alternate rating methods and structures available for Council to limit the impact of the 2011 Land Revaluations and the effect the selected model would have on ratepayers and suburbs was also presented to Councillors.

The information presented at the Councillor Briefing Session has been summarised in this report.

### **Rating Options**

The Act provides for all rateable properties to be categorised into one of four categories:

- Residential
- Farmland
- Business
- Mining

Each of these categories can be divided into sub-categories determined on the basis of identified criteria for each category. For the Residential Category, a sub-category can be established based on whether the land is rural residential land or within a centre of population.

Section 497 of the Act stipulates the allowed rating methods. In summary, a council may have any, or a combination of the following, for any category or subcategory:

- *Ad Valorem only* (land value multiplied by a rate in the dollar)
- *Ad Valorem with Minimum Rate* ( same as above but with a minimum amount payable)
- *Base Rate with Ad Valorem* (all ratepayers within a specific category, or sub-category, to pay an equivalent amount as part of their rates, the base rate, with the balance of their rates made up via an *ad valorem* amount). It is noted that base amounts are restricted to a maximum 50% of total revenue for any particular category or sub category.
- *Combination* (Council may resolve to levy rates using different methods for separate categories or sub-categories)

The total general income permitted to be derived through the levying of General Rates through the application of any of the rating methods outlined above, referred to as the *Notional Yield*, is based on the latest VG Land Revaluations and may be increased from one year to the next up to the rate-pegging limit set by the Independent Pricing and Regulatory Tribunal (IPART). This increase relates to the total Notional Yield not individual rates/ratepayers.

Land Revaluations in the Hawkesbury Local Government Area (LGA) have been undertaken by the VG in 2011. The resulting land values will be used for rating purposes in the 2012/2013, 2013/2014 and 2014/2015 financial years. Prior to this, Land Revaluations were undertaken in 2008, and form the basis of the current financial year's rates payable. The permissible increase, or rate – pegging limit set by IPART for 2012/2013 is 3.6%.

### **Current Rating Methods**

There are 24,652 rateable properties in the Hawkesbury LGA are spread across three rating categories:

- Residential Category (22,511 properties)

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- Business Category (1,510 properties)
- Farmland Category (631 properties)

Council's current rating method is an *ad valorem* rate across all categories with a minimum rate of \$469.00. For the 2011/2012 rating year, the *ad valorem* rate for the Residential and Business categories is 0.325c, and the rate applicable to the Farmland category is 0.244c. An overall total of approximately \$26.1M was levied across all categories in 2011/2012.

### Land Revaluations 2011

At the Council Meeting of 14 February 2012, Council considered a report regarding Revaluation of Properties within the Hawkesbury LGA. The report detailed the impact of the 2011 Land Revaluations on land values across suburbs in the LGA and the resulting impact on average rates. It is to be noted that movements in average rates referred to in that report did not include the rate-pegging increase. A copy of the report considered by Council at its meeting on 14 February 2012 is included as Attachment 1 to this report. Figures reported in this report reflect the inclusion of rate-pegging.

The average movement in Land Value for each respective category is as follows:

- Residential Category +3.30%
- Business Category -5.27%
- Farmland Category -1.94%

South Windsor, Windsor and Pitt Town have been impacted with increases in average land values in excess of 20%, whilst Richmond, Bligh Park, Hobartville and McGraths Hill have experienced average land value increases ranging from 5% to 13%. East Kurrajong, Grose Vale and Kurrajong have experienced average land value decreases ranging from -7% to -17%

Significant average increases in residential rates payable (including rate-pegging) are observed in South Windsor, Pitt Town and Windsor, whilst major significant decreases are applicable to Grosevale, Kurrajong and Yarramundi.

It is to be noted that these movements are average movements and are not intended to represent each property in the named suburbs.

Table 1 shows the impact of the 2011 Land Revaluations on residential rates payable, taking into consideration the rate-pegging increase for 2012/2013.

**Table 1 - Impact of 2011 Land Revaluations on Residential Rates 2012/2013**

Decrease	No of properties	Increase	No of properties	Total
-10% to 0%	3,474	0% to 10%	7,137	10,611
-12% to 0%	3,875	0% to 12%	7,716	11,591
-14% to 0%	4,248	0% to 14%	8,891	13,139
-16% to 0%	4,561	0% to 16%	10,441	15,002
-18% to 0%	4,778	0% to 18%	11,043	15,821
-20% to 0%	5,243	0% to 20%	11,459	16,702
>-20% to 0%	6,070	0% to >20%	16,441	22,511

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As can be seen from the table above, out of the 22,511 residential properties, 16,702 properties (74%) will experience movements between -20% and +20%, with the majority experiencing an increase. This result is mainly a reflection of land values having increased significantly in areas with a large number of properties.

The Council resolution of 14 February 2012 made reference to limiting the movements in residential rates payable to between -10% and +10%. Financial modelling aimed at increasing the number of properties falling within this range (10,611) has been undertaken and an overview is provided in the next section of this report. As the proposed rate pegging increase for 2012/2013 is 3.6%, the financial modelling also aims to increase the number of properties falling within the -14% and +14% (13,139 properties).

### ***Financial Modelling***

The financial modelling undertaken consisted of a number of scenarios involving combinations of various rating methods and the application thereof to a sub-category within the residential category. In line with the Council resolution of 14 February 2012, scenarios were only 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.

All scenarios were based on the 2011 Land Revaluations and include the impact of a 3.6% rate –pegging increase.

### ***Rural Residential Sub-Category***

The financial modelling undertaken included the establishment of a Rural Residential Sub – Category within the Residential Category. The Act defines Rural Residential land as Land that:

- Is the site of a dwelling, and
- Is not less than two hectares and not more than 40 hectares in area, and
- Is either: (i) not zoned or otherwise designated for use under an environmental planning instrument, or (ii) zoned or otherwise designated for use under such an instrument for non-urban purposes, and
- Does not have a significant and substantial commercial purpose or character.

Properties outside this definition fall within the Residential Category. Included in the Residential Category, there are 4,259 properties that fall within the definition of Rural Residential Land as per the Act. The remaining 18,252 properties fall outside the definition and are considered to be Residential properties for rating purposes.

### ***Rating Options***

A number of scenarios were tested with the aim of increasing the number of properties experiencing movement in the rates payable between -10% and +10% and between -14% and +14%. The following scenarios were produced:

- Scenario 1 - Ad Valorem with Minimum Rate across Residential Category, which is the current rating model.
- Scenario 2 - Base Rate variations of between 10% and 50% across Residential Category
- Scenario 3 – Ad Valorem with Minimum Rate across Residential Category, with Base Rates variations of between 10% to 50% applied to Rural Residential Sub – Category
- Scenario 4 - Variation of Notional Yield generated within the Residential Category

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- Scenario 5 – Variation of Notional Yield generated within the Residential Category, with Base Rate applied to Rural Residential Sub - Category only

Scenario 1 is the current rating model used by Council. All the other scenarios, with the exception of Scenario 3, did not result in an improvement in the overall number of properties falling within the target ranges. There is therefore no scope in detailing the impact of these scenarios.

The only scenario producing a minor improvement on the current rating structure and method was Scenario 3. This scenario was based on:

- The establishment of a Rural Residential Sub-Category as defined in the Act
- Ad Valorem with Minimum Rate applied to the Residential properties (excluding those defined as Rural Residential)
- A Base Rate and Ad Valorem applied to Rural Residential properties. The Base Rate producing a result as close as practicable to the Council Resolution of 14 February 2012 was 10%.

Tables 2 and 3 show the number of residential properties and rural residential properties, respectively, falling within respective ranges of movements when applying the structure represented in Scenario 3.

