

The following document is the minutes of the Council and Committee meetings held on 17 July 2008. These minutes are subject to confirmation as to their accuracy at the next meeting to be held on 21 August 2008 and therefore subject to change. Please refer to minutes of 21 August 2008 for confirmation.



**COFFS HARBOUR CITY COUNCIL**  
**ORDINARY MEETING**  
**COUNCIL CHAMBERS**  
**COUNCIL ADMINISTRATION BUILDING**  
**COFF AND CASTLE STREETS, COFFS HARBOUR**  
**17 JULY 2008**

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## COFFS HARBOUR CITY COUNCIL

### ORDINARY MEETING

17 JULY 2008

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

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

Leave of Absence: Councillor C O Joass

The meeting commenced at 5.02pm with the Mayor, Cr K D Rhoades in the chair.

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#### CONFIRMATION AND ADOPTION OF MINUTES

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- 95 **RESOLVED** (Ovens/Palmer) that the minutes of the Special meeting held on 30 June 2008 be confirmed as a true and correct record of proceedings.

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#### CONFIRMATION AND ADOPTION OF MINUTES

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- 96 **RESOLVED** (Palmer/McKelvey) that the minutes of the Land Use, Health & Development Committee meeting held on 3 July 2008 be confirmed as a true and correct record of proceedings.

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#### CONFIRMATION AND ADOPTION OF MINUTES

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- 97 **RESOLVED** (Palmer/Smithers) that the minutes of the City Services Committee meeting held on 3 July 2008 be confirmed as a true and correct record of proceedings.

## GENERAL MANAGER'S REPORT

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### 12 2008/2011 MANAGEMENT PLAN

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To effect a rescission motion foreshadowed in Resolution No. 86 from General Manager's Report No.11 to the Special Meeting held on 30 June 2008.

Resolution No. 86 reads as follows:

*"That Council:*

1. *Note that it has yet to be advised of the NSW Government's determination in relation to Council's Application for a Special Variation to General Income in 2008/2009.*
2. *Include the following amendments (as detailed in the Issues section of this report):*
  - a. *\$30,000 towards field lighting for Sawtell Toormina Sport and Recreation Club (via existing sports facility loan funds – no budget result impact);*
  - b. *Reinstate reference to the Coffs Coast Tourism Strategy in the Management Plan (no budget result impact);*
  - c. *\$35,700 for Stage 1 footpath and lighting works on Lindsays Road, Boambee (via a re-allocation of Footpath/Cycleway Construction funds - no budget result impact);*
  - d. *\$55,000 for the replacement of Jarretts Creek Footbridge, Woolgoolga (via a re-allocation of funding in the Footbridges and Boardwalks Replacement and Renewal Program. This allocation is funded by the Special Rate Variation – if the variation is approved, there will be no budget result impact);*
  - e. *\$9,000 for additional staffing at the Regional Museum (No funding available - \$9,000 impact on deficit)*

*Note that the net budget impact of amendments 'a' to 'e' inclusive is \$9,000 (deficit).*

3. *Note that, depending on the final Budget Option that is implemented, the following estimated budget results are forecast in 2008/2009:*
  - *General Account: Budget Option 1 - \$ 93,365 (Deficit)  
Budget Option 2 - \$133,365 (Deficit)*
  - *Water Account: Budget Option 1 - \$6,695,376 (Deficit)  
Budget Option 2 - \$6,725,376 (Deficit)*
  - *Sewer Account: Budget Option 1 - \$6,820,832 (Deficit)  
Budget Option 2 - \$6,850,832 (Deficit)*

## 12 2008/2011 Management Plan ...(Cont'd)

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4. *Adopt the 2008/2011 Management Plan (incorporating Program Budgets 2008/2011, Fees and Charges 2008/2009 and Work Programs 2008/2009) – including amendments - with two budget options (as outlined in the Issues section of this report):*
  - a. *Budget Option 1 based on a 2.75% Special Variation to General Income in addition to the 3.2% 'rate pegging' allowance approved for 2008/2009.*
  - b. *Budget Option 2 based only on the 3.2% 'rate pegging' allowance approved for 2008/2009.*
5. *Meet, after being advised of the Minister's determination (of Council's Application for Special Variation to General Income in 2008/2009), to rescind whichever Budget Option has been ruled out by the Minister's decision.*
6. *Continue to lobby the NSW and Federal Government for assistance in funding additional works and services in the local government sector.*
7. *That the General Manager be requested to endeavour to reduce the budget deficit by savings of 1%".*

