

The following document is the minutes of the Council and Committee meetings held on 19 July 2007. These minutes are subject to confirmation as to their accuracy at the next meeting to be held on 16 August 2007 and therefore subject to change. Please refer to minutes of 16 August 2007 for confirmation.



COFFS HARBOUR CITY COUNCIL

ORDINARY MEETING

(CORPORATE BUSINESS COMMITTEE)

COUNCIL CHAMBERS

COUNCIL ADMINISTRATION BUILDING

COFF AND CASTLE STREETS, COFFS HARBOUR

19 JULY 2007

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COFFS HARBOUR CITY COUNCIL

ORDINARY MEETING

(CORPORATE BUSINESS COMMITTEE)

19 JULY 2007

Present: Councillors K D Rhoades (Mayor), I J Ovens (Deputy Mayor), W D Featherstone, I D Hogbin, C O Joass, R W McKelvey, W R Palmer and G R Smithers.

Staff: General Manager, Assistant General Manager/ Director Corporate Business, Acting Director Land Use, Health and Development, Director of City Services and Executive Assistant.

Leave of Absence: J C Bonfield

The meeting commenced at 5.00pm with the Mayor, Cr K D Rhoades in the chair.

APOLOGY

- 90 **RESOLVED** (Joass/Palmer) that an apology received from Cr Featherstone for unavoidable absence be received and leave be granted for the current meeting of Council.

PRESENTATION

The Mayor made a presentation to Rick Mockridge in recognition of his commitment and dedication to the Bicycle Users Group.

CONFIRMATION AND ADOPTION OF MINUTES

- 91 **RESOLVED** (Joass/McKelvey) that the minutes of the Land Use, Health & Development Committee Meeting held on 5 July 2007 be confirmed as a true and correct record of proceedings.
- 92 **RESOLVED** (Joass/Palmer) that the minutes of the City Services Committee Meeting held on 5 July 2007 be confirmed as a true and correct record of proceedings.

CORPORATE BUSINESS COMMITTEE

- 93 **RESOLVED** (Joass/Palmer) that the Ordinary Meeting of Council be adjourned and Council now resolve into the Corporate Business Committee meeting, the time being 5.07pm.

The Mayor invited Councillor Hogbin to chair the Corporate Business Committee.

CORPORATE BUSINESS DEPARTMENT REPORTS

C45 PAYING ON-SITE SEWER MANAGEMENT ADMINISTRATION FEE BY INSTALMENTS

To enable on-site sewer management administration fees included on Council's rates and charges notice to be paid by instalments.

- CB60 **RECOMMENDED** (McKelvey/Ovens) that any fee for On-site Sewage Management Administration may be paid in a single instalment or by quarterly instalments as if it were a rate or a charge.

C46 FIXING OF RATES 2007/2008

Fixing of the rates, annual charges, user charges and interest charges for 2007/2008.

- CB60 **RECOMMENDED** (Smithers/McKelvey) that Council:

1. Make an Ordinary Rate – Residential, pursuant to Section 494 of the Local Government Act, for 2007/2008 of (0.28704c) in the dollar and a Base Amount of (\$235.00) on the Land Value of all rateable land in the City categorised Residential (under Section 516 of the Local Government Act). The levying of base amounts within this category represents 32% of the total levy yield.

C46 Fixing Of Rates 2007/2008 ...(Cont'd)

2. Make an Ordinary Rate – Business, pursuant to Section 494 of the Local Government Act, for 2007/2008 of (0.77462c) in the dollar and a minimum rate of (\$392.00) on the Land Value of all rateable land in the City categorised Business (under Section 518 of the Local Government Act) EXCEPT land under the sub-category of Business named 'City Centre Business'.
3. Make an Ordinary Rate – City Centre Business, pursuant to Section 494 of the Local Government Act, for 2007/2008 of (1.10839c) in the dollar and a minimum rate of (\$392.00) on the Land Value of all rateable land in the City sub-categorised 'City Centre Business' (under Section 529 of the Local Government Act).
4. Make an Ordinary Rate – Farmland, pursuant to Section 494 of the Local Government Act, for 2007/2008 of (0.28704c) in the dollar and a Base Amount of (\$235.00) on all rateable land in the City categorised Farmland (under Section 515 of the Local Government Act). The levying of base amounts within this category represents 20% of the total levy yield.
5. Make a Special Rate – Environmental, pursuant to Section 496 of the Local Government Act, for 2007/2008 on all rateable land in the City of (0.00873c) in the dollar on the land value, together with a Base Amount of (\$16.00). The levying of base amounts for this special rate represents 49% of the total levy yield.

The Council has formed the opinion that all rateable land in the City will benefit from the works and services proposed to be carried out as reported to and adopted by Council, at its Ordinary meeting held on 19 April 2007.

6. Make an Annual Charge – Sewerage Access Charges, pursuant to Section 501 of the Local Government Act, for 2007/2008 on all rateable land in the City categorised Residential or Farmland, (under Section 516 or 515 of the Local Government Act) EXCEPT land prescribed under Section 552(3)(a) and (b) of the Local Government Act.

The amount of the annual charge will be: -

- I. For land comprising a single residential dwelling, or a lot within a strata plan - \$600.00.
- II. For vacant land - \$408.00.
- III. For land on which is erected a building or buildings adapted for two or more separate occupations, including (but not limited to) a dual occupancy or residential flat building(s) not being part of a strata plan, the amount derived by applying the formula $AC = ET \times \$600.00$. Where AC equals the Annual Charge, ET equals the Equivalent Tenement factor and \$600.00 is the unit price.

C46 Fixing Of Rates 2007/2008 ...(Cont'd)

The ET factor will be determined,

- a. If the number of occupations is 2, 3 or 4, by applying the formula:

$$ET = D \times 0.85$$

- b. If the number of occupations is more than four, by applying the formula:

$$ET = 0.85D + 0.7R$$

Where, "ET" equals the Equivalent Tenement factor, "D" equals the number of separate occupations not exceeding four, "S" equals the total number of separate occupation, "R" equals "S" minus "D" and \$600.00 equals the unit price.

The following table (Table 1) shows the annual sewer access charge applicable for properties having a particular number of separate occupations.

Table 1 - Annual Sewer Access Charge for residential and farmland properties

Where "(No)" is the number of separate occupations "ET" is the equivalent tenement factor and "Amount" is the Annual Charge.