**Table 2 – Scenario 3 – Residential Properties (Excluding Rural Residential Properties)  
(Ad Valorem with Minimum Rate)**

Decrease	No of properties	Increase /	No of properties	Total
-10% to 0%	2,284	0% to 10%	6,397	8,681
-12% to 0%	2,464	0% to 12%	7,286	9,750
-14% to 0%	2,693	0% to 14%	8,667	11,360
-16% to 0%	2,795	0% to 16%	9,515	12,310
-18% to 0%	2,893	0% to 18%	10,011	12,904
-20% to 0%	3,062	0% to 20%	10,322	13,384
>-20% to 0%	3,477	0% to >20%	14,775	18,252

**Table 3 – Scenario 3 – Rural Residential Properties (Base Rate 10%)**

Decrease	No of properties	Increase /	No of properties	Total
-10% to 0%	1,173	0% to 10%	868	2,041
-12% to 0%	1,370	0% to 12%	965	2,335
-14% to 0%	1,571	0% to 14%	1,033	2,604
-16% to 0%	1,818	0% to 16%	1,111	2,929
-18% to 0%	1,993	0% to 18%	1,161	3,154
-20% to 0%	2,107	0% to 20%	1,228	3,335
>-20% to 0%	2,470	0% to >20%	1,789	4,259

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Should Council continue to apply its current rating method, that is, Ad Valorem with Minimum Rate across all properties within the Residential Category, the following would result:

- 10,611 Residential properties would experience movements between – 10% and + 10%
- 13,139 Residential properties would experience movements between – 14% and + 14%
- 6,070 Residential properties would experience a decrease in rates payable
- 16,441 Residential properties would experience an increase in rates payable

Should Council alter its current rating method and structure to reflect Scenario 3, that is, Ad Valorem with Minimum Rate across Residential Category, with a Base Rate of 10% and Ad Valorem applied to properties falling within the Rural Residential Sub – Category, the following would result:

- 10,722 Residential properties would experience movements between – 10% and + 10%
- 13,964 Residential properties would experience movements between – 14% and + 14%
- 5,946 Residential properties would experience a decrease in rates payable
- 16,565 Residential properties would experience an increase in rates payable

The impact of the selected rating model does not reverse the impact of the 2011 VG Land Revaluations but merely slightly distributes the impact. It is also noted that Scenario 3 increases the number of properties within selected ranges, but also slightly increases the number of properties experiencing an increase in rates payable.

A summary by suburb, of the average movements in residential rates payable under the current rating method and the method as reflected in the selected scenario, is included as Attachment 2 to this report.

### **Summary**

In summary, the report provides an overview of the current rating method used to levy general rates in the Hawkesbury LGA. It also provides comparative information in relation to various rating structures.

The above details are provided for information. Based on the analysis of the impacts of the various scenarios explored, it can be 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.

### **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 a sustainable long term financial framework.

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**Financial Implications**

There are no funding implications arising from this report.

**RECOMMENDATION:**

That the information concerning the current and alternate rating methods and structures be received and noted.

**ATTACHMENTS:**

- AT - 1** Council Report 14 February 2012 - Revaluation of Properties within the Hawkesbury City Council Local Government Area.
- AT - 2** Alternate Rating Method Summary Impact by Suburb.

## ORDINARY MEETING

Meeting Date: 13 March 2012

### **AT - 1 Council Report 14 February 2012 - Revaluation of Properties within the Hawkesbury City Council Local Government Area.**

Item: 16                      **SS - Revaluation of Properties Within the Hawkesbury City Council Local Government Area - (95496, 99089, 79337)**

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#### **REPORT:**

##### **Executive Summary**

The Office of the New South Wales Valuer General (Valuer General) conducts a revaluation of each Local Government Area approximately every three years. A revaluation of the Hawkesbury City Council Local Government Area (Hawkesbury LGA) was previously undertaken in 2008. The land values currently used for rating have a base date of July 2008, and have been used for rating purposes since the 2009/2010 rate levy.

In accordance with the Valuer General Revaluation cycle, a revaluation of the Hawkesbury LGA took place in 2011. The land values arising from the 2011 revaluation will be used for rating purposes for the first time in the 2012/2013 financial year onwards until the next revaluation.

The latest revaluation has impacted total rateable land valuations, and will consequently impact rates payable. The purpose of this report is to provide Council with details on the effects of the 2011 revaluation on properties within the Hawkesbury LGA. The scope of this report is limited to the impact on rates payable arising from the revaluation. Any movement in rates payable, attributable to the permissible increase by way of rate-pegging in 2012/2013, are outside the scope of this report and are not included in any amounts quoted below.

##### **Consultation**

The issues raised in this report concern matters which do not require community consultation under Council's Community Engagement Policy. The rates to be levied by Council in 2012/2013 will be subject to community consultation as part of the Management Plan process for 2012/2013.

##### **Background**

The Valuer General conducts a revaluation of each Local Government Area approximately every three years. A revaluation of the Hawkesbury LGA was previously undertaken in 2008. The land values currently used for rating have a base date of July 2008, and have been used for rating purposes since the 2009/2010 rate levy.

In accordance with the Valuer General Revaluation cycle, a revaluation of the Hawkesbury LGA took place in 2011. The land values arising from the 2011 revaluation will be used for rating purposes for the first time in the 2012/2013 financial year onwards until the next revaluation.

##### **Rating Structure**

Council's current rating structure provides for three different types of ordinary rates being residential, business and farmland. The rate type applicable to a particular property is determined on the basis of the property's rating categorisation. All properties are categorised in accordance with the provisions set out in the Local Government Act 1993 (the Act).

##### **Rates assessed on Land Value**

Council's current rating structure consists of an "ad valorem" amount in accordance with Section 497 of the Act, subject to minimum amounts in accordance with Section 548 of the Act.

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Each year, rates are assessed on the basis of the latest land value provided by the Valuer General, multiplied by the rate in the dollar set by Council for the year. The rate in the dollar for the year is determined in conjunction with the rate-pegging limit set by the Minister, so that the total rate income received does not exceed the permissible income limit.

The scope of this report is limited to the impact on rates payable arising from the revaluation. Any movement in rates payable, attributable to the permissible increase by way of rate-pegging, are outside the scope of this report and are not included in any amounts quoted below.

### **Land Value Updates**

The Valuer General conducts a revaluation of a Local Government Area approximately every three years. The land values currently used for rating have a base date of July 2008, and have been used for rating purposes since the 2009/2010 rate levy. The land value resulting from the 2008 valuation was \$7.8 billion. At the time of the 2011 revaluation, the 2008 total land value, including adjustments resulting from subdivisions and objections, was \$7.98 billion. The change in land value results from the number of properties increasing by 295 properties since the 2008 valuation.

A revaluation of the Hawkesbury LGA took place in 2011. This revaluation has resulted in the total rateable land valuations increasing from \$7.98 billion to \$8.15 billion, an average increase of 2.12%. These latest valuations will be used for rating purposes for the first time in the 2012/2013 financial year.

### **Effect on Rates**

Whenever a revaluation occurs, the rating distribution within the Council area changes. Although the total rating income generated for Council is restricted by the rate-pegging limit, individual ratepayers will receive varying increases or decreases in their rates, dependent upon how their property has been affected by the revaluation.

It should be noted that the values quoted in this report are based on the revaluation figures received from the Valuer General. These values are subject to further change prior to use in the 2012/2013 rate levy, due to ongoing objections by owners and subsequent reviews by the Valuer General.

The latest revaluation has realised an average increase in rateable land values of 2.12%. Notwithstanding the rate-pegging limit imposed on Council, ratepayers who have received valuation increases above the average, may expect to receive rate increases for 2012/2013, and similarly, those ratepayers who receive new valuations below the average, may expect a reduction in their general rates for 2012/2013.

The following table provides a summary of the overall effects of the revaluation:

**Table 1 – Land Values Summary**

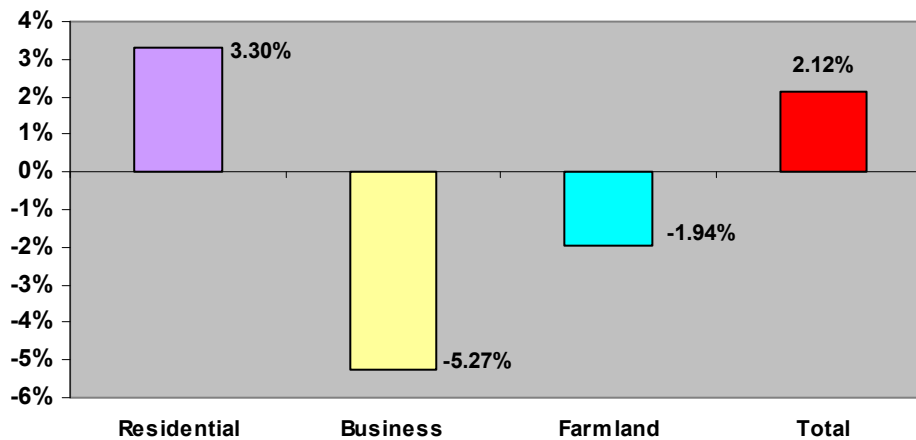
Summary					
Category	Rateable Properties	2008 Land Value	Average 2008 Land Value	2011 Land Value	Average 2011 Land Value
Residential	22,511	\$6,659,159,308	\$295,818	\$6,878,806,712	\$305,575
Business	1,510	\$758,835,370	\$502,540	\$718,872,513	\$476,075
Farmland	631	\$560,644,900	\$888,502	\$549,785,400	\$871,292
<b>Total</b>	<b>24,652</b>	<b>\$7,978,639,578</b>	<b>\$323,651</b>	<b>\$8,147,464,625</b>	<b>\$330,499</b>

The following graph shows the average increases in land value for each rating category:

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### Valuation Changes between 2008 and 2011



#### Category/Suburb Review

Comments provided on average movements relate to suburbs with a substantial number of properties. It is to be noted that outlying areas may have experienced higher valuation fluctuations than the ranges quoted below.

