



NOTICE OF EXTRAORDINARY COUNCIL MEETING

An EXTRAORDINARY MEETING of LISMORE CITY COUNCIL will be held at the COUNCIL CHAMBERS, Oliver Avenue, GOONELLABAH on TUESDAY, JUNE 17, 2003, at 6.00pm and members of Council are requested to attend.

Paul G. O'Sullivan
General Manager

June 10, 2003

COUNCIL BUSINESS AGENDA

June 17, 2003

<u>PUBLIC ACCESS SESSION:</u>	PAGE NO.
Spokesperson for Nimbin business community re Management Plan	8
Marian Forwood, Community Economic Development Officer re Management Plan	8
Joy Matthews on behalf of North East Waste Forum re Management Plan	8

OPENING OF MEETING AND PRAYER (MAYOR):

APOLOGIES AND LEAVE OF ABSENCE

DISCLOSURE OF INTEREST

MAYORAL MINUTES

NOTICES OF RESCISSION

NOTICES OF MOTION

SUSPENSION OF STANDING ORDERS

(Consideration of the Suspension of Standing Orders to debate matters raised during Public Access).

REPORTS

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CONFIDENTIAL MATTERS - COMMITTEE OF THE WHOLE

LISMORE CITY COUNCIL – Extraordinary Meeting held June 17, 2003

Subject/File No: RECYCLING SERVICE REVIEW
S763

Prepared By: Lesley Trott – Waste Minimisation Officer (WMO)

Reason: Council resolved at its Special Meeting on 25 June 2002 to award an eight (8) year contract for recycling service delivery to Richmond Waste Services, and contribute a maximum of \$40,000 to the construction of a transfer station at Wyrallah Road Waste Facility.

Objective: To seek Council's approval for an increase in the contract term to ten (10) years, and an increase in Councils contribution from \$40,000 to \$60,000.

Management Plan Activity: Waste Minimisation

Background:

Councillors considered economic and technical issues in relation to a preferred option for recycling service delivery at a workshop on 13 June 2002.

Council subsequently adopted the following recommendations at the special meeting of Council on 25 June 2002:

- 1. The Contract for the collection of recycling material from the four (4) drop off centres is awarded to Richmond Waste Services for the rates tendered in Option B of the tender submission.*
- 2. Council extends the contract term to an eight (8) year period.*
- 3. Council negotiate with Richmond Waste Services to construct a two (2) bay transfer station at the Wyrallah Road Waste facility and Council contribute a maximum of \$40,000 to the facility, on agreement that the ownership of the facility will revert to Council at the conclusion of the contract.*

This option provides for materials to be collected in 17m³ co-mingled skips at the existing four (4) drop off centres (DOCs), transported to Wyrallah Road Waste Facility (WRWF), then transferred into 75m³ skips and transported to Stott's Creek via Murwillumbah for re-processing.

The environmental impact from transporting recyclables was assessed and weighed against each option, and there was little difference in the environmental impact of transporting material approximately 10 - 15 times a week to Ballina in 17m³ container sizes, against 1 - 2 (sometimes 3) times a week to Stott's Island in 75m³ container sizes.

Since June 2002, LCC has liaised with Richmond Waste on geotechnical investigations of the preferred construction site, preparation of construction drawings and identification of full construction costs for a two bay multi-lift transfer station at the WRWF.

LCC identified a need to situate the transfer station beyond the weighbridge, in order to monitor inputs to the transfer station and record volumes of recyclables collected from Lismore's DOCs. As all available sites beyond the weighbridge are on landfill, this required detailed substrate investigation and engineering solutions to manage site drainage and leachate issues, and identify appropriate engineering solutions.

Recycling Service Review

Site constraints and the need for engineering solutions have resulted in a cost estimate of \$110,000 (including an estimated \$10,000 contribution 'in kind' by LCC towards development application costs, engineering drawings and contract management costs), which is in excess of the \$80,000 originally identified. LCC received confirmation from Richmond Waste on 16 May 2003, agreeing to increase its contribution to \$50,000, on condition that Council extend the contract term from the agreed eight (8) to ten (10) years.