No.	ET	Amount	No.	ET	Amount	No.	ET	Amount	No.	ET	Amount	No.	ET	Amount
1	1.00	600.00	21	15.30	9,180.00	41	29.30	17,580.00	61	43.30	25,980.00	81	57.30	34,380.00
2	1.70	1,020.00	22	16.00	9,600.00	42	30.00	18,000.00	62	44.00	26,400.00	82	58.00	34,800.00
3	2.55	1,530.00	23	16.70	10,020.00	43	30.70	18,420.00	63	44.70	26,820.00	83	58.70	35,220.00
4	3.40	2,040.00	24	17.40	10,440.00	44	31.40	18,840.00	64	45.40	27,240.00	84	59.40	35,640.00
5	4.10	2,460.00	25	18.10	10,860.00	45	32.10	19,260.00	65	46.10	27,660.00	85	60.10	36,060.00
6	4.80	2,880.00	26	18.80	11,280.00	46	32.80	19,680.00	66	46.80	28,080.00	86	60.80	36,480.00
7	5.50	3,300.00	27	19.50	11,700.00	47	33.50	20,100.00	67	47.50	28,500.00	87	61.50	36,900.00
8	6.20	3,720.00	28	20.20	12,120.00	48	34.20	20,520.00	68	48.20	28,920.00	88	62.20	37,320.00
9	6.90	4,140.00	29	20.90	12,540.00	49	34.90	20,940.00	69	48.90	29,340.00	89	62.90	37,740.00
10	7.60	4,560.00	30	21.60	12,960.00	50	35.60	21,360.00	70	49.60	29,760.00	90	63.60	38,160.00
11	8.30	4,980.00	31	22.30	13,380.00	51	36.30	21,780.00	71	50.30	30,180.00	91	64.30	38,580.00
12	9.00	5,400.00	32	23.00	13,800.00	52	37.00	22,200.00	72	51.00	30,600.00	92	65.00	39,000.00
13	9.70	5,820.00	33	23.70	14,220.00	53	37.70	22,620.00	73	51.70	31,020.00	93	65.70	39,420.00
14	10.40	6,240.00	34	24.40	14,640.00	54	38.40	23,040.00	74	52.40	31,440.00	94	66.40	39,840.00
15	11.10	6,660.00	35	25.10	15,060.00	55	39.10	23,460.00	75	53.10	31,860.00	95	67.10	40,260.00
16	11.80	7,080.00	36	25.80	15,480.00	56	39.80	23,880.00	76	53.80	32,280.00	96	67.80	40,680.00
17	12.50	7,500.00	37	26.50	15,900.00	57	40.50	24,300.00	77	54.50	32,700.00	97	68.50	41,100.00
18	13.20	7,920.00	38	27.20	16,320.00	58	41.20	24,720.00	78	55.20	33,120.00	98	69.20	41,520.00
19	13.90	8,340.00	39	27.90	16,740.00	59	41.90	25,140.00	79	55.90	33,540.00	99	69.90	41,940.00
20	14.60	8,760.00	40	28.60	17,160.00	60	42.60	25,560.00	80	56.60	33,960.00	100	70.60	42,360.00

* Where ET exceeds 100 the formula $AC = ET \times \$600.00$ applies

C46 Fixing Of Rates 2007/2008 ...(Cont'd)

7. Make an Annual Charge – Sewerage Access Charges, pursuant to Section 501 of the Local Government Act, for 2007/2008 on all rateable land in the City categorised Business or within the Business subcategory ‘City Centre Business’, (under Section 518 or 529 of the Local Government Act) EXCEPT land prescribed under Section 552(3)(a) and (b) of the Local Government Act.

The amount of the annual charge will be: -

For vacant land - \$408.00.

For occupied land the charge will be calculated using the formula:

SDF x MF x AC factor

Where: SDF = Sewer Discharge Factor**

MF = Meter Factor (refer to table 2)***

AC factor = \$584.00 (base charge for 2007/08)

** SDFs have been determined using State Government guidelines.

*** Where the aggregate meter factor (MF) for a property is greater than one (1) the amount in excess of one (1) is discounted by 40%. The discounted MF is then used in the above formula.

Where no water meter is installed on an occupied property (able to be connected to the sewerage system) a Meter Factor (MF) equal to one (1) and a Sewer Discharge Factor (SDF) equal to 95% will be assumed for the calculation of the annual sewer access charge (i.e. 1 x 95% x \$584.00 = \$554.80)

Table 2 - Meter factors for Annual Sewer Access Charge (Business)

Meter Size (in mm)	Charge Factor	Meter Size (in mm)	Charge Factor	Meter Size (in mm)	Charge Factor
15	1.00	40	4.00	100	25.00
20	1.00	50	6.30	150	56.30
25	1.60	65	10.60	200	100.00
32	2.60	80	16.00	Fire Service (any size)	0.00

8. Make an Annual Charge for Domestic Waste Service – Occupied, pursuant to Section 496 of the Local Government Act, for 2007/2008 on all occupied rateable land in the City, categorised Residential or Farmland (under Section 515 or 516 of the Local Government Act), to which a domestic waste service is provided EXCEPT land to which a domestic waste service is provided by Clarence Waste Solutions (or any substitute contractor).

The amount of the annual charge will be the amount derived by applying the formula: C = S x UD

C46 Fixing Of Rates 2007/2008 ...(Cont'd)

Where "C" equals the annual charge, "S" equals the number of general waste bins provided to the parcel of land or lot in a strata plan for collection or the number of separate occupations, or one (1), whichever is the greater, and "UD" (Unit Price Domestic Waste) is \$305.00.

Table three shows the annual charge applicable for a particular number of domestic waste services.

Table 3 – Annual Charge for Domestic Waste Services

Where "No" is equal to "S" and "Amount" is equal to "C" in the above formula.