Included as Attachment 1 to this report is Table 2, which shows examples of the impact of valuation changes.

As can be seen from Table 2, the increases in residential valuations are not particularly confined to one section of the Hawkesbury LGA, with suburb changes ranging from a decrease of 17.77% in Bilpin, to an increase of 26.61% at Pitt Town. It is reasonable to assume that there will be significant increases and decreases in a variety of areas. The average increase in residential valuations is 3.3%.

The business valuation changes again do not reveal any particular pattern, with total suburb valuation changes ranging from a decrease of 18.8% at South Windsor, to an increase of 12.11% at North Richmond. The average decrease in business valuations is 5.27%.

The average decrease for farmland valuations is 1.94%, although the changes vary significantly between suburbs, ranging from a decrease at Bilpin of 18.87%, to increases of 30.82% at Vineyard and 49.30% at Pitt Town.

#### Valuation Changes

Table 2 illustrates the change in total land value per suburb as a result of the 2011 revaluation, in actual amounts and in percentage terms. The last three columns in the table show the **average** rates per property per suburb based on the 2008 and 2011 valuations respectively, with the last column being the % change in these **average** rates. As pointed out previously, these figures do not include any rate-pegging increase that may be utilised by Council in the 2012/2013 rating year.

As indicated previously, the increase in land valuations for land within the Hawkesbury LGA, as a result of this revaluation, does not equate to a corresponding increase in the rate revenue available to Council. The 2012/2013 rate revenue available to be raised by Council, is based upon revenue received in 2011/2012, together with the rate-pegging or other approved increase limit set by IPART.

It should also be noted that when considering the figures in Table 2, it must be borne in mind that they are on the basis of the **“average”** increase for the area indicated, and that individual properties within an area may vary from the overall average.

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It is also acknowledged that the valuations are subject to ongoing change prior to the levy of the 2012/2013 Rates and Charges, and whilst this will not affect the amount of revenue generated by Council, it will alter the final rates in the dollar adopted by Council.

### Effects of Revaluation on Levels of Rates in the Dollar

The current practice utilised by Council in setting the rate in the dollar, provides for the same minimum amount and same ad valorem amount (rate in the dollar) being applied to business and residential rates, with farmland rates generally being set at 75% of this amount for the 2011/2012 financial year, with the latter scheduled, as previously reported to Council, to return to 80% in 2012/2013.

It will be noted that the details in this report indicate that the valuation increases or decreases between business, residential and farmland rates, vary considerably with average changes being an increase of 3.3% for residential properties and decreases of 5.27% and 1.94%, for business and farmland properties respectively.

This significant variation in fluctuations between the different categories has an effect on the level of the rate in the dollar for each category, which needs to be considered at this stage. All details now discussed will be based on the 2011/2012 rate yield for comparative purposes, and do not incorporate any rate-pegging increase that may be approved or adopted by Council for the 2012/2013 rating year.

The rate in the dollar applicable in 2011/2012 and the resulting notional rate yield, based on 2008 valuations and number of properties as at the time of writing this report, is shown in the table below:

**Table 3 - Notional Yield 2011/2012 based on 2008 Valuations**

<u>Category</u>	<u>Rate in Dollar</u>	<u>Notional Yield</u>
Residential	0.325064	\$22,148,042
Business	0.325064	\$ 2,549,296
Farmland	0.243798	\$ 1,369,036
<b>Total</b>		<b>\$26,066,374</b>

Based on the rating structure utilised in 2011/2012, where the business and residential rates in the dollar are the same, and farmland is 75% of the residential rate, the implementation of the new valuations would have resulted in the approximate rate in the dollar and yield, excluding any rate-pegging increase, being:

**Table 4 - Notional Yield 2011/2012 based on 2011 Valuations (farmland 75% of residential)**

<u>Category</u>	<u>Rate in Dollar</u>	<u>Notional Yield</u>
Residential	0.317411	\$22,387,799
Business	0.317411	\$2,367,298
Farmland	0.2380583	\$1,311,277
<b>Total</b>		<b>\$26,066,374</b>

In maintaining existing practices with the implementation of the new valuations, where the business and residential rates in the dollar are the same, with farmland returning to 80% of the residential rate as scheduled, the approximate rate in the dollar and yield, excluding any rate-pegging increase, would be:

**ORDINARY MEETING****Meeting Date: 13 March 2012****Table 5 - Notional Yield 2011/2012 based on 2011 Valuations (farmland 80% of residential)**

<u>Category</u>	<u>Rate in Dollar</u>	<u>Notional Yield</u>
Residential	0.316293	\$22,313,563
Business	0.316293	\$2,359,543
Farmland	0.2530344	\$1,393,268
<b>Total</b>		<b>\$26,066,374</b>

Table 6 below compares the notional yield from each respective category based on 2008 valuations and 2011 valuations. The notional yield, based on 2011 valuations, is shown applying a farmland rate in the dollar of 75% and 80% respectively.

**Table 6 - Notional Yield Comparison**

<u>Category</u>	<u>Notional Yield</u> Based on 2008 Valuations  Farmland 75% of Residential	<u>Notional Yield</u> Based on 2011 Valuations  Farmland 75% of Residential	<u>Notional Yield</u> Based on 2011 Valuations  Farmland 80% of Residential
Residential	\$22,148,042	\$22,387,799	\$22,313,563
Business	\$ 2,549,296	\$2,367,298	\$2,359,543
Farmland	\$ 1,369,036	\$1,311,277	\$1,393,268
<b>Total</b>	<b>\$26,066,374</b>	<b>\$26,066,374</b>	<b>\$26,066,374</b>

**Conformance to 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 a sustainable long term financial framework.

**Financial Implications**

The income resulting from the notional yield calculated, based on the 2011 valuations, and incorporating the permissible increase for 2012/2013, will be included in the 2012/2013 Budget.

**RECOMMENDATION:**

That the information concerning the revaluation of properties within the Hawkesbury Council Local Government Area be received and noted.

**ORDINARY MEETING**

**Meeting Date:** 13 March 2012

**ATTACHMENTS:**

**AT - 1** Table 1 - Impact of Valuation Changes

**ORDINARY MEETING**

**Meeting Date: 13 March 2012**

**AT - 1 Table 1 - Impact of Valuation Changes**

Suburb	No of Properties	2008 Total Land Value	2011 Total Land Value	%Increase/Decrease in Land Value	2011/2012 Average Rates based on 2008 Land Value	2011/2012 Average Rates based on 2011 Land Value	% Increase / Decrease in Average Rates by Suburb excluding permissible increase for 2012/2013
<b>RESIDENTIAL</b>							
AGNES BANKS	132	35,787,000	36,724,000	2.62%	\$882.14	\$883.86	0.20%
BERAMBING	38	14,755,000	11,652,000	-21.03%	\$1,278.40	\$989.20	-22.62%
BILPIN	265	105,888,800	87,075,100	-17.77%	\$1,299.97	\$1,049.88	-19.24%
BLAXLANDS RIDGE	195	78,740,300	74,758,000	-5.06%	\$1,314.83	\$1,219.03	-7.29%
BLIGH PARK	2240	382,369,001	407,448,008	6.56%	\$586.47	\$607.03	3.51%
BOWEN MOUNTAIN	583	134,324,000	129,794,000	-3.37%	\$749.83	\$706.90	-5.73%
CATTAI	153	79,877,000	85,019,000	6.44%	\$1,697.07	\$1,763.79	3.93%
CENTRAL COLO	21	7,280,000	6,550,000	-10.03%	\$1,156.08	\$1,021.08	-11.68%
CENTRAL MACDONALD	31	11,060,400	10,660,500	-3.62%	\$1,172.70	\$1,104.64	-5.80%
CLARENDON	41	16,985,000	19,613,900	15.48%	\$1,355.70	\$1,527.19	12.65%
COLO	36	10,055,000	9,266,550	-7.84%	\$936.17	\$846.96	-9.53%
COLO HEIGHTS	115	28,368,660	36,903,900	30.09%	\$822.69	\$1,028.76	25.05%
CORNWALLIS	16	13,445,000	12,328,000	-8.31%	\$2,753.61	\$2,466.98	-10.41%
CUMBERLAND REACH	75	18,654,000	18,341,000	-1.68%	\$812.95	\$788.83	-2.97%
EAST KURRAJONG	636	300,338,300	276,721,000	-7.86%	\$1,536.05	\$1,382.00	-10.03%
EBENEZER	328	149,446,300	145,436,900	-2.68%	\$1,482.70	\$1,408.97	-4.97%
FERNANCES	18	3,307,540	2,541,290	-23.17%	\$651.05	\$551.25	-15.33%
FREEMANS REACH	631	203,152,340	214,398,050	5.54%	\$1,049.52	\$1,081.58	3.05%
GLOSSODIA	948	256,352,800	290,692,000	13.40%	\$879.66	\$973.74	10.70%
GROSE VALE	400	221,065,500	185,209,000	-16.22%	\$1,798.48	\$1,473.03	-18.10%
GROSE WOLD	186	103,367,000	94,789,000	-8.30%	\$1,806.50	\$1,617.58	-10.46%
HIGHER MACDONALD	17	5,090,400	4,301,200	-15.50%	\$1,027.71	\$852.73	-17.03%
HOBARTVILLE	1078	210,255,000	234,409,000	11.49%	\$637.82	\$693.84	8.78%
KURMOND	290	132,646,000	119,453,000	-9.95%	\$1,486.84	\$1,307.44	-12.07%

