



COFFS HARBOUR CITY COUNCIL
ORDINARY MEETING
(PLANNING, ENVIRONMENT AND DEVELOPMENT COMMITTEE)
COUNCIL CHAMBERS
COUNCIL ADMINISTRATION BUILDING
COFF AND CASTLE STREETS, COFFS HARBOUR
19 FEBRUARY 2004
AT 5.00 P.M.

Contents

ITEM	DESCRIPTION	PAGE
GENERAL MANAGER'S REPORT		
2	QUARTERLY PERFORMANCE REPORTING FOR QUARTER ENDING 31 DECEMBER 2003	1
PLANNING, ENVIRONMENT AND DEVELOPMENT DEPARTMENT REPORTS		
PED4	ENVIRONMENTAL LEVY PROJECTS	8
PED5	COFFS HARBOUR REGIONAL RESOURCE RECOVERY PROJECT	11
PED6	RURAL LANDS STRATEGIC PLAN: NON-STATUTORY PUBLIC ASSESSMENT	13
CORPORATE SERVICES DEPARTMENT REPORT		
F9	RATING REVIEW WORKING PARTY - INTERIM RECOMMENDATION	16



COFFS HARBOUR CITY COUNCIL
ORDINARY MEETING
(PLANNING, ENVIRONMENT AND DEVELOPMENT COMMITTEE)
19 FEBRUARY 2004

Mayor and Councillors

GENERAL MANAGER'S REPORT

2 QUARTERLY PERFORMANCE REPORTING FOR QUARTER ENDING 31 DECEMBER 2003

Purpose:

To report on the achievement of customer service guarantees and performance targets for the October to December 2003 quarter.

Description of Item:

Council's Management Plan contains, among other things, customer service guarantees and performance targets for the year. The quarterly performance report describes the actual performance results as compared to the expected performance results.

A summary of results for each customer service guarantee is provided in Attachment 1 to this report.

A list of significant achievements for the quarter is provided in Attachment 2 to this report.

A summary of actual performance against each performance target is detailed in a separate booklet that is distributed with this business paper.

Sustainability Assessment:

This report monitors Council's performance of strategies as outlined in the 2003/04 Management Plan. An assessment using social, economic, and financial indicators applies to individual strategies and an overall assessment is not required.

cont'd

2 Quarterly Performance Reporting For Quarter Ending 31 December 2003 (cont'd)

Consultation:

Managers from all Council departments have submitted performance reports for objectives that relate to their areas of responsibility. This involved consultation with appropriate staff and capturing data from Council's computer system.

Related Policy and / or Precedents:

Quarterly Performance Reports have been submitted to Council since the implementation of Council's first Management Plan in the 1994/95 Financial year.

Statutory Requirements:

Section 407 of the 1993 Local Government Act requires the General Manager to submit performance reports to Council within two months following the end of each quarter (i.e. July to September, October to December, January to March and April to June). The report is to describe the extent to which performance targets set out in Council's Management Plan have been met during the quarter.

Council's Annual Report is to include a yearly review on the achievement of performance targets set out in Council's Management Plan for that year.

Issues:

There are 50 principal objectives incorporating 246 performance measures identified in Council's 2003/2004 Management Plan. Of the performance measures 14 were not achieved during the quarter. These measures account for 5.7% of the total performance measures. Table 1 lists those measures that were not achieved. All other performance measures were either achieved or are not yet due for completion.

TABLE 1

Original Measure	Revised Measure	Comment
City Image		
Promote and instill Triple Bottom Line decision making into: <ul style="list-style-type: none">• Purchasing by Sept 03• Tenders by Oct 03• Capital Works Jan 04• Development Application Apr 04	Dec 2004	Resourcing issues (Sustainability Officer on extended leave)
Gordon Street revitalization completed by December 2003.	June 2004	Resourcing issues have hampered progress