The Richmond Waste (RW) Stott's Island model is not reliant on achieving a quality acceptance standard, or a hierarchy of charges based on degrees of contamination. This provides certainty for LCC in budgeting to meet recycling costs in the long term. This degree of certainty is reinforced through a contract condition stating that if costs increase by an amount greater than 7.5% (annually), Council reserves the right to terminate the contract, whilst still retaining the financial benefit of any upturn in the viability of the industry, through the schedule of 'rises and falls' contained in the contract.

The contract will also ensure that acceptable minimum service standards for the DOC's are maintained, through the ability to issue 'Notices of Failure' for breaches of specified service standards. If Richmond Waste is issued with 3 'Notices of Failure', LCC can cancel the contract.

In view of the above factors, the longer the term of this contract the better the environmental and financial outcome for the community, as the environment protection charge will be buffered against substantial increases and allows the necessary degree of control over costs that has been lacking to date.

Public Consultations

Three public consultations have been undertaken during 2001, to ascertain community opinion about the state of Lismore's recycling service and gather statistical information on recycling volumes and the likely effect on other parts of the waste service.

Information gathered during the survey in January 2001 suggests that the community would like to see significant improvement to the recycling service. 41% questioned found skips were often too full to utilise, while 22% commented that the DOC's were often untidy.

The high return rate and overwhelming response from the community survey during October 2001, in favour of the four drop off centre option, reaffirms the popularity of Lismore's recycling drop off centres. Approximately 67% voted in favour of retaining four centres.

During March 2001, 1796 individuals were interviewed at Lismore's recycling drop off centres. Results of this survey suggest that there is a relationship between the amount people recycle and how full their garbage bin is. The trend is a reflection of residents' efforts to 'free up' space within their garbage bins, and indicates that the recycling drop off centres are an important part of the total Integrated Waste Service package, and a critical factor in the viability of our current fortnightly waste service. Importantly, it would cost Lismore more to implement a weekly garbage service, than to meet the new recycling contract costs.

Implementing the new contract should deliver the recycling service that the community expects from Council, whilst maintaining the important balance of disposal and waste diversion options contained in the Integrated Waste Service package.

Lismore Council and the Lismore community are proud of our unique record in meeting NSW targets for waste reduction. We should continue to foster the goodwill of the community in their efforts to separate organic waste, by providing a better recycling service.

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Recycling Service Review

If we lost the support of the community in waste management, we risk increasing organic waste processing costs through higher contamination levels in the organics stream. Given the level of national and international attention focussed on Lismore's unique organics processing operation, we should continue to nurture Lismore's position as a leader in waste management, rather than risk adversely impacting on our successful award-winning waste service.

Manager - Finance & Administration Comments

Council has resolved to contract with Richmond Waste Services to fully service the Drop Off Centres. Adoption of the proposed changes to the contract will result in a 'one off' increase in the Environment Protection Charge (EPC) of \$1.21 for capital works. It may be possible to return some of this increase to ratepayers in 2004/05, depending on other cost increases with the Waste Minimisation programme.

In regards to the contract service, it is anticipated that this will commence in November 2003, which is after the construction of the transfer station. This delay, the significant increase in reprocessing charges applicable to the current arrangement, recurrent budget adjustments, and the additional funds for capital works, will require the EPC to be increased by \$2.10 or 5.9% to \$37.90 for 2003/04.

Manager – Properties & Special Projects

The bulking up facility is proposed in a locality that is not set aside for any other site usage, and is in close proximity to the weighbridge.

The cost estimates are based on preliminary plans, but were provided by two reputable, local civil contractors.

The facility is well thought out and follows a model that is known to function well at another waste facility. It is considered that the structure will be of benefit to the Council as a transfer area for a period well past the duration of the current contract.

Contracts Officer

Under the terms of the tender and contract, Council is able to negotiate a variation in order to finalise the commercial terms of the contract. The change recommended is to extend the contract term from eight (8) years to ten (10) years. Given the increased cost to develop the required infrastructure, this is considered a fair variation. Should Council retain the current contract term, it would be reasonable for Richmond Waste to request an increase in the annual charges to Council.