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Suburb	No of Properties	2008 Total Land Value	2011 Total Land Value	%Increase/Decrease in Land Value	2011/2012 Average Rates based on 2008 Land Value	2011/2012 Average Rates based on 2011 Land Value	% Increase / Decrease in Average Rates by Suburb excluding permissible increase for 2012/2013
KURRAJONG	1060	475,184,250	441,515,270	-7.09%	\$1,458.08	\$1,322.73	-9.28%
KURRAJONG HEIGHTS	515	155,795,100	146,238,000	-6.13%	\$985.17	\$902.46	-8.39%
KURRAJONG HILLS	233	121,374,000	108,560,000	-10.56%	\$1,693.32	\$1,478.89	-12.66%
LEETS VALE	30	10,030,000	11,224,000	11.90%	\$1,086.80	\$1,187.54	9.27%
LOWER MACDONALD	236	43,868,600	44,319,700	1.03%	\$656.76	\$675.37	2.83%
LOWER PORTLAND	154	59,067,000	59,782,000	1.21%	\$1,254.14	\$1,238.71	-1.23%
MARAYLYA	240	127,736,000	134,030,000	4.93%	\$1,730.10	\$1,772.61	2.46%
MCGRATHS HILL	892	185,821,300	208,335,000	12.12%	\$683.89	\$746.66	9.18%
MELLONG	8	2,068,000	3,969,000	91.92%	\$840.29	\$1,574.76	87.41%
MOGO CREEK	9	1,522,000	1,276,000	-16.16%	\$630.04	\$518.36	-17.73%
MOUNTAIN LAGOON	43	21,008,000	17,224,000	-18.01%	\$1,588.13	\$1,271.42	-19.94%
MULGRAVE	24	9,033,000	11,468,000	26.96%	\$1,223.46	\$1,516.70	23.97%
NORTH RICHMOND	1715	424,283,649	458,453,690	8.05%	\$843.48	\$878.07	4.10%
OAKVILLE	538	323,917,960	324,291,000	0.12%	\$1,958.12	\$1,914.12	-2.25%
PERRYS CROSSING	3	566,000	564,000	-0.35%	\$613.29	\$596.73	-2.70%
PITT TOWN	682	278,025,900	352,017,000	26.61%	\$1,326.81	\$1,639.50	23.57%
PITT TOWN BOTTOMS	25	9,712,000	10,911,200	12.35%	\$1,279.52	\$1,394.17	8.96%
PUTTY	7	2,026,000	2,313,000	14.17%	\$940.83	\$1,048.82	11.48%
RICHMOND	2118	381,587,599	403,393,233	5.71%	\$659.35	\$673.90	2.21%
RICHMOND LOWLANDS	21	24,430,000	22,000,100	-9.95%	\$3,800.04	\$3,343.66	-12.01%
SACKVILLE	84	26,249,500	26,985,900	2.81%	\$1,020.92	\$1,024.13	0.32%
SCHEYVILLE	1	633,000	625,000	-1.26%	\$2,057.66	\$1,983.82	-3.59%
SOUTH WINDSOR	2257	376,352,609	463,596,003	23.18%	\$582.03	\$681.56	17.10%
ST ALBANS	117	24,554,600	24,131,100	-1.72%	\$721.54	\$715.94	-0.78%
TENNYSON	129	72,927,000	72,839,000	-0.12%	\$1,837.67	\$1,792.24	-2.47%
THE SLOPES	99	45,474,000	42,123,000	-7.37%	\$1,493.13	\$1,350.54	-9.55%
UPPER COLO	37	13,870,000	12,338,000	-11.05%	\$1,224.13	\$1,067.81	-12.77%

**ORDINARY MEETING**

**Meeting Date: 13 March 2012**

Suburb	No of Properties	2008 Total Land Value	2011 Total Land Value	%Increase/Decrease in Land Value	2011/2012 Average Rates based on 2008 Land Value	2011/2012 Average Rates based on 2011 Land Value	% Increase / Decrease in Average Rates by Suburb excluding permissible increase for 2012/2013
UPPER MACDONALD	39	10,264,600	9,932,100	-3.24%	\$871.61	\$827.84	-5.02%
VINEYARD	357	121,803,000	130,696,030	7.30%	\$1,236.59	\$1,290.51	4.36%
WEBBS CREEK	42	11,770,400	10,419,600	-11.48%	\$943.09	\$814.24	-13.66%
WHEENY CREEK	25	8,350,000	7,817,000	-6.38%	\$1,088.87	\$992.48	-8.85%
WILBERFORCE	939	331,924,200	349,394,490	5.26%	\$1,150.36	\$1,182.03	2.75%
WINDSOR	703	151,516,700	182,484,298	20.44%	\$725.47	\$839.10	15.66%
WINDSOR DOWNS	359	166,945,000	157,536,000	-5.64%	\$1,511.64	\$1,392.86	-7.86%
WISEMANS FERRY	42	7,319,700	7,991,000	9.17%	\$633.91	\$649.46	2.45%
WRIGHTS CREEK	15	4,547,300	5,317,600	16.94%	\$1,000.88	\$1,140.30	13.93%
YARRAMUNDI	240	104,991,000	98,612,000	-6.08%	\$1,422.25	\$1,304.85	-8.25%
<b>Total for Residential</b>	<b>22511</b>	<b>6,659,159,308</b>	<b>6,878,806,712</b>	<b>3.30%</b>			
<b>BUSINESS</b>							
AGNES BANKS	3	1,060,000	1,195,000	12.74%	\$1,148.56	\$1,264.35	10.08%
BERAMBING	1	665,000	536,000	-19.40%	\$2,161.68	\$1,701.32	-21.30%
BILPIN	8	1,924,000	1,597,000	-17.00%	\$787.58	\$650.90	-17.36%
BLAXLANDS RIDGE	2	650,000	720,000	10.77%	\$1,365.94	\$1,205.52	-11.74%
BLIGH PARK	7	3,790,000	3,341,900	-11.82%	\$1,803.77	\$1,557.92	-13.63%
BOWEN MOUNTAIN	4	1,352,000	1,138,000	-15.83%	\$1,098.72	\$903.03	-17.81%
CATTAI	2	865,000	1,218,000	40.81%	\$1,405.91	\$1,933.03	37.49%
CLARENDON	15	7,528,300	7,727,300	2.64%	\$1,725.49	\$1,731.76	0.36%
COLO	3	1,900,000	1,710,000	-10.00%	\$2,058.74	\$1,809.24	-12.12%
COLO HEIGHTS	7	787,700	940,800	19.44%	\$576.01	\$605.36	5.10%
CORNWALLIS	1	1,400,000	1,140,000	-18.57%	\$4,550.90	\$3,618.49	-20.49%
EAST KURRAJONG	3	990,000	1,525,000	54.04%	\$1,180.29	\$1,716.94	45.47%