No.	Amount	No.	Amount	No.	Amount	No.	Amount	No.	Amount
1	305.00	11	3,355.00	21	6,405.00	31	9,455.00	41	12,505.00
2	610.00	12	3,660.00	22	6,710.00	32	9,760.00	42	12,810.00
3	915.00	13	3,965.00	23	7,015.00	33	10,065.00	43	13,115.00
4	1,220.00	14	4,270.00	24	7,320.00	34	10,370.00	44	13,420.00
5	1,525.00	15	4,575.00	25	7,625.00	35	10,675.00	45	13,725.00
6	1,830.00	16	4,880.00	26	7,930.00	36	10,980.00	46	14,030.00
7	2,135.00	17	5,185.00	27	8,235.00	37	11,285.00	47	14,335.00
8	2,440.00	18	5,490.00	28	8,540.00	38	11,590.00	48	14,640.00
9	2,745.00	19	5,795.00	29	8,845.00	39	11,895.00	49	14,945.00
10	3,050.00	20	6,100.00	30	9,150.00	40	12,200.00	50	15,250.00

* Where (No) exceeds 50 the formula $C = S \times UD$ applies.

Subsidiary (or extra) Domestic Waste Services pursuant to Section 501 of the Local Government Act, for 2007/2008 will incur the following annual charges per service:

- I. Domestic General Waste Service - \$100.00
 - II. Domestic Recycling Service - \$63.00
 - III. Domestic Organic Waste Service - \$95.00
9. Make an Annual Charge for Domestic Waste Service - Occupied, (Ex-Pristine) pursuant to Section 496 of the Local Government Act, for 2007/2008 on all occupied rateable land in the City, categorised Residential, Business and Farmland (under Sections 515, 516 or 518 of the Local Government Act) to which a two bin weekly domestic waste service is provided by Clarence Waste Solutions (or any substitute contractor).

The amount of the annual charge will be the amount derived by applying the formula $C = S \times UDP(2)$ where "C" equals the annual charge, "S" equals the number of services provided to the parcel of land or lot in a strata plan and "UDP(2)" is \$198.00.

Table four shows the annual charge applicable for a particular number of (2 bin) domestic waste services for the Ex-Pristine Waters area.

C46 Fixing Of Rates 2007/2008 ...(Cont'd)

Table 4 – Annual Charge for Domestic Waste Services (Ex-Pristine Waters 2 bins)

Where (No) is equal to "S" and "Amount" is equal to "C" in the above formula.

No.	Amount	No.	Amount	No.	Amount	No.	Amount	No.	Amount
1	198.00	11	2,178.00	21	4,158.00	31	6,138.00	41	8,118.00
2	396.00	12	2,376.00	22	4,356.00	32	6,336.00	42	8,316.00
3	594.00	13	2,574.00	23	4,554.00	33	6,534.00	43	8,514.00
4	792.00	14	2,772.00	24	4,752.00	34	6,732.00	44	8,712.00
5	990.00	15	2,970.00	25	4,950.00	35	6,930.00	45	8,910.00
6	1,188.00	16	3,168.00	26	5,148.00	36	7,128.00	46	9,108.00
7	1,386.00	17	3,366.00	27	5,346.00	37	7,326.00	47	9,306.00
8	1,584.00	18	3,564.00	28	5,544.00	38	7,524.00	48	9,504.00
9	1,782.00	19	3,762.00	29	5,742.00	39	7,722.00	49	9,702.00
10	1,980.00	20	3,960.00	30	5,940.00	40	7,920.00	50	9,900.00

10. Make an Annual Charge for Domestic Waste Service - Occupied, (Ex-Pristine) pursuant to Section 496 of the Local Government Act, for 2007/2008 on all occupied rateable land in the City, categorised Residential, Business and Farmland (under Sections 515, 516 or 518 of the Local Government Act) to which a three bin weekly domestic waste service is provided by Clarence Waste Solutions (or any substitute contractor).

The amount of the annual charge will be the amount derived by applying the formula $C = S \times \text{UDP}(3)$ where "C" equals the annual charge, "S" equals the number of services provided to the parcel of land or lot in a strata plan and "UDP(3)" is \$237.00.

Table five shows the annual charge applicable for a particular number of (3 bin) domestic waste services for the Ex-Pristine Waters area.

Table 5 – Annual Charge for Domestic Waste Services (Ex-Pristine Waters 3 bins)

Where (No) is equal to "S" and "Amount" is equal to "C" in the above formula.

No.	Amount	No.	Amount	No.	Amount	No.	Amount	No.	Amount
1	237.00	11	2,607.00	21	4,977.00	31	7,347.00	41	9,717.00
2	474.00	12	2,844.00	22	5,214.00	32	7,584.00	42	9,954.00
3	711.00	13	3,081.00	23	5,451.00	33	7,821.00	43	10,191.00
4	948.00	14	3,318.00	24	5,688.00	34	8,058.00	44	10,428.00
5	1,185.00	15	3,555.00	25	5,925.00	35	8,295.00	45	10,665.00
6	1,422.00	16	3,792.00	26	6,162.00	36	8,532.00	46	10,902.00
7	1,659.00	17	4,029.00	27	6,399.00	37	8,769.00	47	11,139.00
8	1,896.00	18	4,266.00	28	6,636.00	38	9,006.00	48	11,376.00
9	2,133.00	19	4,503.00	29	6,873.00	39	9,243.00	49	11,613.00
10	2,370.00	20	4,740.00	30	7,110.00	40	9,480.00	50	11,850.00

C46 Fixing Of Rates 2007/2008 ...(Cont'd)

11. Make an Annual Charge for Non-Rateable Domestic Waste Service, pursuant to Section 496 of the Local Government Act, for 2007/2008 on all occupied non-rateable properties in the City to which a waste collection service is provided.

The amount of the annual charge will be the amount derived by applying the formula $C = S \times UN$, where "C" equals the annual charge, "S" equals the number of general waste bins provided for collection or the number of separate occupations, or one (1) whichever is the greater and "UN" (Unit Price Non-Rateable) is \$305.00.

Table six shows the annual charge applicable for a particular number of non-rateable domestic waste services.

Table 6 – Annual Charge for Non-Rateable Domestic Waste Services

Where "No" is equal to "S" and "Amount" is equal to "C" in the above formula.

No.	Amount	No.	Amount	No.	Amount	No.	Amount	No.	Amount
1	305.00	11	3,355.00	21	6,405.00	31	9,455.00	41	12,505.00
2	610.00	12	3,660.00	22	6,710.00	32	9,760.00	42	12,810.00
3	915.00	13	3,965.00	23	7,015.00	33	10,065.00	43	13,115.00
4	1,220.00	14	4,270.00	24	7,320.00	34	10,370.00	44	13,420.00
5	1,525.00	15	4,575.00	25	7,625.00	35	10,675.00	45	13,725.00
6	1,830.00	16	4,880.00	26	7,930.00	36	10,980.00	46	14,030.00
7	2,135.00	17	5,185.00	27	8,235.00	37	11,285.00	47	14,335.00
8	2,440.00	18	5,490.00	28	8,540.00	38	11,590.00	48	14,640.00
9	2,745.00	19	5,795.00	29	8,845.00	39	11,895.00	49	14,945.00
10	3,050.00	20	6,100.00	30	9,150.00	40	12,200.00	50	15,250.00

* Where (No) exceeds 50 the formula $C = S \times UN$ applies.