Author's Response to Comments from Other Staff

No response required.

Conclusion

The new recycling contract is expected to deliver a significant improvement in service delivery standard at the recycling drop off centres. In particular conditions contained in the contract should ensure that the centres are maintained in a clean and tidy manner at all times and skips for the collection of recycling material contain sufficient capacity to cope with demands on the service.

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Recycling Service Review

The relatively small increase in Council's contribution to construction costs for the transfer station, is outweighed by the benefit to be gained from a longer term of financial and operational security, and high standards of recycling service delivery in Lismore; allowing the continuation of further economic benefits in delivery of a fortnightly garbage service and facilitating management of contamination levels in the organics stream.

Recommendation (PLA01)

1. That Council extend the contract term to a ten (10) year period.
2. That Council increase its contribution to a maximum of \$60,000, for the construction of the transfer station facility, on agreement that ownership of the facility will revert to Council at the conclusion of the contract.
3. That the 2003/04 Management Plan be amended to reflect an Environment Protection Charge of \$37.90.

Subject/File No: 2003/2004 MANAGEMENT PLAN
GB (S854)

Prepared By: Principal Accountant, Gary Boyd

Reason: Local Government Act, 1993 requirement

Objective: Finalise and adopt the Management Plan

Management Plan Activity: Financial Services

Background:

The Local Government Act, 1993 (LGA) requires all Council's to advertise a draft Management Plan each year for a period of twenty eight (28) days to allow submissions from the public. This Council's Management Plan advertising period closed on Monday, June 16, 2003.

As the closure date for public submissions is after the preparation of this business paper, an updated report will be forwarded, if necessary, to all Councillors including a copy of all submissions received.

Proposed Management Plan Changes

Staff have undertaken some minor modifications of a cosmetic nature. There have been no amendments to the action plans and/or information content.

In accordance with the requirements of the LGA, Council's Management Plan has been placed on public exhibition for twenty-eight (28) days at twelve (12) venues throughout the city and on Council's web site.

Proposed Fees and Charges Changes

There have been some minor changes to the fees and charges. These generally relate to fees or charges not previously included, wording changes, format alteration and other enhancements.

Proposed Budget Changes

The Budget on exhibition has a balanced (i.e. zero) position. Since that time, staff have received more accurate or relevant information, which has resulted in changes to the draft budget. These are listed below for consideration.

1) Federal Blackspot Programme

Council has been advised that it will receive \$400,000 under the Federal Governments Blackspot Programme for works on Blue Knob Road, Lillian Rock. Consequently a revenue and expense item has been included under the RTA programme in the Budget.

2) Special Rate Variation

In the Draft Management Plan, Council advertised the possibility of applying for a Special Rate Variation (SRV) for two projects: -

- * Change to the Lismore Business Rate and the Business Inner CBD Rate.

This proposal was for an increase in the two rates to raise an extra \$200,000 for projects to be managed by Lismore Unlimited. Council has now been requested by Lismore Unlimited to not pursue this increase.

and

- * The introduction of a differential business rate for Nimbin.
-

The approach from Nimbin initially was for an unspecified amount up to \$20,000. Following various meetings and a meeting of the Chamber of Commerce, a submission has been received which requests Council to consider introducing a Nimbin Business Rate which would generate an additional \$10,000. There have been submissions for (Ms Marion Forwood, Community Economic Development Officer for Nimbin) and against (Mr Peter Robinson, Nimbin Motors) the proposal and copies of these submissions are attached for Councillors.

Based on the Lismore Unlimited proposal not going ahead and the Nimbin proposal being agreed to by Council, it is suggested that the Minister would not approve a SRV for \$10,000.

Therefore, for this proposal to proceed, the current rating structure would need to be slightly reconfigured to accommodate a differential Nimbin Business Rate generating \$10,000. It is proposed to reduce the rates levied on Residential – Urban/Village as it has the least impact due to the large number of assessments. This will cause the Budget to go into deficit by \$10,000.

Details of the 'rates in the dollar' changes required to achieve this outcome are contained within the 2003/04 Rates & Charges report in this business paper.