**ORDINARY MEETING**

**Meeting Date: 13 March 2012**

Suburb	No of Properties	2008 Total Land Value	2011 Total Land Value	%Increase/Decrease in Land Value	2011/2012 Average Rates based on 2008 Land Value	2011/2012 Average Rates based on 2011 Land Value	% Increase / Decrease in Average Rates by Suburb excluding permissible increase for 2012/2013
EBENEZER	10	5,514,060	5,318,060	-3.55%	\$1,883.28	\$1,779.57	-5.51%
FREEMANS REACH	11	4,365,000	4,952,000	13.45%	\$1,289.91	\$1,428.93	10.78%
GLOSSODIA	6	4,378,000	5,426,000	23.94%	\$2,371.88	\$2,870.45	21.02%
GROSE VALE	7	4,893,000	4,864,000	-0.59%	\$2,272.20	\$2,205.55	-2.93%
GROSE WOLD	6	13,159,000	14,640,000	11.25%	\$7,129.20	\$7,744.83	8.64%
HOBARTVILLE	4	1,295,200	1,127,000	-12.99%	\$1,218.63	\$1,060.56	-12.97%
KURMOND	11	5,659,000	4,702,000	-16.91%	\$1,672.31	\$1,356.79	-18.87%
KURRAJONG	28	15,216,300	15,952,000	4.83%	\$1,860.32	\$1,888.52	1.52%
KURRAJONG HEIGHTS	24	11,480,200	9,882,000	-13.92%	\$1,592.66	\$1,342.39	-15.71%
KURRAJONG HILLS	4	2,056,000	1,770,000	-13.91%	\$1,670.83	\$1,404.54	-15.94%
LOWER PORTLAND	5	3,710,000	3,632,000	-2.10%	\$2,411.98	\$2,305.67	-4.41%
MARAYLYA	6	1,653,600	1,771,000	7.10%	\$960.72	\$1,001.83	4.28%
MCGRATHS HILL	11	6,692,000	6,624,000	-1.02%	\$1,977.57	\$1,925.17	-2.65%
MELLONG	1	400,000	567,000	41.75%	\$1,300.26	\$1,799.72	38.41%
MOGO CREEK	1	970	960	-1.03%	\$469.00	\$469.00	0.00%
MULGRAVE	210	119,899,585	122,707,254	2.34%	\$1,867.56	\$1,868.44	0.05%
NORTH RICHMOND	94	36,909,668	41,379,225	12.11%	\$1,367.39	\$1,476.37	7.97%
OAKVILLE	8	4,012,700	4,310,000	7.41%	\$1,682.32	\$1,764.71	4.90%
PITT TOWN	12	5,050,000	5,375,000	6.44%	\$1,367.98	\$1,421.74	3.93%
PITT TOWN BOTTOMS	1	550,000	574,000	4.36%	\$1,787.85	\$1,821.94	1.91%
RICHMOND	284	111,197,560	103,336,869	-7.07%	\$1,384.67	\$1,274.26	-7.97%
RICHMOND LOWLANDS	3	1,795,000	1,873,000	4.35%	\$1,944.97	\$1,981.70	1.89%
SACKVILLE	2	1,025,000	1,090,000	6.34%	\$1,665.96	\$1,729.89	3.84%
SOUTH WINDSOR	292	180,718,409	146,743,745	-18.80%	\$2,037.71	\$1,638.18	-19.61%
ST ALBANS	9	1,834,370	1,840,800	0.35%	\$812.96	\$816.73	0.46%
UPPER COLO	1	600,000	540,000	-10.00%	\$1,950.38	\$1,714.02	-12.12%
VINEYARD	89	57,851,000	59,964,000	3.65%	\$2,133.08	\$2,164.94	1.49%

**ORDINARY MEETING**

**Meeting Date: 13 March 2012**

Suburb	No of Properties	2008 Total Land Value	2011 Total Land Value	%Increase/Decrease in Land Value	2011/2012 Average Rates based on 2008 Land Value	2011/2012 Average Rates based on 2011 Land Value	% Increase / Decrease in Average Rates by Suburb excluding permissible increase for 2012/2013
WEBBS CREEK	4	4,940,000	4,387,000	-11.19%	\$4,014.54	\$3,481.21	-13.29%
WHEENY CREEK	1	10,000	9,000	-10.00%	\$469.00	\$469.00	0.00%
WILBERFORCE	61	23,504,350	20,517,500	-12.71%	\$1,323.98	\$1,142.14	-13.73%
WINDSOR	245	103,800,398	98,497,100	-5.11%	\$1,435.94	\$1,345.05	-6.33%
WISEMANS FERRY	1	521,000	540,000	3.65%	\$1,693.58	\$1,714.02	1.21%
YARRAMUNDI	2	1,232,000	1,171,000	-4.95%	\$2,002.40	\$1,858.44	-7.19%
<b>Total for Business</b>	<b>1510</b>	<b>758,835,370</b>	<b>718,872,513</b>	<b>-5.27%</b>			
<b>FARMLAND</b>							
AGNES BANKS	27	20,268,000	19,019,700	-6.16%	\$1,853.29	\$1,699.91	-8.28%
BERAMBING	3	1,825,000	1,457,000	-20.16%	\$1,483.11	\$1,156.17	-22.04%
BILPIN	34	25,918,000	21,026,000	-18.87%	\$1,858.46	\$1,472.18	-20.78%
BLAXLANDS RIDGE	5	3,986,000	5,078,000	27.40%	\$1,943.56	\$2,417.72	24.40%
CATTAI	1	463,000	670,000	44.71%	\$1,128.78	\$1,594.99	41.30%
CENTRAL MACDONALD	2	1,031,000	862,000	-16.39%	\$1,256.78	\$1,026.03	-18.36%
CLARENDON	3	3,600,000	3,717,000	3.25%	\$2,925.58	\$2,949.54	0.82%
COLO HEIGHTS	1	166,000	441,000	165.66%	\$469.00	\$1,049.84	123.85%
CORNWALLIS	21	21,000,000	18,971,000	-9.66%	\$2,437.98	\$2,150.57	-11.79%
CUMBERLAND REACH	4	3,380,000	3,924,000	16.09%	\$2,060.10	\$2,335.35	13.36%
EAST KURRAJONG	14	14,457,000	13,958,000	-3.45%	\$2,517.56	\$2,373.44	-5.72%
EBENEZER	15	11,141,000	11,312,000	1.53%	\$1,810.77	\$1,795.28	-0.86%
FERNANCES	1	177,000	144,000	-18.64%	\$469.00	\$469.00	0.00%
FREEMANS REACH	95	71,515,000	68,102,000	-4.77%	\$1,835.48	\$1,707.35	-6.98%
GLOSSODIA	16	12,009,000	12,422,000	3.44%	\$1,829.86	\$1,848.23	1.00%
GROSE VALE	14	11,623,000	9,561,000	-17.74%	\$2,024.05	\$1,625.77	-19.68%

**ORDINARY MEETING**

**Meeting Date: 13 March 2012**

Suburb	No of Properties	2008 Total Land Value	2011 Total Land Value	%Increase/Decrease in Land Value	2011/2012 Average Rates based on 2008 Land Value	2011/2012 Average Rates based on 2011 Land Value	% Increase / Decrease in Average Rates by Suburb excluding permissible increase for 2012/2013
GROSE WOLD	8	6,327,000	5,469,000	-13.56%	\$1,928.14	\$1,627.43	-15.60%
HIGHER MACDONALD	10	4,319,900	2,565,000	-40.62%	\$1,083.77	\$653.72	-39.68%
KURMOND	9	7,580,000	7,475,000	-1.39%	\$2,053.32	\$1,977.21	-3.71%
KURRAJONG	12	12,733,000	10,578,000	-16.92%	\$2,586.90	\$2,098.48	-18.88%
KURRAJONG HEIGHTS	7	7,155,000	5,996,000	-16.20%	\$2,491.96	\$2,039.14	-18.17%
KURRAJONG HILLS	10	12,050,000	12,087,000	0.31%	\$2,937.77	\$2,877.41	-2.05%
LOWER MACDONALD	4	2,165,000	2,130,000	-1.62%	\$1,319.56	\$1,267.66	-3.93%
LOWER PORTLAND	7	5,422,000	5,220,000	-3.73%	\$1,912.90	\$1,775.23	-7.20%
MARAYLYA	6	6,570,000	8,518,000	29.65%	\$2,669.59	\$3,379.63	26.60%
MCGRATHS HILL	4	3,775,000	5,275,000	39.74%	\$2,300.85	\$3,139.39	36.45%
MOUNTAIN LAGOON	4	2,526,000	2,038,000	-19.32%	\$1,539.58	\$1,212.91	-21.22%
MULGRAVE	5	4,495,000	5,586,000	24.27%	\$2,191.74	\$2,659.59	21.35%
NORTH RICHMOND	26	85,770,000	84,004,000	-2.06%	\$8,042.52	\$7,691.48	-4.36%
OAKVILLE	37	24,092,000	23,182,000	-3.78%	\$1,587.45	\$1,491.53	-6.04%
PERRYS CROSSING	1	752,000	823,000	9.44%	\$1,833.36	\$1,959.22	6.86%
PITT TOWN	11	9,132,000	13,634,000	49.30%	\$2,023.97	\$2,950.62	45.78%
PITT TOWN BOTTOMS	42	17,305,000	17,126,000	-1.03%	\$1,018.10	\$981.03	-3.64%
RICHMOND	17	30,000,000	26,230,000	-12.57%	\$4,302.32	\$3,673.10	-14.63%
RICHMOND LOWLANDS	6	8,388,000	6,830,000	-18.57%	\$3,408.30	\$2,709.90	-20.49%
SACKVILLE	7	5,108,000	6,250,000	22.36%	\$1,779.03	\$2,125.52	19.48%
SOUTH WINDSOR	3	2,075,000	2,480,000	19.52%	\$1,686.27	\$1,967.95	16.70%
ST ALBANS	10	6,179,000	5,523,000	-10.62%	\$1,506.43	\$1,314.80	-12.72%
TENNYSON	12	12,479,000	11,479,000	-8.01%	\$2,535.30	\$2,277.23	-10.18%
THE SLOPES	3	4,577,000	8,973,000	96.05%	\$3,719.55	\$7,120.32	91.43%
UPPER COLO	7	5,170,000	4,742,000	-8.28%	\$1,800.62	\$1,612.67	-10.44%
UPPER MACDONALD	9	3,904,000	3,163,700	-18.96%	\$1,086.18	\$865.22	-20.34%
VINEYARD	23	13,826,000	18,087,000	30.82%	\$1,471.77	\$1,871.76	27.18%