Councillors Rhoades, Palmer and Bonfield have given notice of their intention to move the following:

*That Council:*

1. *Note the NSW Minister for Local Government's advice of 10 July 2008, approving Coffs Harbour City Council's Application for a Special Variation to General Income of 2.75% (in addition to the 3.2% 'rate pegging' allowance) in 2008/2009.*
2. *Rescind Budget Option 2 in the 2008/2011 Management Plan.*

**98 RESOLVED** (Rhoades/Palmer/Bonfield) that Council:

1. *Note the NSW Minister for Local Government's advice of 10 July 2008, approving Coffs Harbour City Council's Application for a Special Variation to General Income of 2.75% (in addition to the 3.2% 'rate pegging' allowance) in 2008/2009.*
2. *Rescind Budget Option 2 in the 2008/2011 Management Plan.*

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## **CORPORATE BUSINESS COMMITTEE**

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- 99** **RESOLVED** (Featherstone/Smithers) that the Ordinary Meeting of Council be adjourned and Council now resolve into the Corporate Business Committee meeting, the time being 5.05pm.

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

## **CORPORATE BUSINESS DEPARTMENT REPORTS**

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### **C40 MAKING OF RATES AND CHARGES FOR 2008/2009**

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Fixing of the rates, annual charges, user charges and interest charges for 2008/2009.

- CB41** **RECOMMENDED** (Ovens/Palmer) that:

1. Make an Ordinary Rate – Residential, pursuant to Section 494 of the Local Government Act, for 2008/2009 of (0.30441c) in the dollar and a Base Amount of (\$248.00) 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.
2. Make an Ordinary Rate – Business, pursuant to Section 494 of the Local Government Act, for 2008/2009 of (0.84625c) in the dollar and a minimum rate of (\$428.00) 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 2008/2009 of (1.17349c) in the dollar and a minimum rate of (\$415.00) 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 2008/2009 of (0.30441c) in the dollar and a Base Amount of (\$248.00) 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 495 of the Local Government Act, for 2008/2009 on all rateable land in the City of (0.00902c) in the dollar on the land value, together with a Base Amount of (\$16.50). The levying of base amounts for this special rate represents 49% of the total levy yield.

## C40 Making Of Rates And Charges For 2008/2009 ...(Cont'd)

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6. Make an Annual Charge – Sewerage Access Charges, pursuant to Section 501 of the Local Government Act, for 2008/2009 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 - \$630.00.
- II. For vacant land - \$428.00.
- 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  $AC = ET \times \$630.00$ . Where AC equals the Annual Charge, ET equals the Equivalent Tenement factor and \$630.00 is the unit price.

The ET factor will be determined,

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

$$ET = D \times 0.90$$

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

$$ET = 0.90D + 0.8R$$

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 \$630.00 equals the unit price.

7. Make an Annual Charge – Sewerage Access Charges, pursuant to Section 501 of the Local Government Act, for 2008/2009 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 - \$428.00.

**C40 Making Of Rates And Charges For 2008/2009 ...(Cont'd)**

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

$$\text{SDF} \times \text{MF} \times \text{AC factor}$$

Where: SDF = Sewer Discharge Factor\*\*

MF = Meter Factor (refer to table 1 below) \*\*\*

AC factor = \$613.00 (base charge for 2008/09)

\*\* 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 (and 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.  $1 \times 95\% \times \$613.00 = \$582.35$ )

Table 1 - 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)	Nil

8. Make an Annual Charge for Domestic Waste Service – Occupied, pursuant to Section 496 of the Local Government Act, for 2008/2009 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:  $C = S \times UD$

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 \$314.00.