Subsidiary (or extra) Non-Rateable Domestic Waste Services pursuant to Section 501 of the Local Government Act, for 2007/2008 will incur the following annual charges per service:

- I. General Waste Service - \$100.00
- II. Recycling Service - \$63.00
- III. Organic Waste Service - \$95.00

12. Make an Annual Charge for Domestic Waste – Unoccupied, pursuant to Section 496 of the Local Government Act, for 2007/2008 of \$50.00 on all vacant rateable land in the City categorised Residential and Farmland, (under Section 515 or 516 of the Local Government Act), to which a domestic waste service is available.
13. Make an Annual Charge for Non-Domestic Waste – Occupied, pursuant to Section 501 of the Local Government Act for 2007/2008, on all occupied rateable land in the City, categorised Business or sub-categorised City Centre Business (under Section 518 or 529(2)(d) of the Local Government Act), to which a waste collection service is provided.

C46 Fixing Of Rates 2007/2008 ...(Cont'd)

The amount of the annual charge will be the amount derived by applying the formula $C = S \times UB$, where "C" equals the annual charge, "S" equals the number of general waste bins provided to the parcel of land or lot in a strata plan for collection or the number of separate occupations, or one (1) whichever is the greater and "UB" (Unit Price - Non Domestic) is \$305.00.

Table seven shows the annual charge applicable for a particular number of non-domestic waste services.

Table 7 – Annual Charge for Non-Domestic Waste Services

Where "No" is equal to "S" and "Amount" is equal to "C" in the above formula.

No.	Amount	No.	Amount	No.	Amount	No.	Amount	No.	Amount
1	305.00	21	6,405.00	41	12,505.00	61	18,605.00	81	24,705.00
2	610.00	22	6,710.00	42	12,810.00	62	18,910.00	82	25,010.00
3	915.00	23	7,015.00	43	13,115.00	63	19,215.00	83	25,315.00
4	1,220.00	24	7,320.00	44	13,420.00	64	19,520.00	84	25,620.00
5	1,525.00	25	7,625.00	45	13,725.00	65	19,825.00	85	25,925.00
6	1,830.00	26	7,930.00	46	14,030.00	66	20,130.00	86	26,230.00
7	2,135.00	27	8,235.00	47	14,335.00	67	20,435.00	87	26,535.00
8	2,440.00	28	8,540.00	48	14,640.00	68	20,740.00	88	26,840.00
9	2,745.00	29	8,845.00	49	14,945.00	69	21,045.00	89	27,145.00
10	3,050.00	30	9,150.00	50	15,250.00	70	21,350.00	90	27,450.00
11	3,355.00	31	9,455.00	51	15,555.00	71	21,655.00	91	27,755.00
12	3,660.00	32	9,760.00	52	15,860.00	72	21,960.00	92	28,060.00
13	3,965.00	33	10,065.00	53	16,165.00	73	22,265.00	93	28,365.00
14	4,270.00	34	10,370.00	54	16,470.00	74	22,570.00	94	28,670.00
15	4,575.00	35	10,675.00	55	16,775.00	75	22,875.00	95	28,975.00
16	4,880.00	36	10,980.00	56	17,080.00	76	23,180.00	96	29,280.00
17	5,185.00	37	11,285.00	57	17,385.00	77	23,485.00	97	29,585.00
18	5,490.00	38	11,590.00	58	17,690.00	78	23,790.00	98	29,890.00
19	5,795.00	39	11,895.00	59	17,995.00	79	24,095.00	99	30,195.00
20	6,100.00	40	12,200.00	60	18,300.00	80	24,400.00	100	30,500.00

* Where (No) exceeds 100 the formula $C = S \times UB$ applies

Subsidiary (or extra) Non-Domestic Waste Services pursuant to Section 501 of the Local Government Act, for 2007/2008 will incur the following annual charges per service:

- I. Non-Domestic General Waste Service - \$100.00
- II. Non-Domestic Recycling Service - \$63.00

14. Make an Annual Charge for Non-Domestic Waste – Unoccupied, pursuant to Section 501 of the Local Government Act, for 2007/2008 of \$50.00 on all vacant rateable land in the City categorised Business or sub-categorised City Centre Business (under Section 518 or 529(2)(d) of the Local Government Act) to which a non domestic waste service is available.

C46 Fixing Of Rates 2007/2008 ...(Cont'd)

15. Make an Annual Fee for On-site Sewage Administration (low/medium risk systems), pursuant to Section 608 of the Local Government Act for 2007/2008 on each property on which an on-site sewage management system(s) is installed EXCEPT land formerly within the former Pristine Waters Council. The criterion for the determination of low/medium and high risk sewage systems is prescribed in Council's On-Site Sewage Management Strategy.

The amount of the fee will be the amount derived by applying the formula $C = OS \times USL$ where "C" equals the annual fee, "OS" equals the number of on-site sewage management systems and "USL" (Unit Price - On-site Sewage Administration) is \$20.00 for low/medium risk sewage users.

Table eight shows the annual fee applicable for a particular number of on-site sewage management systems (low/medium risk)

Table 8 – Annual Fee for On-Site Sewage Administration (low/medium risk)

Where "No" is equal to "OS" and "Amount" is equal to "C" in the above formula.

No.	Amount	No.	Amount	No.	Amount	No.	Amount	No.	Amount
1	20.00	5	100.00	9	180.00	13	260.00	17	340.00
2	40.00	6	120.00	10	200.00	14	280.00	18	360.00
3	60.00	7	140.00	11	220.00	15	300.00	19	380.00
4	80.00	8	160.00	12	240.00	16	320.00	20	400.00

* Where number (No) exceeds 20 the formula $C = OS \times USL$ applies

16. Make an Annual Fee for On-site Sewage Administration (High Risk Users), pursuant to Section 608 of the Local Government Act for 2007/2008 on each property on which an on-site sewage management system is installed EXCEPT land formerly within the former Pristine Waters Council. The criterion for the determination of low/medium and high risk sewage users is prescribed in Council's On-Site Sewage Management Strategy.