# ORDINARY MEETING

Meeting Date: 13 March 2012

Suburb	No of Properties	2008 Total Land Value	2011 Total Land Value	%Increase/Decrease in Land Value	2011/2012 Average Rates based on 2008 Land Value	2011/2012 Average Rates based on 2011 Land Value	% Increase / Decrease in Average Rates by Suburb excluding permissible increase for 2012/2013
WEBBS CREEK	6	2,950,000	2,603,000	-11.76%	\$1,198.68	\$1,044.29	-12.88%
WILBERFORCE	56	42,587,000	42,634,000	0.11%	\$1,854.04	\$1,813.20	-2.20%
WINDSOR	4	2,108,000	1,958,000	-7.12%	\$1,284.82	\$1,165.30	-9.30%
WINDSOR DOWNS	1	840,000	793,000	-5.60%	\$2,047.90	\$1,887.80	-7.82%
WISEMANS FERRY	1	1,120,000	1,050,000	-6.25%	\$2,730.54	\$2,499.61	-8.46%
WRIGHTS CREEK	3	1,636,000	1,799,000	9.96%	\$1,329.51	\$1,427.56	7.37%
YARRAMUNDI	4	2,970,000	2,820,000	-5.05%	\$1,810.20	\$1,678.31	-7.29%
<b>Total for Farmland</b>	<b>631</b>	<b>560,644,900</b>	<b>549,785,400</b>	<b>-1.94%</b>			
<b>Total for LGA</b>	<b>24652</b>	<b>7,978,639,578</b>	<b>8,147,464,625</b>	<b>2.12%</b>			

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**ORDINARY MEETING**

**Meeting Date: 13 March 2012**

**AT - 2 Alternate Rating Method Summary Impact by Suburb**

Suburb	No of Properties	2011 Total Land Value	Valuation % Increase/Decrease From 2008	2011/2012 Average Rates based on 2008 Land Value	2012/2013 Average Rates Current Rating Structure with Rate Pegging	Suburb Average % Increase / Decrease	2012/2013 Average Rates with same Yield with 10% Base Amount and Rate Pegging	Suburb Average % Increase / Decrease
<b>RURAL RESIDENTIAL</b>								
AGNES BANKS	11	6,445,000	-0.39%	\$1,911.97	\$1,927.90	1.09%	\$1,921.87	0.94%
BERAMBING	18	6,951,000	-21.89%	\$1,628.98	\$1,292.85	-20.18%	\$1,331.46	-19.35%
BILPIN	141	60,166,000	-18.49%	\$1,701.63	\$1,404.07	-17.08%	\$1,451.30	-13.84%
BLAXLANDS RIDGE	117	46,578,000	-8.36%	\$1,412.17	\$1,309.94	-4.92%	\$1,366.74	-0.34%
BOWEN MOUNTAIN	20	8,906,000	-18.13%	\$1,768.02	\$1,465.24	-14.75%	\$1,506.25	-12.27%
CATTAI	132	75,958,000	5.60%	\$1,771.38	\$1,893.45	8.26%	\$1,890.92	8.29%
CENTRAL COLO	10	3,216,000	-10.04%	\$1,162.10	\$1,058.21	-8.93%	\$1,140.61	-0.92%
CENTRAL MACDONALD	21	7,077,000	-3.71%	\$1,137.72	\$1,108.88	2.04%	\$1,186.13	10.52%
CLARENDON	18	13,550,000	13.82%	\$2,149.94	\$2,476.98	15.74%	\$2,415.11	12.92%
COLO	16	5,014,000	-8.08%	\$1,108.26	\$1,031.14	-6.53%	\$1,116.30	2.91%
COLO HEIGHTS	81	23,930,000	25.27%	\$771.69	\$973.01	27.91%	\$1,063.26	40.96%
CORNWALLIS	1	834,000	4.25%	\$2,600.51	\$2,744.24	5.53%	\$2,655.20	2.10%
CUMBERLAND REACH	8	5,383,000	-1.23%	\$2,214.50	\$2,214.06	-0.64%	\$2,178.93	-1.54%
EAST KURRAJONG	444	206,582,000	-8.50%	\$1,652.87	\$1,530.96	-4.76%	\$1,565.29	-2.25%
EBENEZER	126	71,510,000	-3.05%	\$1,902.91	\$1,867.46	-0.23%	\$1,867.57	0.84%
FERNANCES	3	440,700	-31.78%	\$712.19	\$543.79	-19.92%	\$624.22	-10.62%
FREEMANS REACH	109	63,061,000	-8.08%	\$2,045.84	\$1,903.66	-7.28%	\$1,900.09	-6.55%
GLOSSODIA	121	68,138,000	0.29%	\$1,825.30	\$1,852.93	3.05%	\$1,854.52	3.77%
GROSE VALE	206	109,726,000	-18.21%	\$2,117.05	\$1,752.66	-17.47%	\$1,764.45	-16.48%
GROSE WOLD	97	57,948,000	-9.76%	\$2,151.99	\$1,965.72	-7.86%	\$1,955.84	-7.59%
HIGHER MACDONALD	4	484,600	-27.46%	\$606.70	\$485.00	-15.70%	\$548.10	-7.40%
KURMOND	99	56,924,000	-15.87%	\$2,221.70	\$1,891.98	-15.13%	\$1,889.60	-14.91%
KURRAJONG	397	201,920,000	-11.14%	\$1,860.52	\$1,673.57	-8.77%	\$1,693.40	-6.96%
KURRAJONG HEIGHTS	62	30,870,000	-16.15%	\$1,930.15	\$1,638.33	-15.44%	\$1,661.74	-13.47%

**ORDINARY MEETING**

**Meeting Date: 13 March 2012**

Suburb	No of Properties	2011 Total Land Value	Valuation % Increase/Decrease From 2008	2011/2012 Average Rates based on 2008 Land Value	2012/2013 Average Rates Current Rating Structure with Rate Pegging	Suburb Average % Increase / Decrease	2012/2013 Average Rates with same Yield with 10% Base Amount and Rate Pegging	Suburb Average % Increase / Decrease
<b>RURAL RESIDENTIAL</b>								
KURRAJONG HILLS	92	48,697,000	-14.95%	\$2,023.06	\$1,741.69	-13.03%	\$1,754.59	-12.07%
LEETS VALE	5	2,966,000	7.78%	\$1,789.15	\$1,951.89	17.25%	\$1,943.42	18.06%
LOWER MACDONALD	16	5,327,000	-3.79%	\$1,130.06	\$1,095.51	2.67%	\$1,174.12	12.42%
LOWER PORTLAND	74	32,932,000	3.13%	\$1,403.63	\$1,465.29	4.47%	\$1,505.44	8.77%
MARAYLYA	221	122,995,000	3.74%	\$1,743.90	\$1,831.26	5.95%	\$1,835.06	6.31%
MCGRATHS HILL	18	13,095,000	38.98%	\$1,701.53	\$2,393.80	42.88%	\$2,340.40	40.26%
MOGO CREEK	3	411,000	-2.35%	\$585.72	\$532.83	-5.48%	\$594.95	3.93%
MOUNTAIN LAGOON	29	13,445,000	-18.75%	\$1,854.77	\$1,525.52	-17.41%	\$1,560.40	-14.92%
MULGRAVE	9	5,407,000	21.86%	\$1,602.56	\$1,976.83	26.09%	\$1,965.82	26.01%
NORTH RICHMOND	120	73,230,000	-7.89%	\$2,153.63	\$2,008.00	-7.09%	\$1,993.82	-7.05%
OAKVILLE	499	304,949,000	-0.14%	\$1,989.28	\$2,010.86	2.81%	\$1,996.39	2.26%
PERRYS CROSSING	2	349,000	-7.18%	\$611.12	\$574.18	-6.08%	\$705.80	15.47%
PITT TOWN	204	144,832,000	30.91%	\$1,762.85	\$2,336.09	24.74%	\$2,288.55	23.44%
PITT TOWN BOTTOMS	4	2,216,000	4.28%	\$1,726.90	\$1,822.91	5.58%	\$1,827.55	7.98%
RICHMOND	7	6,009,000	-3.42%	\$2,889.36	\$2,824.62	1.66%	\$2,727.40	-0.99%
RICHMOND LOWLANDS	6	7,532,000	-10.01%	\$4,534.64	\$4,130.61	-6.50%	\$3,900.60	-11.06%
SACKVILLE	27	15,455,000	4.60%	\$1,778.82	\$1,883.48	5.92%	\$1,881.96	6.46%
SCHEYVILLE	1	625,000	-1.26%	\$2,057.66	\$2,056.53	-0.05%	\$2,037.42	-0.98%
SOUTH WINDSOR	45	27,846,000	22.03%	\$1,648.36	\$2,036.13	26.15%	\$2,019.09	25.53%
ST ALBANS	35	10,102,700	1.00%	\$933.41	\$962.69	7.55%	\$1,043.21	18.13%
TENNYSON	85	55,463,000	-1.41%	\$2,151.43	\$2,147.04	-1.03%	\$2,118.72	-1.47%
THE SLOPES	31	16,845,000	-11.41%	\$1,993.90	\$1,787.99	-8.34%	\$1,796.18	-7.36%
UPPER COLO	12	4,329,000	-12.90%	\$1,346.31	\$1,187.03	-11.33%	\$1,256.33	-4.44%
UPPER MACDONALD	23	6,281,000	-0.20%	\$900.87	\$906.42	8.51%	\$997.21	21.96%
VINEYARD	136	80,239,000	10.78%	\$1,731.23	\$1,941.34	15.65%	\$1,933.94	15.58%