3) Request from Lismore SES for \$10,000 increase in contribution

The Lismore SES has requested an increase of \$10,000 in its operational budget. Council currently provides \$17,000 per annum. The submission details a significant increase in members, which results in increased training and equipment costs. A copy of the complete request is attached for Councillors information.

Notwithstanding the contribution to the community that the SES makes, Council should bear in mind the fact that the State Government has pegged Local Governments allowable rate increase to 3.6%. In addition this Council has generally only increased expense budgets by 1.5% in light of its budget position.

With these figures in mind, it is recommended that Council increase the SES's contribution in line with the rate pegging increase of 3.6%. Specifically, 3.6% of \$17,000 equates to \$600. Rounding up to the nearest thousand, a \$1,000 increase in the SES's operating contribution is recommended. This will reduce the current budget balance.

4) Building Maintenance Budgets – defer part of programme and reduce budget by \$11,000

To balance the Budget with the changes outlined above, it is recommended that the allocation for building repairs and maintenance included for \$50,000 be reduced by \$11,000. These funds were included to undertake building maintenance on a variety of Council properties. Staff will re-prioritise the repairs in line with available funding.

Other public submissions

Mr John Duffy – Rate Review and Richmond Hill Community Facilities

Mr Duffy comments on the time frame proposed for a review of Council's rating structure. He also comments on the lack funds provided for road facilities in Richmond Hill. Refer to the attachments for a copy of Mr Duffy's submission. Staff have responded to Mr Duffy's submission addressing his concerns.

Manager Finance and Administration Comments

Included in the body of the report.

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2003/04 Management Plan

Public Consultations

The Management Plan has been advertised in accordance with the 1993 Local Government Act, 1993.

Author's Response to Comments from Other Staff

Not required.

Conclusion

As previously stated, this report has been prepared prior to the closure of public submissions. Consequently, there may be other submissions for Council to consider, as well as those already included in this report.

If the following recommendations are adopted, the budget will remain balanced for 2003/2004. While a surplus of say \$30,000 to \$50,000 would be more desirable to allow both Council and Management greater flexibility, this is a better result than commencing the year with a deficit budget.

Recommendation (COR)

That Council adopt the advertised draft Management Plan including the Budget and Fees & Charges, and :-

- 1) Recognise the additional \$400,000 for both revenue and expense from the Federal Government's Blackspot Programme.
- 2) Provide for a differential business rate for Nimbin totalling \$10,000, funded from general rating revenue and reduce the residential –urban/village rate by a compensating amount. The funds generate by the business rate be held until such time that a 'plan of action' is submitted and approved by Council.
- 3) Increase the contribution to the Lismore SES by \$1,000 to \$18,000.
- 4) Reduce the building maintenance allocation by \$11,000.

Subject/File No: 2003/04 RATES AND CHARGES
(JB:S384)

Prepared By: Rating Service Co-Ordinator – Mr John Beacroft

Reason: Statutory Obligation

Objective: To set Council's 2003/2004 Rates and Charges

Management Plan Activity: Rates & Charges

Background:

Council has published its Draft Management Plan, including its Draft Revenue Policy, in accordance with Section 405 (1) of the Local Government Act, 1993.

Section 406 of the Local Government Act, 1993, requires "... Council must take into consideration any submissions that have been made concerning the Draft Management Plan prepared and exhibited...".

Submissions to the Plan were received up until June 16, 2003 in accordance with Sections 405(2)&(3) of the Local Government Act, 1993 and at the time of the writing of this report no submissions had been received. Any submissions received will have been considered earlier at this meeting and any changes to Council's draft management plan should be reflected in the adoption or otherwise of the recommendations contained within this report.

As Council would be aware, Lismore Unlimited no longer wish to pursue a special rate variation as previously indicated and advertised within the Draft Management Plan .

In addition, the Nimbin application has changed and the application for a Special Rate Variation is now for \$10,000. In the context of Council's rates levy, \$17.445M, and the size of the request in dollar terms, it is my opinion that Council's application for a Special Rate Variation would not be successful.