cont'd

2 Quarterly Performance Reporting For Quarter Ending 31 December 2003 (cont'd)

Basic Infrastructure		
Completion of Marcia St drainage investigation by December 2003	Dec 2004	Deferred pending appointment of new Flooding & Drainage Engineer
Completion of Bakers Road detention basin design & environmental assessment by December 2003	March 2004	Progress slowed pending appointment of new Flooding & Drainage Engineer
Cultural & Community		
East Boambee Community Centre completed by December 2003.	March 2004	Completion date delayed as a result of high level of building activity,
Rural Lands		
Resolution of settlement issues by 31 July 2003	Dec 2004	Settlement strategy program developed. Extensive research continuing
Transport		
Community consultation on Cycleway strategy undertaken by December 2003	June 2004	Consultation committee formed. Project is linked to the Integrated Transport Plan
Feasibility study on green people mover undertaken by December 2003	June 2004	Resourcing issues have hampered progress
Complete integrated transport plan by December 2003	March 2005	Resourcing issues have now been resolved
Environment		
Stormwater Management Plan partly reviewed by December 2003	June 2004	Commenced
Regional waste processing facility contracts awarded by December 31, 2003.	June 2004	Tenders currently being assessed
Flying Fox Management Plan complete by December 2003	To be determined	Draft prepared. Awaiting comment from stake holders eg NPWS
Employment & Investment		
Review Airport Masterplan by 31 December 2003	30 April 2004	Review held over pending introduction of new airport regulations. Since commenced
Sports Industry Strategic plan completed by December 2003	July 2004	Delayed due to workload associated with events planned for 2004

Comments:

Comparison of Council's customer services guarantees as detailed in attachment 1 to this report show the response time has remained at a satisfactory level. The increase in activity in the building and development industries has placed additional pressure on many areas throughout the organization. Having regard for this, the level of achievement of 94.7% of performance measures is an excellent result for the quarter.

cont'd

2 Quarterly Performance Reporting For Quarter Ending 31 December 2003 (cont'd)

Implementation Date / Priority:

Management will continue to monitor the organisation's performance with a view to improving service delivery.

Recommendation:

1. That Council notes the issues surrounding those measures that have not been achieved for the period ending 31 December 2003:

Original Measure	Revised Measure	Comment
City Image		
Promote and instill Triple Bottom Line decision making into: <ul style="list-style-type: none"> • Purchasing by Sept 03 • Tenders by Oct 03 • Capital Works Jan 04 • Development Application Apr 04 	Dec 2004	Resourcing issues (Sustainability Officer on extended leave)
Gordon Street revitalization completed by December 2003.	June 2004	Resourcing issues have hampered progress
Basic Infrastructure		
Completion of Marcia St drainage investigation by December 2003	Dec 2004	Deferred pending appointment of new Flooding & Drainage Engineer
Completion of Bakers Road detention basin design & environmental assessment by December 2003	March 2004	Progress slowed pending appointment of new Flooding & Drainage Engineer
Cultural & Community		
East Boambee Community Centre completed by December 2003.	March 2004	Completion date delayed as a result of high level of building activity,
Rural Lands		
Resolution of settlement issues by 31 July 2003	Dec 2004	Settlement strategy program developed. Extensive research continuing
Transport		
Community consultation on Cycleway strategy undertaken by December 2003	June 2004	Consultation committee formed. Project is linked to the Integrated transport Plan
Feasibility study on green people mover undertaken by December 2003	June 2004	Resourcing issues have hampered progress
Complete integrated transport plan by December 2003	March 2005	Resourcing issues have now been resolved

cont'd

2 Quarterly Performance Reporting For Quarter Ending 31 December 2003 (cont'd)

Environment		
Stormwater Management Plan partly reviewed by December 2003	June 2004	Commenced
Regional waste processing facility contracts awarded by December 31, 2003.	June 2004	Tenders currently being assessed
Flying Fox Management Plan complete by December 2003	To be determined	Draft prepared. Awaiting comment from stake holders eg NPWS
Employment & Investment		
Review Airport Masterplan by 31 December 2003	30 April 2004	Review heldover pending introduction of new airport regulations. Since commenced
Sports Industry Strategic plan completed by December 2003	July 2004	Delayed due to workload associated with events planned for 2004

2. That Council note the achievements of customer service guarantees, as outlined in Attachment 1 of the General Manager's Report, for the October to December 2003 quarter.
3. That Council note the organisation's significant achievements, as outlined in Attachment 2 of the General Manager's Report, for the October to December 2003 quarter.
4. That Council note the achievement of performance targets, as outlined in a separate booklet, which is available in the Councillors room, for the October to December 2003 quarter.
5. That Council continues to monitor its performance with a view to improving service delivery.