**ORDINARY MEETING**

**Meeting Date: 13 March 2012**

Suburb	No of Properties	2011 Total Land Value	Valuation % Increase/Decrease From 2008	2011/2012 Average Rates based on 2008 Land Value	2012/2013 Average Rates Current Rating Structure with Rate Pegging	Suburb Average % Increase / Decrease	2012/2013 Average Rates with same Yield with 10% Base Amount and Rate Pegging	Suburb Average % Increase / Decrease
<b>RURAL RESIDENTIAL</b>								
WEBBS CREEK	13	3,197,000	-5.25%	\$857.99	\$815.98	-5.66%	\$916.92	6.95%
WHEENY CREEK	12	4,037,000	-6.23%	\$1,166.17	\$1,106.96	-3.22%	\$1,184.40	6.43%
WILBERFORCE	169	108,586,000	-0.99%	\$2,109.59	\$2,114.18	0.80%	\$2,089.21	0.64%
WINDSOR	6	3,822,000	37.83%	\$1,502.34	\$2,096.02	49.36%	\$2,072.89	48.22%
WINDSOR DOWNS	25	14,657,000	-6.07%	\$2,029.05	\$1,929.13	-4.95%	\$1,922.97	-5.08%
WISEMANS FERRY	7	1,999,000	5.54%	\$879.53	\$939.66	6.81%	\$1,034.11	18.29%
WRIGHTS CREEK	7	2,321,000	7.11%	\$1,006.30	\$1,091.02	11.94%	\$1,170.08	21.37%
YARRAMUNDI	54	32,888,000	-4.36%	\$2,070.12	\$2,004.01	-3.03%	\$1,990.23	-2.99%
<b>Total for Rural Residential</b>	<b>4259</b>							

**ORDINARY MEETING**

**Meeting Date: 13 March 2012**

Suburb	No of Properties	2011 Total Land Value	Valuation % Increase/Decrease From 2008	2011/2012 Average Rates based on 2008 Land Value	2012/2013 Average Rates Current Rating Structure with Rate Pegging	Suburb Average % Increase / Decrease	2012/2013 Average Rates with same Yield, Ad Valorem with Minimum Rate and Rate Pegging	Suburb Average % Increase / Decrease
<b>RESIDENTIAL</b>								
AGNES BANKS	121	30,279,000	3.28%	\$788.52	\$824.28	5.57%	\$822.21	5.30%
BERAMBING	20	4,701,000	-19.72%	\$962.89	\$784.67	-15.48%	\$782.75	-15.68%
BILPIN	124	26,909,100	-16.12%	\$943.25	\$729.16	-11.11%	\$727.54	-11.29%
BLAXLANDS RIDGE	78	28,180,000	0.96%	\$1,168.83	\$1,194.37	5.12%	\$1,191.36	4.86%
BLIGH PARK	2240	407,448,008	6.56%	\$586.47	\$629.05	7.12%	\$627.69	6.90%
BOWEN MOUNTAIN	563	120,888,000	-2.07%	\$713.66	\$706.79	0.82%	\$705.01	0.57%
CATTAL	21	9,061,000	14.03%	\$1,229.98	\$1,419.75	14.55%	\$1,416.16	14.26%
CENTRAL COLO	11	3,334,000	-10.01%	\$1,150.60	\$1,058.57	-6.67%	\$1,056.11	-6.86%
CENTRAL MACDONALD	10	3,583,500	-3.42%	\$1,246.15	\$1,221.02	7.35%	\$1,218.17	7.13%
CLARENDON	23	6,063,900	19.37%	\$734.12	\$883.61	20.72%	\$881.43	20.43%
COLO	20	4,252,550	-7.55%	\$798.49	\$755.25	-4.76%	\$753.59	-4.94%
COLO HEIGHTS	34	12,973,900	40.02%	\$944.20	\$1,288.75	29.95%	\$1,285.81	29.69%
CORNWALLIS	15	11,494,000	-9.10%	\$2,763.81	\$2,544.79	-1.50%	\$2,538.51	-1.72%
CUMBERLAND REACH	67	12,958,000	-1.86%	\$945.61	\$650.43	-0.21%	\$649.39	-0.34%
EAST KURRAJONG	192	70,139,000	-5.95%	\$1,265.90	\$1,205.28	-0.71%	\$1,202.25	-0.96%
EBENEZER	202	73,926,900	-2.32%	\$1,220.58	\$1,206.81	0.26%	\$1,203.78	0.01%
FERNANCES	15	2,100,590	-21.08%	\$938.82	\$576.04	-10.39%	\$575.40	-10.47%
FREEMANS REACH	522	151,337,050	12.48%	\$941.48	\$957.83	17.93%	\$955.42	17.64%
GLOSSODIA	827	222,554,000	18.12%	\$741.30	\$886.02	23.22%	\$883.78	22.90%
GROSE VALE	194	75,483,000	-13.14%	\$1,460.20	\$1,287.39	-9.09%	\$1,284.16	-9.32%
GROSE WOLD	89	36,841,000	-5.90%	\$1,429.95	\$1,362.06	0.43%	\$1,358.61	0.17%
HIGHER MACDONALD	13	3,816,600	-13.70%	\$1,157.26	\$1,006.01	-12.46%	\$1,003.84	-12.61%
HOBARTVILLE	1078	234,409,000	11.49%	\$937.82	\$719.25	12.74%	\$717.46	12.46%
KURMOND	191	62,529,000	-3.78%	\$1,105.95	\$1,077.22	0.58%	\$1,074.49	0.33%
KURRAJONG	663	239,595,270	-3.37%	\$1,217.10	\$1,190.16	1.38%	\$1,187.15	1.12%
KURRAJONG HEIGHTS	453	115,368,000	-3.04%	\$955.83	\$839.34	2.48%	\$837.23	2.22%
KURRAJONG HILLS	141	59,863,000	-6.63%	\$1,478.16	\$1,396.99	-4.02%	\$1,393.46	-4.26%