The amount of the fee will be the amount derived by applying the formula $C = OS \times USH$ where "C" equals the annual fee, "OS" equals the number of on-site sewage management systems and "USH" (Unit Price - On-site Sewage Administration) is \$50.00 for high risk sewage users.

Table nine shows the annual fee applicable for a particular number of on-site sewage management systems (high risk)

C46 Fixing Of Rates 2007/2008 ...(Cont'd)

Table 9 – Annual Fee for On-Site Sewage Administration (high risk)

Where “No” is equal to “OS” and “Amount” is equal to “C” in the above formula.

No.	Amount	No.	Amount	No.	Amount	No.	Amount	No.	Amount
1	50.00	5	250.00	9	450.00	13	650.00	17	850.00
2	100.00	6	300.00	10	500.00	14	700.00	18	900.00
3	150.00	7	350.00	11	550.00	15	750.00	19	950.00
4	200.00	8	400.00	12	600.00	16	800.00	20	1,000.00

* Where number (No) exceeds 20 the formula $C = OS \times USH$ applies

17. Make an Annual Charge – Water Access Charges, pursuant to Section 501 of the Local Government Act, for 2007/2008 on all rateable land in the City categorised Residential (under Section 516 of the Local Government Act) EXCEPT land prescribed under Section 552(2) of the Local Government Act.

The amounts of the annual charges will be:

- I. For vacant land or land comprising a single residential dwelling, or a lot within a strata plan - \$108.00.
- II. For land on which is erected a building or buildings adapted for two or more separate occupations, including (but not limited to) a dual occupancy or residential flat building(s) not being part of a strata plan, the amount derived by applying the formula $AC = \$216.00 + ((T-2) \times \$43.20)$ where “AC” equals the Annual Charge, “T” equals the number of separate occupations (tenements), \$216.00 is the price for the first two occupations (tenements), and \$43.20 is the unit price for the third and subsequent occupations (tenements).

18. Make an Annual Charge – Water Access Charges, pursuant to Section 501 of the Local Government Act, for 2007/2008 on all rateable land in the City categorised Business or Farmland (under Section 515, 518 or 529 of the Local Government Act) EXCEPT land prescribed under Section 552(2) of the Local Government Act.

The amount of the annual charges will be:

- I. For vacant land or occupied land that is not connected to the water supply - \$108.00.
- II. For land not included in (I) above and on which the aggregate charging factor is not greater than two (2), the amount derived by applying the formula $AC = F \times \$108.00$ where “AC” equals the Annual Charge, “F” equals the aggregate of the charge factors for all meters on the property (see table 10 below for charge factors), and \$108.00 is the unit price.

C46 Fixing Of Rates 2007/2008 ...(Cont'd)

III. For land not included in (I) above and on which the aggregate charging factor is greater than two (2), the amount derived by applying the formula $AC = \$216.00 + ((F-2) \times \$43.20)$ where "AC" equals the Annual Charge, "F" equals the aggregate of the charge factors for all meters on the property (see table 10 below for charge factors), \$216.00 is the unit price for the first two charge factors and \$43.20 is the unit price for the charge factors in excess of two.

Table 10 - Charge Factors for Water Access Charge (Business/Farmland)

Meter Size (in mm)	Charge Factor	Meter Size (in mm)	Charge Factor	Meter Size (in mm)	Charge Factor
15	1.00	40	4.00	100	25.00
20	1.00	50	6.30	150	56.30
25	1.60	65	10.60	200	100.00
32	2.60	80	16.00	Fire Service (any size)	1.00

19. Make an Annual Charge - Water Backflow Charges, pursuant to Section 501 of the Local Government Act, for 2007/2008 of (\$16.00) per assessment on all rateable land for assessments with a meter fitted with a testable backflow device in respect of land prescribed under Section 552(1).
20. Make an Annual Charge for Effluent Removal, pursuant to Section 501 of the Local Government Act, for 2007/2008 of (\$355.00) for each system able to be connected to the sewerage system. Properties with this charge applied are also charged an annual sewer access charge of \$600.00.
21. Make an Annual Charge for Effluent Removal (Special), pursuant to Section 501 of the Local Government Act, for 2007/2008 of (\$600.00) for each system not able to be connected to the sewerage system. A subsidised pump-out service is provided with this charge.
22. Make an Annual Charge for Trade Waste Discharge, pursuant to Section 501 of the Local Government Act, for 2007/2008 for each discharge point discharging other than domestic waste into the sewer.

The amount of the charge will be the amount derived by applying the formula $AC = T \times UW$, where "AC" equals the annual charge, "T" equals the number of discharge points and "UW" (Unit Price – Trade Waste) is \$165.00.

Table eleven shows the annual charge applicable for a particular number of discharge points.

C46 Fixing Of Rates 2007/2008 ...(Cont'd)

Table 11 – Annual Charge for Trade Waste Discharge

Where “No” equals T and Amount = “A” in the above formula.

No.	Amount	No.	Amount	No.	Amount	No.	Amount	No.	Amount
1	165.00	5	825.00	9	1,485.00	13	2,145.00	17	2,805.00
2	330.00	6	990.00	10	1,650.00	14	2,310.00	18	2,970.00
3	495.00	7	1,155.00	11	1,815.00	15	2,475.00	19	3,135.00
4	660.00	8	1,320.00	12	1,980.00	16	2,640.00	20	3,300.00

* Where number (No) exceeds 20 the formula $AC = T \times UW$ applies

23. Make a Water Usage Charge, pursuant to Section 501 of the Local Government Act, for the 2007/2008 water charge period of (\$1.89) per kilolitre for each kilolitre of water registered, up to a daily average of one (1) kilolitre per tenement supplied for the period read, on the aggregate of all meters fitted to any Residential property, this is to be known as the Tier 1 (or Step 1) water usage charge.

The 2007/2008 water charge period is from the last meter reading before 30 June 2007 to the last reading before 30 June 2008.

24. Make a Water Usage Charge, pursuant to Section 501 of the Local Government Act, for the 2007/2008 water charge period of (\$2.27) per kilolitre for each kilolitre of water registered, over a daily average of one (1) kilolitre per tenement supplied for the period read, on the aggregate of all meters fitted to any Residential property, this is to be known as the Tier 2 (or Step 2) water usage charge.