Pat Littler
Acting General Manager

Attachments:**Attachment 1****CUSTOMER SERVICE GUARANTEES – QUARTERLY COMPARISON**

Guarantee	2003/2004 Oct-Dec	2002/2003 Oct-Dec
Respond to verbal enquiries within three working days.	98% (562)	98% (768)
Customer waiting time at service counters does not exceed five minutes	100%	100%
Respond to major pollution incidents within one hour.	100% (1)	100% (2)
Investigate 90% of complaints relating to stray dogs and stock within four hours	90% (252)	93% (379)
Attend to 90% of all emergency call outs within four hours.	100% (5)	100% (5)
Reply to requests for work in public parks within seven days.	100% (127)	97% (205)
All development applications processed within 40 days.	87% (473)	94% (451)
Seal potholes on local roads within seven days.	100% (28)	100% (30)
Repair or remove dangerous signs within one day.	92% (15)	92% (13)
Repair defective signs within seven days.	100% (22)	100% (13)
Grade gravel roads at least once per year.		100%
Clear blocked drains likely to cause property damage within one day.	100% (11)	100% (6)
Issue payment certificates within 14 days of receipt of claim from the contractor.	95% (36)	100% (20)
Respond to water supply disruptions within two hours.	100% (20)	98% (54)
Respond to sewer system failures within two hours.	100% (463)	100% (375)

Significant Achievements during the quarter

- Harbour Plan placed on exhibition and submissions invited
- Jetty Theatre refurbishment complete
- Swimming pool and games room complete at Park Beach Holiday Park
- Council adopted its “preferred highway bypass corridor”
- 46 Council events staged including Mayoral Ball, Awards Functions, Australian Citizenship Ceremonies, Civic Welcomes, Mayoral Receptions etc
- Accenture triathlon/Olympic qualification race held at the Jetty
- Developer contribution plans for West Woolgoolga and Moonee release areas placed on exhibition
- Park Ave revitalization works complete
- 194 subdivision inspections were carried out in the quarter resulting in 23 new subdivisions
- Australian beach volleyball championships held at Aanuka resort
- Park Avenue bus zone and taxi rank refurbishment works completed
- Developer contribution plans for Coffs Harbour Road Network, Surf Rescue Equipment, and the Harbour Plan placed on exhibition
- Deep Sea release project well underway with significant works completed
- Drainage installation at York Street Oval complete
- Woolgoolga Seniors’ Centre – Management Committee’s Management Plan completed
- Significant Camphor Laurel removal at Murray Drive, Ann Street, Marjorie Street and Griffith Avenue.
- Heritage Program adopted
- Submissions called for 2004-05 Environmental Levy Program
- Supplementary State of the Environment complete
- 60 percent of waste diverted from landfill.
- Waste bin configuration trials implemented
- Regional Waste Strategy adopted by Mid Waste
- Sports unit achieved full cost mitigation for all events
- Two new businesses opened up on airport during the quarter.

PLANNING, ENVIRONMENT AND DEVELOPMENT DEPARTMENT REPORTS

PED4 ENVIRONMENTAL LEVY PROJECTS

Purpose:

To provide Council with a quarterly status report on the projects funded under the Environmental Levy Program.

Description of Item:

A description of the status of the Environmental Levy Program as at 30 December 2003, including total funding against actual expenditure is included in this report. A broad description of outstanding projects by year of funding allocation is included in this report.

Sustainability Assessment:

- **Environment**

Projects included in the Environmental Levy Program all address State of the Environment Report priority one issues.

- **Social**

The criteria used in assessing Environmental Levy submissions includes:

- generate a community benefit,
- be community based.

Many projects included in the program are undertaken by community groups.