## C40 Making Of Rates And Charges For 2008/2009 ...(Cont'd)

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Subsidiary (or extra) Domestic Waste Services pursuant to Section 501 of the Local Government Act, for 2008/2009 will incur the following annual charges per service:

- I. Domestic General Waste Service - \$105.00
- II. Domestic Recycling Service - \$65.00
- III. Domestic Organic Waste Service - \$98.00

9. Make an Annual Charge for Domestic Waste Service - Occupied, (Ex-Pristine) pursuant to Section 496 of the Local Government Act, for 2008/2009 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  $C = S \times \text{UDP}(2)$  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 \$204.00.

10. Make an Annual Charge for Domestic Waste Service - Occupied, (Ex-Pristine) pursuant to Section 496 of the Local Government Act, for 2008/2009 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 \$244.00.

11. Make an Annual Charge for Non-Rateable Domestic Waste Service, pursuant to Section 496 of the Local Government Act, for 2008/2009 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  $C = S \times \text{UN}$ , 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 \$314.00.

Subsidiary (or extra) Non-Rateable Domestic Waste Services pursuant to Section 501 of the Local Government Act, for 2008/2009 will incur the following annual charges per service:

- I. General Waste Service - \$105.00
- II. Recycling Service - \$65.00
- III. Organic Waste Service - \$98.00

#### **C40 Making Of Rates And Charges For 2008/2009 ...(Cont'd)**

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12. Make an Annual Charge for Domestic Waste – Unoccupied, pursuant to Section 496 of the Local Government Act, for 2008/2009 of \$52.00, 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 2008/2009 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.

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 \$314.00.

Subsidiary (or extra) Non-Domestic Waste Services pursuant to Section 501 of the Local Government Act, for 2008/2009 will incur the following annual charges per service:

- I. Non-Domestic General Waste Service - \$105.00
- II. Non-Domestic Recycling Service - \$65.00

14. Make an Annual Charge for Non-Domestic Waste – Unoccupied, pursuant to Section 501 of the Local Government Act, for 2008/2009 of \$52.00, 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.
15. Make an Annual Fee for On-site Sewage Administration (low/medium risk systems), pursuant to Section 608 of the Local Government Act for 2008/2009 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 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.

16. Make an Annual Fee for On-site Sewage Administration (High Risk Users), pursuant to Section 608 of the Local Government Act for 2008/2009 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 high risk sewage users is prescribed in Council’s On-Site Sewage Management Strategy.

#### C40 Making Of Rates And Charges For 2008/2009 ...(Cont'd)

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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.

17. Make an Annual Charge – Water Access Charge, pursuant to Section 501 of the Local Government Act, for 2008/2009 on all rateable land in the City categorised Residential or Farmland EXCEPT:

- land prescribed under Section 552(2) of the Local Government Act (or)
- Farmland rated properties using water for a commercial purpose.

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 - \$113.00.
- 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  $AC = \$226.00 + ((T-2) \times \$67.80)$  where "AC" equals the Annual Charge, "T" equals the number of separate occupations (tenements), \$226.00 is the price for the first two occupations (tenements), and \$67.80 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 2008/2009 on all rateable land in the City categorised Business or Farmland EXCEPT:

- land prescribed under Section 552(2) of the Local Government Act (or)
- Farmland rated properties using water for a residential purpose.

The amount of the annual charges will be:

- I. For vacant land or occupied land that is not connected to the water supply - \$113.00.
- 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  $AC = F \times \$113.00$  where "AC" equals the Annual Charge, "F" equals the aggregate of the charge factors for all meters on the property (see table 2 below for charge factors), and \$113.00 is the unit price.
- 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  $AC = \$226.00 + ((F-2) \times \$67.80)$  where "AC" equals the Annual Charge, "F" equals the aggregate of the charge factors for all meters on the property (see table 2 below for charge factors), \$226.00 is the unit price for the first two charge factors and \$67.80 is the unit price for the charge factors in excess of two.

**C40 Making Of Rates And Charges For 2008/2009 ...(Cont'd)**

Table 2 - Charge Factors for Water Access Charge (Non-Residential)

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 2008/2009 of (\$16.50) per meter 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 2008/2009 of (\$366.00) 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 \$630.00.
21. Make an Annual Charge for Effluent Removal (Special), pursuant to Section 501 of the Local Government Act, for 2008/2009 of (\$630.00) 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, pursuant to Section 501 of the Local Government Act, for 2008/2009. This annual charge is based on the number of trade waste generators at each property.