If it is Council's decision to support the Nimbin application, as a way of ensuring that the Nimbin project continues, by introducing the Nimbin Business Rate as advertised and reducing the Residential Rate by \$10,000 , Council would still meet Nimbin's needs and the requirements of the Act in relation to the Notional Yield. AN appropriate adjustment will be made to Council's budget.

The adoption of the following motions will also facilitate the collection of rating revenue towards the following projects mentioned specifically in the draft management plan :-

- The Lismore Flood Levee Special Rate (\$100,000)
- The introduction of a separate Business Rate for Nimbin which will increase the contribution of the business sector in Nimbin by \$10,000 which will be the basis of a events and promotion budget for Nimbin.

Financial Section

Included.

Other Group Comments

Not requested.

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2003/2004 Rates and Charges

(A) SUBJECT: GENERAL FUND RATES

Whereas Council has advertised its Draft Management Plan for 2003/2004, in accordance with Section 405 of the Local Government Act, 1993, and has considered submissions to its Draft Management Plan in accordance with Section 406 of the Local Government Act, 1993:

- (i) It is hereby resolved that a **Business Rate** to be known as the “**Business Inner CBD**” Rate, of **four point four two nine six (4.4296) cents in the dollar** per assessment, on the Land Value as at Base Date July 1, 2001 subject to a minimum amount of **four hundred and eleven dollars sixty cents (\$411.60)** per assessment, be now made for the rating year July 1, 2003 to June 30, 2004, on all rateable land within the centre of activity known as the ‘Inner CBD’ within the area shown in Schedule ‘C’ and which meets the definition of Business as defined in Section 518 of the Local Government Act, 1993.
- (ii) It is hereby resolved that a **Business Rate** to be known as the “**Business Urban**” Rate, of **two point four nine three five (2.4935) cents in the dollar** per assessment, on the Land Value as at Base Date July 1, 2001 subject to a minimum amount of **four hundred and eleven dollars sixty cents (\$411.60)** per assessment, be now made for the rating year July 1, 2003 to June 30, 2004, on all rateable land within the centre of activity outside the Inner CBD but within the urban area of Lismore as shown in Schedule ‘D’, which meets the definition of Business as defined in Section 518 of the Local Government Act, 1993.
- (iii) It is hereby resolved that a **Business Rate** to be known as the “**Business Other**” Rate, of **two point two eight nine four (2.2894) cents in the dollar** per assessment, on the Land Value as at Base Date July 1, 2001 subject to a minimum amount of **four hundred and eleven dollars and sixty cents (\$411.60)** per assessment, be now made for the rating year July 1, 2003 to June 30, 2004, on all rateable land in the City of Lismore but not within the areas defined in Schedules ‘C’ and ‘D’ attached and the Village of Nimbin , as defined,which meets the definition of Business as defined in Section 518 of the Local Government Act, 1993.
- (iv) It is hereby resolved that a **Business Rate** to be known as the “**Nimbin Business** ” Rate, of **two point eight zero five five (2.8055) cents in the dollar** per assessment, on the Land Value as at Base Date July 1, 2001 subject to a minimum amount of **four hundred and eleven dollars sixty cents (\$411.60)** per assessment, be now made for the rating year July 1, 2003 to June 30, 2004, on all rateable land within the Village of Nimbin and which meets the definition of Business as defined in Section 518 of the Local Government Act, 1993.
- (v) It is hereby resolved that a **Farmland Rate**, to be known as the “**Farmland Rate**” of **point nine four five six (.9456) a cent in the dollar**, on the Land Value as at Base Date July 1, 2001, subject to a minimum amount of **four hundred and eleven dollars sixty cents (\$411.60)** per assessment, be now made for the rating year July 1, 2003 to June 30, 2004, on all rateable land in the City of Lismore area, which meets the definition of Farmland as defined in Section 515 of the Local Government Act, 1993.