The 2007/2008 water charge period is from the last meter reading before 30 June 2007 to the last reading before 30 June 2008.

25. Make a Water Usage Charge (Raw Water Supply), pursuant to Section 501 of the Local Government Act, for the 2007/2008 water charge period of (\$0.95) per kilolitre for each kilolitre of water registered, up to a daily average of one (1) kilolitre per tenement supplied for the period read, on the aggregate of all meters fitted, this is to be known as the Tier 1 (or Step 1) raw water usage charge.

The 2007/2008 water charge period is from the last meter reading before 30 June 2007 to the last reading before 30 June 2008.

26. Make a Water Usage Charge (Raw Water Supply), pursuant to Section 501 of the Local Government Act, for the 2007/2008 water charge period of (\$1.14) per kilolitre for each kilolitre of water registered, over a daily average of one (1) kilolitre per tenement supplied for the period read, on the aggregate of all meters fitted, this is to be known as the Tier 2 (or Step 2) raw water usage charge.

C46 Fixing Of Rates 2007/2008 ...(Cont'd)

The 2007/2008 water charge period is from the last meter reading before 30 June 2007 to the last reading before 30 June 2008.

27. Make a Water Usage Charge, pursuant to Section 501 of the Local Government Act, for the 2007/2008 water charge period of (\$1.89) per kilolitre for each kilolitre of water registered on any meter fitted to any Non-Residential property.

The 2007/2008 water charge period is from the last meter reading before 30 June 2007 to the last reading before 30 June 2008.

28. Make a Sewer Usage Charge, pursuant to Section 501 of the Local Government Act, for the 2007/2008. This charge per kilolitre (applied to non-residential water supplies) varies depending on Sewer Discharge Factors (SDF) allocated to individual water meters on individual properties. SDFs are determined using State Government guidelines.

The charge per kilolitre is determined by using the formula: $SUC = SDF \times \$1.56$, where "SUC" equals sewer usage charge (per kilolitre), "SDF" equals Sewer Discharge Factor and \$1.56 is the unit price per kilolitre. Usage is determined with the use of water meters, which in certain circumstances may not be directly connected to Council's water supply.

Sewer usage charges for 2007/2008 will be applied on a pro-rata basis from 1 July 2007 for the first quarterly water charge period.

29. Make a Water Usage Charge, pursuant to Section 501 of the Local Government Act, for the 2007/2008 water charge period of (\$5.67) per kilolitre for each kilolitre of water registered on any meter fitted for providing a fire service at a property.

The 2007/2008 water charge period is from the last meter reading before 30 June 2007 to the last reading before 30 June 2008.

30. Make an Annual Stormwater Management Service Charge, pursuant to Section 496A of the Local Government Act, for 2007/2008, to be applied against rateable properties categorised as Business or Residential (under Section 516, 518 or 529 of the Local Government Act) within Council's stormwater catchments.

The amount of the annual charges will be:

- I. For Residential properties (not being strata units) - a flat charge of \$25.00 will apply.
- II. For Residential Strata Units - a flat charge of \$12.50 will apply.
- III. For Business properties (not being strata units) less than or equal to 10,000 square metres in area, - the charge is based on total land area.

C46 Fixing Of Rates 2007/2008 ...(Cont'd)

Divide the total land area by 350 square metres. This will result in an amount which, (rounded up to the nearest whole number) is multiplied by \$25.00.

This annual charge will therefore be an amount divisible by \$25.00 with the minimum charge being \$25.00 for properties having a land area of 350 square metres or less.

- IV. For Business properties (not being strata units) having land areas greater than 10,000 square metres in area, - the charge is based on total land area using two components.

The first component of the annual charge is \$725.00 – the charge for properties of 10,000 square metres in area (using the charge method from point III above).

The second component of this charge is for the area of the property in excess of 10,000 square metres. The land area in excess of 10,000 square metres is divided by 10,000 square metres. This will result in an amount which, (rounded up to the nearest whole number) is multiplied by \$25.00.

The second component is then added to the first component of the charge (\$725.00) to give a total charge for the property. This annual charge will therefore be an amount divisible of \$25.00 with the minimum charge being \$750.00 for properties having a land area greater than 10,000 but less than 20,000 square metres.

- V. For Business Strata Units (in a complex containing only business units) - the charge is determined by a method similar to that detailed in point III above, except that the total land area charge for the strata complex (being a multiple of the \$25.00 charge) is further apportioned to individual strata units within the complex using the unit entitlement recorded for each unit. . A minimum charge of \$5.00 per strata unit applies to calculated charges less than this amount.
- VI. For Business Strata Units (in a mixed complex containing residential units) – the charge for these units will be the same as residential strata units being a flat charge of \$12.50.

31. Make an Interest Charge, pursuant to Section 566 of the Local Government Act, for 2007/2008 of 10.00% per annum, calculated daily on a simple basis, on overdue rates and charges EXCEPT water and sewer usage charges.

C47 GRANTING OF VOLUNTARY PENSION REBATES

To confirm the granting of voluntary pension rebates for Domestic Waste charges for 2007/08 and extend the voluntary rebate to apply to the Special Rate – Environmental rate for 2007/08.

CB62 RECOMMENDED (Joass/Smithers) that:

1. Council grant a voluntary rebate under Section 582 of the Local Government Act in 2007/08 to eligible pensioners in respect of the Special Rate – Environmental and Domestic Waste. The level of rebate to be:
 - In the case of the Special Rate – Environmental – the amount that is the difference between 50% of the ad valorem rate and 50% of the Base Amount and the Mandatory Rebate to be applied under Section 575 of the Local Government Act.
 - In the case of the Domestic Waste Charge – the amount that is the difference between \$87.50 and the Mandatory Rebate to be applied under Section 575 of the Local Government Act.
2. It be noted that Council provides an amount of \$1,578,000 in its 2007/08 budget to meet its cost of providing pension rebates of which \$568,000 is provided on a voluntary basis.

C48 MONTHLY BUDGET REVIEW FOR MAY 2007

To report on the estimated budget position as at 31 May 2007.