Table three shows the annual charge applicable for a particular number of trade waste generators at a property.

Table 3 – Annual Charge for Trade Waste

No. of Trade Waste Generators	Annual Trade Waste Charge
1	\$165.00
2 to 4	\$300.00
5 to 10	\$600.00
11 to 15	\$800.00
More than 15	\$1,000.00

23. Make a Water Usage Charge, pursuant to Section 501 of the Local Government Act, for the 2008/2009 water charge period of (\$1.96) 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.

#### **C40 Making Of Rates And Charges For 2008/2009 ...(Cont'd)**

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The 2008/2009 water usage charge period is from the last meter reading before 30 June 2008 to the last reading before 30 June 2009.

24. Make a Water Usage Charge, pursuant to Section 501 of the Local Government Act, for the 2008/2009 water charge period of (\$2.55) 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 2008/2009 water usage charge period is from the last meter reading before 30 June 2008 to the last reading before 30 June 2009.

25. Make a Water Usage Charge (Raw Water Supply), pursuant to Section 501 of the Local Government Act, for the 2008/2009 water charge period of (\$0.98) 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 2008/2009 water usage charge period is from the last meter reading before 30 June 2008 to the last reading before 30 June 2009.

26. Make a Water Usage Charge (Raw Water Supply), pursuant to Section 501 of the Local Government Act, for the 2008/2009 water charge period of (\$1.27) 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, this is to be known as the Tier 2 (or Step 2) raw water usage charge.

The 2008/2009 water usage charge period is from the last meter reading before 30 June 2008 to the last reading before 30 June 2009.

27. Make a Water Usage Charge, pursuant to Section 501 of the Local Government Act, for the 2008/2009 water charge period of (\$1.96) per kilolitre for each kilolitre of water registered on any meter fitted to any Non-Residential property.

The 2008/2009 water usage charge period is from the last meter reading before 30 June 2008 to the last reading before 30 June 2009.

28. Make a Sewer Usage Charge, pursuant to Section 501 of the Local Government Act, for the 2008/2009. 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.

## C40 Making Of Rates And Charges For 2008/2009 ...(Cont'd)

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The usage charge per kilolitre is determined by using the formula:  $SUC = SDF \times \$1.63$ , where "SUC" equals sewer usage charge (per kilolitre), and "SDF" equals Sewer Discharge Factor with \$1.63 being 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.

The 2008/2009 sewer usage charge period is from the last meter reading before 30 June 2008 to the last reading before 30 June 2009.

29. Make a Trade Usage Charge, pursuant to Section 501 of the Local Government Act, for the 2008/2009. This charge per kilolitre (applied to non-residential water supplies) varies depending on Trade Waste Discharge Factors (TWDF) allocated to individual water meters on individual properties. TWDFs are determined using State Government guidelines.

The usage charge per kilolitre is determined by using the formula:  $TWUC = TWDF \times \$0.40$ , where "TWUC" equals trade waste usage charge (per kilolitre), and "TWDF" equals Trade Waste Discharge Factor with \$0.40 being 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.

Trade waste usage charges for 2008/2009 will be applied on a pro-rata basis from 1 July 2008 for the first quarterly water charge period.

30. Make a Water Usage Charge, pursuant to Section 501 of the Local Government Act, for the 2008/2009 water charge period of (\$5.88) per kilolitre for each kilolitre of water registered on any meter fitted for providing a fire service at a property.

The 2008/2009 water usage charge period is from the last meter reading before 30 June 2008 to the last reading before 30 June 2009.

31. Make an Annual Stormwater Management Service Charge, pursuant to Section 496A of the Local Government Act, for 2008/2009, 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) the charge is based on total (estimated) impervious land area using the following criteria:

Divide the total impervious 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.

#### **C40 Making Of Rates And Charges For 2008/2009 ...(Cont'd)**

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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 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.
  - V. 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.
32. Make an Interest Charge, pursuant to Section 566 of the Local Government Act, for 2008/2009 of 10.00% per annum, calculated daily on a simple basis, on overdue rates and charges EXCEPT water, sewer and trade waste usage charges.