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- (vi) It is hereby resolved that a **Residential Rate** to be known as the “**Residential Rate**” of **one point nine one eight four (1.9184) cents in the dollar**, on the Land Value as at Base Date July 1, 2001, subject to a minimum amount of **four hundred and eleven dollars sixty cents (\$411.60)** per assessment, be now made for the rating year July 1, 2003 to June 30, 2004, on all rateable land within the centres of population defined in Schedule ‘A’ attached and meeting the definition of residential land, as set out in Section 516 of the Local Government Act, 1993.
- (vii) It is hereby resolved that a Residential Rate sub-category to be known as “**Residential Billen**” of **one point nine one eight four (1.9184) cents in the dollar**, on the Land Value as at Base Date July 1, 2001 subject to a minimum amount of **two hundred and eighty nine dollars sixty cents (\$289.60)** per assessment, be now made for the rating year July 1, 2003 to June 30, 2004 on all rateable land within the centre of population defined in Schedule ‘B’ attached and meeting the definition of residential land, as set out in Section 516 of the Local Government Act, 1993.
- (viii) It is hereby resolved that a Residential Rate sub-category to be known as the “**Residential Rural**” rate of **one point three eight six zero (1.3860) cents in the dollar**, on the Land Value as at Base Date July 1, 2001 subject to a minimum amount of **four hundred and eleven dollars sixty cents (\$411.60)** per assessment be now made for the rating year July 1, 2003 to June 30, 2004 on all land which meets the definition of Residential as defined in Section 516 of the Local Government Act, 1993, except for the land described in Schedules ‘A’ and ‘B’ attached to this report.
- (ix) It is hereby resolved that a Special Rate to be known as the “ **Flood Levee**” rate of **point one zero six seven (.1067) of a cent in the Dollar**, per assessment, on the Land Value as at Base Date July 1, 2001 subject to a minimum amount of **two dollars** be now made for the rating year July 1, 2003 to June 30, 2004 on all land within the area defined in Schedule ‘I’ attached to this report which in Council’s opinion will receive a special benefit from the construction of the Flood Levee from a one in ten year flood event.

Council adopted a user pays charging system for sewerage and trade waste discharges at its November 28, 1995 meeting, Resolution 518/95. The adoption of the following draft motions will continue this Policy. In addition, Council’s adoption of a charge for the monitoring of grease arrestors and corrugated plate interceptors at its January 27 1998 meeting is provided for within the following resolutions.

Sewerage and Trade Waste Charges

Whereas Council has advertised its Draft Management Plan for 2003/2004 in accordance with Section 405 of the Local Government Act, 1993 and has considered submissions to its Draft Management Plan in accordance with Section 406 of the Local Government Act, 1993.

Lismore and Perradenya Sewerage Scheme

- (i) It is hereby resolved that in accordance with Sections 501, 503, 539 and 541 of the Local Government Act, 1993, an annual charge be now made for the provision of Sewerage Services to single units of residential occupation, residential, as defined in

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Section 516 (1) (a) of the Local Government Act, 1993, including residential strata units of **three hundred dollars and sixty seven dollars (\$367.00)**, per assessment.

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2003/2004 Rates and Charges

This charge applies to properties connected to the Lismore Sewerage Scheme and is to be known as the “**Lismore Sewer**” charge for the period July 1, 2003 to June 30, 2004

- (ii) It is hereby resolved that in accordance with Sections 501, 539 and 541 of the Local Government Act, 1993, an annual charge, as per the attached Schedule “E”, where the charge is indicated by the number of units of residential occupancy located on a property, be now made for the provision of Sewerage Services to a parcel of land connected to the Lismore Sewerage Scheme to be known as the “**Lismore Sewer Multiple**” charge for the period July 1, 2003 to June 30, 2004, excluding residential Strata Units.
- (iii) It is hereby resolved that in accordance with Sections 501, 539 and 541 of the Local Government Act, 1993, an annual charge be now made for the availability of sewerage of **two hundred and twenty dollars (\$220.00)** per assessment for all rateable parcels of land within 75 metres of a Lismore Sewer Main and capable of discharging into that main but not connected thereto to be known as the “**Lismore Sewer Unconnected**” charge for the period July 1, 2003 to June 30, 2004.