- **Economic**

Broader Economic Implications

The Environmental Levy Program funds projects that would not normally be undertaken with revenue funding. The program is operating within budget.

Management Plan Implications

Environmental Levy funds are recognised within the Management Plan on an annual basis.

Consultation:

Council staff and relevant community groups have been consulted in preparing this report.

cont'd

Ped4 Environmental Levy Projects (cont'd)

Related Policy and / or Precedents:

Council has previously received quarterly reports on the status of Environmental Levy Projects.

Statutory Requirements:

The Ministerial approval for the Environmental Levy Rate increase was obtained in June 1997 in accordance with provisions of section 508 (2) of the Local Government Act, 1993.

Issues:

- **Status of Environmental Levy Program as at 30 December 2003**

Funding available from the Environmental Levy to 30 December 2003 is summarised as follows:

Details	Year of Allocation of Funds							Total
	1997-8	1998-9	1999-0	2000-1	2001-2	2002-3	2003-4	
Environmental Levy Funds available	15000	4376	33162	38996	138917	221968	700536	1152955
Expenditure to 30 December 2003	14254	0	0	8903	3274	21931	218080	266442
Remaining Funds	746	4376	33162	30093	135643	200037	482456	886513

- **Project Issues**

- **1998-99 Funding:** The Woolgoolga Lake walk is in final planning stages. The composting toilet (including 1999/00 grant) has not proceeded and reallocation of this grant is recommended.
- **1999-00 Funding:** The Local Aboriginal Land Council Brodie Drive Nature Trail (\$10,700 grant) is in the final stages of planning; it is likely to commence construction within the next quarter. A cultural heritage licence has been granted for commencement of the Boambee Headland Walkway.
- **2000-01 Funding:** A Green Corps Team is to commence construction of the Solitary Islands Coastal Walk at the Hills Beach section in April 2004. Rock armouring of the Woolgoolga Lake seawall is to be completed within the coming two months.

cont'd

Ped4 Environmental Levy Projects (cont'd)

- **Project Status Reports**

- **1997-98 Funding:** Coffs Creek Bank Protection Works have commenced leaving the original Environmental Levy grant pool almost entirely expended.
- **1999-00 Funding:** The Contaminated Lands project is completed, results are being made available to Council and other agencies. Woolgoolga Mullaway Headland works to be finalised by May 2004.
- **2000-01 Funding:** Several coastal projects to be completed within next two months (Solitary Island Coastal Walk – Hills Beach Section, Bitou Control and Regionally Significant Headland Vegetation Restoration).
-
- **2001-02 Funding:** Coffs Harbour City Council Bushland Regeneration works are ongoing. Bonville Creek revegetation and erosion control (Crossmaglen) commenced and due for completion by June 2004.
- **2002-03 Funding:** Ongoing works for the Biodiversity, Sustainability and Greenhouse Action Projects. Continuation of clearance of gross pollutant traps following recent rainfall. Ulong Creek restoration works nearing completion (due April/May 2004).
- **2003-04 Funding:** Most projects now active for this funding period. Water Sensitive Urban Design trial site at Boambee East Community Centre now complete. Indian Mynah eradication trials have commenced.

- **Achievements for the Quarter**

- Completion of the last outstanding project for the first year of funding (1997/98).
- Completion of the Contaminated Lands Project.
- Completion of Coffs Harbour Water Quality Study.
- Completion of the Water Sensitive Urban Design trial site.
- Finalisation of Energy Efficient Street Lighting Project.
- Ongoing activities for the Vegetation Management Strategy (vegetation mapping, ground truthing and landholder liaison).
- Ongoing Orara River restoration works.
- Ongoing bushland regeneration works.

Recommendation:

- 1. That Council notes the status of the Environmental Levy Projects as at 30 December 2003 outlined in the report.**
- 2. That the \$4,888.20 allocated to composting toilets from the 1998/99 and 1999/2000 funding periods be returned to the grant pool for the 2004/05 funding period.**
- 3. That Council continues to monitor the Environmental Levy Program to ensure earliest completion of projects.**

PED5 COFFS HARBOUR REGIONAL RESOURCE RECOVERY PROJECT

Purpose:

To advise on the progress on the regional resource recovery project, and to seek Council's approval for inspection of reference facilities, if required.