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#### **C41 GRANTING OF VOLUNTARY PENSION REBATES**

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To confirm the granting of voluntary pension rebates for Domestic Waste Charges for 2008/09 and extend the voluntary rebate to apply to the Environmental Special Rate for 2008/09.

#### **CB42 RECOMMENDED (Ovens/Rhoades) that:**

1. Council grants a voluntary rebate under Section 582 of the Local Government Act in 2008/09 to eligible pensioners in respect of the Environmental Special Rate and Domestic Waste charges. The level of rebate to be:
  - In the case of the Environmental Special Rate – 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 \$1,519,000 in its 2008/09 budget to meet its cost of providing pension rebates of which \$519,000 is provided on a voluntary basis.

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**C42 PAYING ON-SITE SEWER MANAGEMENT ADMINISTRATION FEE BY INSTALMENTS**

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

- CB43 RECOMMENDED** (Smithers/Palmer) 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.

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**C43 LOCAL GOVERNMENT REMUNERATION TRIBUNAL**

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To advise Council of a determination by the Local Government Remuneration Tribunal of fees for Councillors and Mayors for 2008/09.

- CB44 RECOMMENDED** (Smithers/Featherstone) that:

1. Pursuant to the provisions of Sections 248 and 249 of the Local Government Act 1993, the annual fee for Councillors be fixed at \$15,120 for the 2008/09 financial year.
2. An additional annual fee for the position of Mayor be set at \$33,010 for the 2008/09 financial year.

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**C44 TRANSFER OF COUNCIL LAND**

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To transfer property from the Sewerage Fund to the General fund at current value.

- CB45 RECOMMENDED** (Palmer/Smithers) that:

1. At 30 June 2008, Council transfer the properties at 25 to 31 Gordon Street, 36 Gordon Street, 38 Gordon Street and Morgans Farm from the Sewerage Fund to the General Fund, at the current value of \$4.835 million with funding from sale of water and sewerage plant \$1.575 million, Laboratory cash and General Fund loan \$1,000,000 and the ELE Reserve \$2.260 million.
2. The Trading Operation related to the Laboratory, including its reserve, be transferred to the General Fund.
3. The various businesses operating on Morgans Farm be transferred to the General Fund, along with the land.



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## **C45 DEVELOPER CONTRIBUTIONS - CORINDI AREA**

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To advise Council of proposed community consultation with Corindi residents and relevant stakeholders in order to best determine a revised program of works associated with the Corindi Area Developer Contributions Plan.

**CB46 RECOMMENDED** (McKelvey/Rhoades) that:

1. Council engage with the Corindi Beach community to confirm that improvements to the skate park and tennis facilities are desirable projects for inclusion in the proposed works schedule, and to establish priorities for expenditure of the remaining Section 94 funds on Council-controlled lands.
2. Council prepare a draft revised schedule of works following consultation with the Corindi Beach community.
3. Council advise the Department of Lands and the Corindi Beach community in relation to the future and ongoing care and control of the skate park and tennis facilities and any other improved facilities, on the basis that they remain the responsibility of the Department of Lands.
4. That funds held for upgrade of Coral Street be expended for that purpose due to the need for these works (note some funds already budgeted for this purpose).

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## **C46 IMPACTS OF LGSA NSW COST SHIFTING INQUIRY REPORT**

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To report to Council on a report prepared by the Local Government and Shires Association of NSW in March 2008 titled "The Impact of Cost Shifting on Local Government in NSW: A Survey of Councils (Financial Years 2005/06 and 2006/07)".

**CB47 RECOMMENDED** (Palmer/Smithers) that the report be noted.

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**C47 MONTHLY BUDGET REVIEW FOR MAY 2008**

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To report on the estimated budget position as at 31 May 2008.

**CB48 RECOMMENDED** (Palmer/Ovens) that:

1. The variations in the attached exception report be approved.
2. The revised Budget position as at 31 May 2008 be noted:

	<b>General Account \$</b>	<b>Water Account \$</b>	<b>Sewer Account \$</b>
Original Budget adopted 21st June 2007	Nil	2,514,877 (D)	2,900,460 (D)
Approved variations to 30 April 2008	370,298 (D)	1,308,414 (S)	1,338,766 (S)
Recommended variations for May per attached exception report	109,500 (S)	Nil	Nil
Estimated result 2007/08 as at 31 May 2008	<u>260,798</u> (D)	<u>1,206,463</u> (D)	<u>1,561,694</u> (D)

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**C48 REPORTS AND RESOLUTIONS AWAITING IMPLEMENTATION**

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

**CB49 RECOMMENDED** (Rhoades/Smithers) that the report be noted.

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**C49 BANK BALANCES AND INVESTMENTS FOR MAY 2008**

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To list Council's Bank Balances and Investments as at 31 May 2008.