**ORDINARY MEETING**

**Meeting Date: 13 March 2012**

Suburb	No of Properties	2011 Total Land Value	Valuation % Increase/ Decrease From 2008	2011/2012 Average Rates based on 2008 Land Value	2012/2013 Average Rates Current Rating Structure with Rate Pegging	Suburb Average % Increase / Decrease	2012/2013 Average Rates with same Yield, Ad Valorem with Minimum Rate and Rate Pegging	Suburb Average % Increase / Decrease
<b>RESIDENTIAL</b>								
LEETS VALE	25	8,258,000	13.47%	\$946.33	\$1,086.90	16.90%	\$1,084.15	16.61%
LOWER MACDONALD	220	38,992,700	1.72%	\$622.33	\$670.82	7.73%	\$669.69	7.58%
LOWER PORTLAND	80	26,850,000	-1.04%	\$1,115.86	\$1,116.42	3.44%	\$1,113.69	3.20%
MARAYLYA	19	11,035,000	20.29%	\$1,569.55	\$1,911.06	17.03%	\$1,906.22	16.74%
MCGRATHS HILL	874	195,240,000	10.68%	\$662.93	\$740.62	12.14%	\$738.80	11.86%
MELLONG NSW 2330	8	3,969,000	91.92%	\$840.29	\$1,632.47	96.40%	\$1,628.34	95.90%
MOGO CREEK	6	865,000	-21.44%	\$652.21	\$538.64	-10.69%	\$537.89	-10.81%
MOUNTAIN LAGOON	14	3,779,000	-15.29%	\$1,035.79	\$888.19	-13.60%	\$885.94	-13.82%
MULGRAVE	15	6,061,000	31.88%	\$995.99	\$1,329.56	47.75%	\$1,326.20	47.37%
NORTH RICHMOND	1595	385,223,690	11.73%	\$744.91	\$827.39	12.63%	\$825.57	12.40%
OAKVILLE	39	19,342,000	4.28%	\$1,559.44	\$1,644.16	7.43%	\$1,640.03	7.16%
PERRYS CROSSING	1	215,000	13.16%	\$617.62	\$707.45	14.54%	\$705.66	14.25%
PIIT TOWN	478	207,185,000	23.77%	\$1,140.72	\$1,427.93	33.92%	\$1,424.33	33.59%
PIIT TOWN BOTTOMS	21	8,695,200	14.61%	\$1,194.31	\$1,373.28	23.74%	\$1,369.86	23.44%
PUTTY	7	2,313,000	14.17%	\$940.83	\$1,087.26	16.19%	\$1,084.51	15.89%
RICHMOND	2111	397,384,233	5.87%	\$651.95	\$691.13	7.85%	\$689.82	7.67%
RICHMOND LOWLANDS	15	14,468,100	-9.91%	\$3,506.20	\$3,200.38	-2.89%	\$3,192.36	-3.12%
SACKVILLE	57	11,530,900	0.49%	\$661.91	\$672.37	1.36%	\$670.69	1.11%
SOUTH WINDSOR	2212	435,750,003	23.26%	\$560.34	\$679.26	21.04%	\$677.78	20.78%
ST ALBANS	82	14,028,400	-3.60%	\$631.11	\$647.22	2.47%	\$646.37	2.37%
TENNYSON	44	17,376,000	4.24%	\$1,231.55	\$1,299.43	8.07%	\$1,296.14	7.79%
THE SLOPES	68	25,278,000	-4.46%	\$1,264.84	\$1,223.18	-2.20%	\$1,220.08	-2.45%
UPPER COLO	25	8,009,000	-10.01%	\$1,165.49	\$1,068.37	-5.07%	\$1,065.81	-5.28%
UPPER MACDONALD	16	3,651,100	-8.05%	\$829.55	\$788.39	1.75%	\$786.70	1.56%
VINEYARD	221	50,457,030	2.20%	\$932.20	\$965.85	3.81%	\$963.98	3.67%
WEBBS CREEK	29	7,222,600	-13.98%	\$981.24	\$856.19	-3.47%	\$854.45	-3.64%
WHEENY CREEK	13	3,780,000	-6.55%	\$1,017.52	\$956.76	-2.56%	\$954.34	-2.80%
WILBERFORCE	770	240,808,490	8.35%	\$939.83	\$1,030.26	11.89%	\$1,027.67	11.61%

# ORDINARY MEETING

Meeting Date: 13 March 2012

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<b>RESIDENTIAL</b>								
WINDSOR	697	178,662,298	20.11%	\$718.78	\$859.18	21.68%	\$857.12	21.40%
WINDSOR DOWNS	334	142,879,000	-5.59%	\$1,472.91	\$1,407.59	-4.43%	\$1,404.03	-4.67%
WISEMANS FERRY	35	5,992,000	10.44%	\$584.78	\$619.10	5.39%	\$618.45	5.32%
WRIGHTS CREEK	8	2,996,600	25.89%	\$996.14	\$1,261.64	23.61%	\$1,258.60	23.33%
YARRAMUNDI	186	65,724,000	-6.91%	\$1,234.16	\$1,163.57	-5.77%	\$1,160.64	-6.00%
<b>Total for Residential</b>	<b>18252</b>							

oooO END OF REPORT Oooo

**ORDINARY MEETING**  
Questions for Next Meeting

**QUESTIONS FOR NEXT MEETING**

**Councillor Questions from Previous Meetings and Responses - (105109)**

**REPORT:**

**Questions - 28 February 2012**

#	Councillor	Question	Response
1	Reardon	Enquired if the Council Chambers and other Council properties are insured against flood and who Council's Insurers are.	<p>The General Manager advised that when a natural disaster, which would include flooding, has been declared by the State Government funding becomes available for emergency works (100%) and permanent restoration of Council assets (75% up to \$116,000 and 100% after that amount). Roads and Maritime Services administers road related claims and Public Works administers other non-road assets. Restoration of damage to uninsured Council assets will be considered, however, financial assistance is not to take the place of normal insurance.</p> <p>Council's all Risk Property insurance, which provides this coverage, is obtained as part of Council's membership of the United Independent Pools which consists of the 16 members of WESTPOOL and METROPOOL. The Policy includes coverage for flooding with an annual aggregate of \$10M across the Pool with a deductible of \$200,000 per occurrence for each location. The Policy is obtained from Affiliated FM, the Australian agency of FM Global.</p> <p>In the light of the past flood events in Queensland and Northern New South Wales, the Management Committee of the Pools is reviewing current arrangements with a view to recommending appropriate changes to the Board.</p>
2	Bassett	Requested that when Council renews its membership with Hawkesbury Radio, that staff ensure that prior to renewal membership numbers are reviewed to those reported in the Gazette.	The General Manager advised that the request has been noted and will be actioned at the appropriate time.

## ORDINARY MEETING

### Questions for Next Meeting

#	Councillor	Question	Response
3	Tree	Reported that there is a substantial amount of graffiti on the rear exterior wall of the Auto One building near Windsor Station and enquired if staff can ask Rotary to remove it.	Director Infrastructure Services advised that Rotary removed the graffiti on Monday, 5 March 2012. This area is a known graffiti 'hot spot' and as such is regularly monitored.
4	Paine	Enquired about the progress of the recommendation from the Windsor Traffic Study for a No left turn onto The Terrace.	Director Infrastructure Services advised that implementation of this action from the Windsor Traffic Study has been endorsed by the Local Traffic Committee at its meeting of 13 February 2012. The recommendation will be implemented subject to public consultation, which is anticipated to be undertaken in the fourth quarter 2011/2012.
5	Paine	Enquired if Council Rangers issue fines to Taxi drivers who unload passengers with disabilities at the rear of bus stops.	<p>Director City Planning advised that Council's interpretation of the Road Rules is that a Taxi should not stop in a bus zone.</p> <p>Council's Parking Officers may use discretion in relation to these and other offences when considering the issue of a penalty notice. Where a Taxi is observed stopping in a bus zone dropping off or picking up a disabled passenger, the officer usually advises the driver of the potential offence and requests that they move their vehicle as soon as practical. Where Council's Parking Officers have not observed any justifiable reason for the taxi stopping in the bus zones, such as the vehicle is unoccupied or the driver is not assisting a disabled person or "just going to the shop for a minute", this offence often results in the issuing of a penalty notice.</p>
6	Paine	Referred to the Councillor Briefing Session regarding the proposal from Richmond Club to put a Caravan "rest-a-while" area in Windsor, and enquired about the progress of the matter.	The General Manager advised that legal aspects of the proposal such as usage under the current Plan of Management for Macquarie Park, permissibility and requirements of the use and any lease/licence under the Local Government Act, etc. and actions required were being clarified to enable the matter to be reported to Council for consideration and it is anticipated that this will occur in the near future.

**ORDINARY MEETING****Questions for Next Meeting**

#	Councillor	Question	Response
7	Paine	Advised that shopping trolleys from Windsor Woolworths and Coles were being left on the streets and inhibiting Councils street sweepers from carrying out routine cleaning. Councillor Paine asked if staff could contact the organisations regarding trolley collection.	Director City Planning advised that the Managers of Coles and Woolworths at Windsor have been contacted by telephone and advised of these concerns. The trolleys are collected by two separate contractors and the Managers of these supermarkets will contact their contractors to make the necessary additional arrangements for the trolleys to be collected at closing time of each of these stores. Council's Regulatory staff will also monitor the situation over the coming weeks and, should there not be any improvement in the situation, appropriate regulatory action may be taken.
8	Williams	Asked for an update in respect of a previous request for staff to investigate the provision of a drop off zone for patients using the Medical Centre in Fitzgerald Street.	Director Infrastructure Services advised that investigations are currently being finalised. It is anticipated that this matter will be reported to the Local Traffic Committee in April 2012.

**ATTACHMENTS:**

There are no supporting documents for this report.

**oooO END OF REPORT Oooo**

**ORDINARY MEETING**

Questions for Next Meeting



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meeting

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