Description of Item:

The regional Waste Working Party has been meeting to advance a long-term waste management and resource recovery solution for the region. The Working Party comprises Councillor Bill Palmer, Council staff, consultants and Councillors and staff of Nambucca and Bellingen Shire Councils.

Following the calling of expressions of interest, Council called selective tenders for the Coffs Harbour Regional Resource Recovery Project. Tenders closed in November 2003 and are currently being considered by the Working Party.

Most, but not all of the tenderers proposed technology solutions were previously inspected and evaluated. It is now apparent that, subject to the outcomes of reference facility information which is currently being sought, there may be a need for inspections of additional overseas facilities.

The Working Party, at its meeting of 30 January 2003, recommended that a Council officer, Council's consultant, and a Bellingen Shire Council officer visit the overseas reference facilities if required. This would likely entail a short visit overseas for one week, including travel time.

Due to the need to properly evaluate tenders, gain decisions from Bellingen and Nambucca Councils, and the intervening local government elections, it is likely that Council will not be in a position to award the contract to the successful tenderer until May/June 2004. The overseas reference facility inspections would likely occur in early March 2004.

Sustainability Assessment:

- **Environment**

This project has been the subject of several reports to Council which have explained the environmental benefits of what is proposed, which include maximising resource recovery and reducing emissions to the environment.

- **Social**

The proposal will reduce the impacts of existing waste management operations at Englands Road on surrounding neighbours and allow for development potential of surrounding land to be realised.

cont'd

Ped5 Coffs Harbour Regional Resource Recovery Project (cont'd)

- **Economic**

Broader Economic Implications

The regional approach will significantly reduce costs to Coffs Harbour residents. The facility will also conserve valuable landfill space and reduce Council's waste management costs over the next two decades.

The cost for a Council officer, consultant and possible part contribution for the Bellingen staff member would be approximately \$15,000.

Management Plan Implications

The costs for the reference facility checks would be met from existing budgets, and possibly grant funds. In anticipation of the likely expenses involved in this project, a separate budget (Contract Investigation Works) was created in the 2003/04 Management Plan.

Recommendation:

That Council authorise the General Manager to approve overseas travel for staff to undertake waste processing technology reference facility evaluation, should this become necessary.

Purpose:

The purpose of this report is to advise Council that the Commissioners of Inquiry for Environment and Planning have accepted Council's request for a Non-Statutory Public Assessment of aspects of the Rural Lands Strategic Plan.

The report recommends that the General Manager be granted delegation to make a submission to the Assessment on behalf of Council (copy supplied separately to Councillors).

Description of Item:

Council, at its meeting held on the 21 August 2003, resolved, inter alia, to hold an Assessment into aspects of the Rural Lands Strategic Plan. The adopted Terms of Reference are:

- "1. *The Assessment is to consider the proposed subdivision provisions referred to as 'deferred matters' in Coffs Harbour City Local Environmental Plan (Amendment No. 15) including:*
 - *the implications of preventing or allowing subdivision in the Drinking Water Catchment of Karangi dam and areas outside of Coramba-Karangi-Upper Orara and Nana Glen-Bucca during the trial period;*
 - *the implications of allowing subdivision of mapped banana lands without the requirement to use the land for the purpose of banana growing (Clause 18(3)).*
2. *The social, economic and environmental impacts, perceived outcomes and sustainability of dispersed settlement (small holdings) for the land zoned 1A Rural Agriculture.*
3. *The issues raised in the submissions received in relation to the exhibition of the Draft Rural Lands Strategic Plan that are relevant to the points above."*

Report:

Council sought to hold the Assessment by the Commissioners of Inquiry to enable a range of expert and community based views to be publicly and independently assessed. It is expected that a number of State government agencies and community representatives will make a submission to the Assessment.

The draft submission is generally self-explanatory and deals with the three main issues, namely:

- environmental subdivision;
- banana subdivision;
- dispersed settlement.