**CB50 RECOMMENDED** (Rhoades/Smithers) that:

1. The bank balances and investments totaling one hundred and seventy seven million, nine hundred and ninety six thousand, and fifty one dollars (\$177,996,051) as at 31 May 2008 be noted.
2. It is also noted that after deducting, from the total bank and investment balances, the estimated restricted General, Water & Sewerage cash and investments of \$177,256,849, the estimated General Fund unrestricted cash and investments is \$739,202.

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**C50 2008 LOCAL GOVERNMENT CONFERENCE AT BROKEN HILL -  
DELEGATES, MOTIONS AND 2010 CONFERENCE**

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Report advising of distribution of 2008 conference information.

**CB51 RECOMMENDED** (Rhoades/Palmer) that:

1. Council approve the attendance of Councillors at the Local Government Association Conference at Broken Hill and delegate to the Mayor and General Manager the determination of voting delegates.
2. Councillors submit any issues seeking to place any motions regarding Local Government Association policies to the General Manager no later than the 7 August 2008.
3. Council submit a bid to host the 2010 Local Government Association of NSW Conference at Coffs Harbour.

**LAND USE HEALTH & DEVELOPMENT DEPARTMENT REPORT**

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**L16 DEVELOPMENT APPLICATION 1237/07, LOT 8, DP1091439, MCINTOSH  
CRESCENT, WOOLGOOLGA – RESIDENTIAL SUBDIVISION & SENIORS  
LIVING DEVELOPMENT**

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This is a report on Development Application 1237/07 for subdivision of residential land and a seniors living development for 92 individual living units and an associated facilities complex at McIntosh Crescent, Woolgoolga. It is recommended that the application be approved subject to conditions (proposed conditions provided as Appendix B to this report).

**CB52 RECOMMENDED** (Ovens/Palmer) that Development Application Number 1237/07 for residential subdivision and Seniors Living Development (92 individual Living units and facilities), Lot 8, DP1091439, McIntosh Crescent, Woolgoolga, be approved subject to conditions as appended to this report (Appendix B).

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**CONCLUSION OF MEETING**

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The Chairman advised that the business of the Corporate Business Committee was concluded and invited the Mayor to resume the chair.

The Mayor resumed chairmanship of the meeting at 5.46pm.

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## **OPEN COUNCIL**

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The Mayor requested a motion to close the Committee meeting and move into Open Council.

- CB53 RECOMMENDED** (Palmer/McKelvey) that the Committee now move into Open Council.

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## **ADOPTION OF CORPORATE BUSINESS COMMITTEE REPORT**

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

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## **QUESTIONS WITHOUT NOTICE**

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### **1. Cavanbah Centre**

Cr Palmer asked for an update regarding the Cavanbah Centre works.

*The General Manager advised he would provide an update within seven days.*

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## **GENERAL BUSINESS**

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### **1. Security - Bayldon Community Centre Carpark**

Cr Smithers advised of security issues in the carpark of the Bayldon Community Centre and asked if Council could provide improved lighting or install a security camera.

*The General Manager took this matter on notice.*

### **2. Museum Artifacts**

Cr Smithers asked if consideration could be given to establishing a regional storage area for excess museum artifacts.

*The General Manager advised that Council will investigate this matter and report back to Councillors.*

**3. Access to Highway – Graham Drive**

Cr Featherstone asked if Council could liaise with the RTA over the addition of a slip lane on Graham Drive to assist north bound traffic entering the Pacific Highway whilst trucks are waiting to turn right.

*The General Manager undertook to investigate this matter.*

This concluded the business and the meeting closed at 5.52 pm.

Confirmed: 21 August 2008

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Keith Rhoades AFSM  
**Mayor**