CB63 RECOMMENDED (Palmer/Joass) that :

1. The variations in the attached exception report be approved.
2. The revised Budget position as at 30 April 2007 be noted:

Estimated Budget Position as at 31 May 2007:

	General Account \$	Water Account \$	Sewer Account \$
Original Budget adopted 29th June 2006	Nil	49,713 (D)	77,342 (S)
Approved variations to 30 April 2007	26,614 (D)	145,335 (D)	1,702,724 (S)
Recommended variations for May per attached exception report	Nil	Nil	Nil
Estimated result 2006/07 as at 31 May 2007	<u>26,614 (D)</u>	<u>195,048 (D)</u>	<u>1,780,066 (S)</u>

C49 HARBOURSIDE PROJECT REPORT

To report to Council on the consultation in relation to the Harbourside Concepts Document and seeking approval for the final planning stage of the project.

MOTION

CB64 MOVED (Rhoades/Palmer) that:

1. Council note the results of the Community Consultation in relation to the Harbourside Project Concepts Document as detailed in the consultant's reports and place the Summary Report (Attachment "A") and Community Consultation Reports on Council's website.
2. Council note the recommendations of the Project Management Team as detailed in Attachment "B".
3. Council endorse the statements contained under the heading Present Position Attachment "B" as being its response to the Community Consultation and the Project Management Team recommendations.
4. Council continue the engagement of the planning consultants, EDAW, to complete the Development Control Plan for lands west of the railway in the Harbourside Precinct.
5. Council does not support the inclusion of Site E (including Jetty Oval) and site F (Englands Park) for consideration and development in the future Plan of Management for the Harbourside Precinct other than for the purposes of allowing an upgrade of the Pet Porpoise Pool or other community use.
6. The Harbourside Strategic Planning Group remain in place until Department of Lands presents its' Plan of Management for the Harbourside Area.
7. Subject to funding and preparation and adoption of the Plan of Management by the Minister for Lands for the Harbourside Area, Council prepare detailed plans for improvements to the foreshore public recreation areas under its control as Corporate Manager of the State Park.
8. Council endorse the concept plan for Fergusons Cottage including State Heritage listing of the site, and support continued targeted consultation with the Aboriginal community.
9. Council and Lands exchange letters of support and continued cooperation to ensure coordination to complete the planning for the Harbourside area.
10. Council continue to liaise with the Lands Department in relation to finding a permanent solution to the sand build up in the Harbour.

C49 Harbourside Project Report ...(Cont'd)

AMENDMENT

MOVED (Smithers/Hogbin) that:

1. Council note the results of the Community Consultation in relation to the Harbourside Project Concepts Document as detailed in the consultant's reports and place the Summary Report (Attachment "A") and Community Consultation Reports on Council's website.
2. Council note the recommendations of the Project Management Team as detailed in Attachment "B".
3. Council endorse the statements contained under the heading Present Position Attachment "B" as being its response to the Community Consultation and the Project Management Team recommendations.
4. Council continue the engagement of the planning consultants, EDAW, to complete the Development Control Plan for lands west of the railway in the Harbourside Precinct.
5. Council does not support the inclusion of Site E (including Jetty Oval) and site F (Englands Park) for consideration and development in the future Plan of Management for the Harbourside Precinct other than for the purposes of allowing an upgrade of the Pet Porpoise Pool or other community use.
6. As a critical point has been reached in the Harbour Plan planning of that area now solely related to the Dept of Lands and therefore the Strategic Planning Group is no longer required.
7. Subject to funding and preparation and adoption of the Plan of Management by the Minister for Lands for the Harbourside Area, Council prepare detailed plans for improvements to the foreshore public recreation areas under its control as Corporate Manager of the State Park.
8. Council endorse the concept plan for Fergusons Cottage including State Heritage listing of the site, and support continued targeted consultation with the Aboriginal community.
9. Council and Lands exchange letters of support and continued cooperation to ensure coordination to complete the planning for the Harbourside area.
10. Council continue to liaise with the Lands Department in relation to finding a permanent solution to the sand build up in the Harbour.

The **AMENDMENT** on being put to the meeting was **LOST**.

The **MOTION** on being put to the meeting was **CARRIED**.

C49 Harbourside Project Report ...(Cont'd)

SUPPLEMENTARY MOTION

CB65 RECOMMENDED (Hogbin /Rhoades) that:

1. The Present Position for Sites A and C as reported on Attachment "B" be amended by the inclusion of the words "Noted by Council" and "Supported by Lands".
2. The Present Position for Sites B, D and E as reported on Attachment "B" be amended by the inclusion of the words "Lands to action by preparation of Plan of Management".

The **SUPPLEMENTARY MOTION** on being put to the meeting was **CARRIED**.

ADJOURNMENT OF MEETING

CB66 RECOMMENDED (Rhoades/Palmer) that the Ordinary Meeting of Council be adjourned for a period of 15 minutes from 5.40pm – 5.55pm.

C50 RENEWAL OF LEASES FOR COUNCIL'S PUBLIC SWIMMING POOLS

To seek approval of Council as corporate manager of the Coffs Coast State Park Trust and the Woolgoolga Swimming Pool and Recreation Reserve Trust to renew the leases of Council's three public swimming pools at Coffs Harbour, Sawtell and Woolgoolga; and to set fees, charges and subsidies for the 2007-2008 swimming season.

CB67 RECOMMENDED (Smithers/Joass) that:

1. Council, as corporate manager of the Coffs Coast State Park Trust and the Woolgoolga Swimming Pool and Recreation Reserve Trust, subject to the consent of the Minister administering the Crown Lands Act 1989, agree to the option renewal of leases upon the terms and conditions as indicated in the body of the report to the existing respective pool lessees as indicated:
 - Excellence in Aquatics Pty Ltd – Coffs Harbour War Memorial Olympic Swimming Pool;
 - T & L Raven Enterprises Pty Ltd – Sawtell Swimming Pool; and
 - Woolgoolga Swimming Pool Pty Ltd – Woolgoolga Swimming Pool.
 2. Any necessary documents associated with the renewal of leases for the Coffs Harbour, Sawtell and Woolgoolga Swimming Pools be executed under the Common Seal of Council.
-

C50 Renewal Of Leases For Council's Public Swimming Pools ...(Cont'd)

3. That the approved budget of the Sawtell Caravan Park be varied to include a payment to Council of \$12,000 in relation to the operation of the Sawtell Pool for 2007/2008.
 4. That investigation into options to fund future capital works at the three swimming pools continue, and a report be brought back to Council.
-

C51 SAWTELL TOORMINA SPORT AND RECREATION (REX HARDAKER OVAL AND RUGBY PARK) - EXPRESSION OF INTEREST FOR GRANT UNDER NSW SPORT AND RECREATION REGIONAL SPORTS FACILITIES PROGRAMME 2007/2008

To seek approval from Council to financially support an application for capital assistance from NSW Sport and Recreation Department for the upgrading of lighting infrastructure at Rex Hardaker Oval and Rugby Park.