The submission puts forward a case for the environmental subdivision and banana subdivision proposals outlined in the Rural Lands Strategic Plan, but also addresses some of the shortcomings of these proposals. The submission also addresses the issues and implications for Coffs Harbour of dispersed settlement.

cont'd

Ped6 Rural Lands Strategic Plan: Non-Statutory Public Assessment (cont'd)

This report recommends that Council grant delegation to the General Manager to make the submission on the basis of: avoiding pecuniary interest issues; limited time for making a submission; and enabling Councillors to remain at arms length from the process. The Commissioners of Inquiry will make a final report and recommendation back to Council for a determination; Council makes the final decision on the matters dealt with at the Assessment.

Sustainability Assessment:

- **Environment**

There are no issues relevant to environmental sustainability.

- **Social**

The Assessment provides a structured means of public participation which is appropriate given the controversy over rural settlement patterns and some community concerns over the consultation process used for the Rural Lands Strategic Plan.

- **Economic**

Broader Economic Implications

The Assessment is expected to cost in the order of \$30,000 to \$40,000. The rural lands extend for over 90% of the land area of the City and the cost implications of future settlement patterns are significant. In this context, the Assessment is a worthwhile investment in helping Council to determine the future direction for the rural lands.

Management Plan Implications

The Rural Lands Strategic Plan represents one of Council's major policy directions under the Management Plan. Funds have been allocated within the Strategic Planning Branch budget to conduct the Assessment.

Consultation:

The Assessment represents an important component of the consultation process as it enables stakeholders to be heard by an independent body.

Statutory Requirements:

The Assessment is a non-statutory public assessment, but it will be governed by the protocols of the Office of the Commissioners of Inquiry.

cont'd

Ped6 Rural Lands Strategic Plan: Non-Statutory Public Assessment (cont'd)

Recommendation:

- 1. That Council grant delegation to the General Manager to make a submission to the Non-Statutory Public Assessment by the Commissioners of Inquiry in relation to the Coffs Harbour City Rural Lands Strategic Plan.**
- 2. That a report on the Commissioners' findings and recommendations be submitted to Council for determination when the Commissioners' report is finalised.**

Gina Vereker
Director, Planning Environment and Development

CORPORATE SERVICES DEPARTMENT REPORT

F9 RATING REVIEW WORKING PARTY - INTERIM RECOMMENDATION

Purpose:

Request for the Minister for Local Government and Director General for Land and Property Information to bring forward next revaluation of the City by 12 months to a base date of 1 July 2004.

Description of Item:

On 4 December 2003, Council resolved to establish a working party of key stake holders to examine short and long term solutions to major shifts in land valuations in the City area and the working party report to Council by the first Council meeting in March.

The terms of reference and representation on the Working Party was reported to Council on 18 December 2003, Council resolved as follows:

- "1. *The proposed terms of reference, for the Working Party, be approved.*
2. *Expressions of interest be invited for community representatives to be on the Working Party.*
3. *The Mayor, Chairman of Corporate Services and General Manager, be given delegated authority to select the community representatives and schedule the first meeting.*
4. *The local State Member and a representative from the Department of Local Government be invited to participate in the Working Party.*
5. *Any Councilor that wishes to be involved in the Working Party may attend."*

The terms of reference are:

Short term:

- a) *To examine what relief, if any, may be provided to residential ratepayers affected by substantial rate increases in 2003/04 and who are experiencing hardship in meeting the additional levy.*

This relief to include, but not limited to, an investigation of the following options:

- *Residential rate reduction for 2003/04*
- *Interest rate reduction on outstanding rates*
- *Other opportunities which may be raised that provide direct relief*

- b) *To consider mediation as a means of assisting affected ratepayers with their communication/negotiation with Council*

cont'd

F9 Rating Review Working Party - Interim Recommendation (cont'd)

Long term:

To consider ways to minimise the overall impact on rates of new valuations when there are significant valuation increases.

The long term assessment to include a review of options within existing legislation and guidelines (the local Government Act 1993, Rating and Revenue Raising Manual, etc) and other options which would require legislative change.

The proposed membership was:

- **Council representatives:**
*Corporate Services Committee Chairman
Two other Councillor representatives
Director of Corporate Services*

- **The community representatives are:**
*Sawtell
Jetty
Coffs Harbour
Northern Beaches
Rural area
Business*

- **Other representatives:**
*Local State Member
Department of Local Government*

Advertisements were placed in local newspapers for community representatives on the Working Party. Nine applications were received. Under delegated authority, the Mayor, Chairman of Corporate Services Committee and General Manager appointed the nine applicants to the Working Party and scheduled the first meeting for 27 January.

The community representatives are:

Mrs Ray Hackett
Mr Steve Pratt
Mr Barry Barnett
Mr Greg McCourt
Mr Peter Teschner
Mr Graeme Ryder
Mr Phil Miller
Mr John Hindle
Mr Ian Hogbin

Both the Department of Local Government and State Member were also invited to join the Working Party.

The Working Party has now met three times, ie, 27 January, 3 February and 10 February. Notes from the meetings and other information distributed to members have also gone to Councillors.

cont'd

F9 Rating Review Working Party - Interim Recommendation (cont'd)

Councillor Ian Ovens, Vice Chairman of Corporate Services Committee, has chaired the meetings. Other Councillors have attended meetings as members.

The Working Party considered a proposal to bring forward the next general revaluation by 12 months, ie, to a base date of 1 July 2004. The Working Party unanimously agreed to support the proposal and place it before Council as soon as possible. This is necessary if there is to be any chance of obtaining approval from the Minister for Local Government and Director General for Land and Property Information, as general valuations are scheduled well in advance and use contracted valuation companies.

Other recommendations from the Working Party are likely to be determined on Tuesday 24 February, so they can be reported to Council on 4 March.

Sustainability Assessment:

- **Economic**

There are no perceived current or future environmental impacts.

- **Social**

The Working Party considered that a new valuation would be based on land prices to reflect a broader market impact across the whole City. This was not the case at the last valuation. As such, it is considered that there would be greater equity in valuations and consequentially in rates. It could mean, however, that some areas may be adversely affected given some below average increases in 2002.

- **Economic**

Broader Economic Implications

There would be no impact on Council's rate income. Council's overall income levels would still be maintained in accordance with rate pegging legislation.

There is likely to be no significant cost to Council of bringing forward the valuation by 12 months. It may be at no additional cost. The following valuation would be scheduled to take place after three years.

Ratepayers whose property values increased considerably by 1 July 2002 (the base date of the last general valuation) may see reduced rates whilst ratepayers whose property values increased after 1 July 2002, may see increased rates.

Management Plan Implications

There are no Management Plan implications.

Consultation:

The Working Party has considered the issues. A representative of the Valuer General has provided an indication of trends in values since the last general valuation.

cont'd

F9 Rating Review Working Party - Interim Recommendation (cont'd)

Related Policy and / or Precedents:

General valuations have been brought forward in the past, by the State Government.

Statutory Requirements:

Council must use new valuations for rating purposes but has no statutory power to determine when valuations are undertaken or by whom.

Issues:

If the next general valuation is brought forward 12 months, as previously mentioned, it is likely to bring forward a correction to land values and rates.

This is, however, dependent on the valuation trends and the property prices being achieved in localities at the base date of the valuation, ie, 1 July 2004.

There is no guarantee that all ratepayers, who incurred a significant rate increase this year will have a rate reduction or even not have a further rate increase. Likewise, not all ratepayers who had a rate decrease this year would necessarily incur an increase in rates.

It is considered, however, that on the whole, the next valuation will bring about more equity in rating and therefore, the general valuation should be brought forward 12 months, if possible.

Implementation Date / Priority:

If the general valuation is brought forward 12 months, it would apply to rates in 2005/2006.

Recommendation:

That Council apply to the Minister for Local Government and the Director General for Land and Property Information to have the next general valuation of the City brought forward 12 months, ie to a base date of 1 July 2004, subject to it being at no or minimal additional cost to Council.

That it should be noted that, if the Minister and Director agree to bring the valuation forward, the new values would apply to rates in 2005/2006.

Kyme Lavelle
Director of Corporate Services