CB68 RECOMMENDED (Rhoades/Palmer) that:

1. Council support an application being made to the NSW Sport and Recreation Department Regional Sports Facility Programme to upgrade the lighting at Rex Hardaker Oval and Rugby Park to 100 lux.
 2. If successful Council consider matching funding on a dollar for dollar basis up to a maximum of \$30,000 in the 2008/2009 Management Plan.
-

C52 OUTSTANDING REPORTS AND RESOLUTIONS AWAITING IMPLEMENTATION

To provide Council with an update of requests for reports and previous resolutions to Council awaiting implementation.

CB69 RECOMMENDED (Ovens/McKelvey) that the report be noted.

C53 BANK BALANCES AND INVESTMENTS FOR MAY 2007

To list Council's Bank Balances and Investments as at 31 May 2007.

CB70 RECOMMENDED (Ovens/Smithers) that the bank balances and investments totalling one hundred and forty six million, two hundred and twenty eight thousand, one hundred and eighty seven dollars (\$146,228,187) as at 31 May 2007 be noted.

CONCLUSION OF CORPORATE BUSINESS COMMITTEE MEETING

The Chairperson advised that the business of the Corporate Business Committee had concluded and requested a motion to close the Committee meeting and move into Open Council.

- CB71 RECOMMENDED** (Palmer/Joass) that the Committee now move into Open Council.

The chairperson invited the Mayor to resume the chair. The Mayor resumed chairmanship of the meeting at 5.58pm.

ADOPTION OF CORPORATE BUSINESS COMMITTEE REPORT

- 94 RESOLVED** (McKelvey/Smithers) that the recommendations of the Corporate Business Committee meeting be received and adopted.

REQUESTS FOR LEAVE OF ABSENCE

- 95 RESOLVED** by consent that Cr Smithers be granted leave of absence from Council on 16 August 2007.

MATTERS OF AN URGENT NATURE

1. Vandalism - Bus Shelter

Cr Rhoades asked if Council is intending to seek compensation for damages following the recent arson attack on the bus shelter in Elizabeth St, Coffs Harbour.

The General Manager took this matter on notice.

QUESTIONS WITHOUT NOTICE

1. Drag Line at Boat Ramp

Cr Ovens questioned why there is a drag line currently at the boat ramp.

The Director of City Services advised it has been cleaning out sand build up in the Harbour, in line with a previous resolution of Council.

2. Boat Ramp Maintenance

Cr Palmer asked for the yearly cost of clearing the sand from the boat ramp.

The Director of City Services advised the costs were itemised in a recent report to Council, however on memory the figures were approximately \$100,000 per year to maintain the boat ramp and another \$300,000 per year to maintain the Jetty Foreshore area.

3. The Harbour

Cr McKelvey asked if the Harbour will become unusable in the future if it is not dredged.

The Director of City Services advised that the Harbour would become unusable if not dredged. Council has been liaising with the Department of Lands to produce a long term plan for dredging the Harbour with a view to put the sand onto Park Beach, as it is an eroding beach. Discussions are also being held with Department of Lands to potentially transfer sand mining from Boambee Beach to the Harbour to facilitate the dredging process.

GENERAL BUSINESS

1. Woolgoolga Skate Park

Cr Joass expressed concern for public safety in the area surrounding the Woolgoolga skate park and enquired if Council could employ Rangers to patrol key problem areas, particularly during the school holiday periods.

The General Manager indicated this is a police matter and not a Council matter, therefore Rangers could not be employed for such a purpose, however Council will bring this issue to the attention of local Police.

2. Thank you to Jenni Eakins

Cr Joass expressed appreciation for the assistance given by Jenni Eakins to a ratepayer who had concerns associated with carrying food, for a Diabetic Condition, into licensed premises.

3. Woolgoolga U12 Netball Team

Cr Joass advised that Woolgoolga Netball Club's U12 team are now State champions following a weekend of 23 games of netball in which they won 21 games.

4. Woolgoolga Sporting Events

Cr Joass gave a summary of Junior AFL, Senior AFL and Rugby Union matches scheduled to be played in Woolgoolga.

5. Post Ulysses Publicity

The Mayor circulated a copy of an article from a New Zealand newspaper reporting on the activities held in Coffs Harbour as a part of the recent Ulysses AGM, and commented on the positive publicity this provides for Coffs Harbour.

6. Bus Shelter – Future Plans

Cr Smithers questioned if the bus shelter will be rebuilt as per it's previous structure, or if Council could take this opportunity to rethink the characteristics of the structure.

The General Manager indicated that Council will undertake works in the short term using funds from the insurance claim, with a view to assessing the location, size and structure etc. of the bus shelter in the medium term.

7. National Local Roads & Transport Congress

Cr Palmer provided a summary from the National Local Roads & Transport Congress attended by the Director of City Services and himself in Newcastle recently.

8. Shannon Creek Dam

Cr Palmer provided an update on the Shannon Creek Dam project.

9. Local Development Performance Monitoring Report for 2005/06

The Mayor referred to the Local Development Performance Monitoring Report for 2005/06 issued by the Minister for Planning, The Hon. Frank Sartor MP which included favourable comments relating to Council's DA processing time, and asked for a summary of the criteria for the report.

The Acting Director for Land Use, Health & Development advised the report considers the number of DA's each Council determines, the DA value, and DA determination timeframes. The report identifies Council as being amongst the most efficient in the State with regards to DA processing times.

10. Planning Panels

Cr Smithers asked if Council will be making comments to the Hon. Frank Sartor MP with regards to the proposal to introduce Planning Panels, if it is given the opportunity to do so.

The General Manager advised that a discussion paper has not been released on this topic as yet, however Council will provide a response when given the opportunity to.

This concluded the business and the meeting closed at 6.42pm.

Confirmed 16 August 2007

.....
Keith Rhoades AFSM
Mayor