Lismore Trade Waste Charges

- (iv) It is hereby resolved that in accordance with Sections 501, 503, 539 and 541 of the Local Government Act, 1993, for all other properties, not being residential land as defined in Section 516 (1) (a) of the Local Government Act, 1993, an annual charge be now made for the provision of trade waste services for properties connected to the Lismore Sewer Scheme, as per the attached Schedule “F”, where the charge is indicated by the number of equivalent tenants allocated to an assessment in accordance with the methodology set out in Council’s Sewer Usage Charging Strategy to be known as the “**Lismore Non-Residential Sewer**” charge, except for properties declared by Lismore City Council to be Established Strength Users, for the period July 1, 2003 to June 30, 2004.
- (v) It is hereby resolved that, in accordance with Sections 502 and 539 of the Local Government Act, 1993, a charge be now made, for properties declared by Lismore City Council to be Established Strength Users in accordance with Lismore City Council’s Trade Waste Policy, Section 3.2, to be calculated in accordance with Lismore City Council’s Sewerage Usage Charging Strategy, Section 2.5, as follows:
- A charge of **eighty four cents (84 cents)** per kilolitre of discharge; plus
 - A charge of **one dollar and twenty seven cents (\$1.27)** per kilogram of Biochemical Oxygen Demand; plus
 - A charge of **eighty cents (80cents)** per kilogram of Suspended Solids; plus
 - A charge of **two dollars twenty (\$2.20)** per kilogram of Oils and, or Grease
- to be known as the “**Established Strength**” charge for the period July 1, 2003 to June 30, 2004.

Nimbin Sewerage Scheme

- (vi) It is hereby resolved that in accordance with Sections 501, 503, 539 and 541 of the Local Government Act, 1993, an annual charge be now made for the provision of Sewerage Services to single units of residential occupation, residential, as defined in Section 516 (1) (a) of the Local Government Act, 1993, including residential strata units of **four hundred and forty two dollars (\$442.00)** per assessment.
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2003/2004 Rates and Charges

This charge applies to properties connected to the Nimbin Sewerage Scheme and is to be known as the “**Nimbin Sewerage**” charge for the period July 1, 2003 to June 30, 2004.

- (vii) It is hereby resolved that in accordance with Sections 501, 539 and 541 of the Local Government Act, 1993, an annual charge, as per the attached Schedule “G”, where the charge is indicated by the number of units of residential occupancy located on a property, be now made for the provision of Sewerage Services to a parcel of land connected to the Nimbin Sewerage Scheme to be known as the “**Nimbin Sewerage Multiple**” charge for the period July 1, 2003 to June 30, 2004, excluding Residential Strata Units.
- (viii) It is hereby resolved that in accordance with Sections 501, 539 and 541 of the Local Government Act, 1993, an annual charge be now made for the availability of sewerage of **two hundred and sixty five dollars (\$265.00)** per assessment for all rateable parcels of land within 75 metres of a Nimbin Sewer Main and capable of discharging into that main but not connected thereto to be known as the “**Nimbin Sewerage Unconnected**” charge for the period July 1, 2003 to June 30, 2004.

Nimbin Trade Waste Charges

- (ix) It is hereby resolved that in accordance with Sections 501, 539 and 541 of the Local Government Act, 1993, for all other properties, not being residential land as defined in Section 516 (1) (a) of the Local Government Act, 1993, an annual charge be now made for the provision of trade waste services for properties connected to the Nimbin Sewer Scheme, as per the attached Schedule “H”, where the charge is indicated by the number of equivalent tenants allocated to an assessment, in accordance with the methodology set out in Council’s Trade Waste Approvals Policy to be known as the “**Nimbin Non Residential Sewer**” charge for the period July 1, 2003 to June 30, 2004.

Lismore & Nimbin Sewerage Schemes

- i) It is hereby resolved in accordance with Section 501 of the Local Government Act, 1993, that an annual charge of **sixty three dollars (\$63.00)** be now made for the annual inspection of properties connected to either the Lismore or Nimbin Sewer Schemes with grease arrestors or corrugated plate interceptors, to be known as the ‘**Sewer Inspection**’ charge for the period July 1 2003 to June 30 2004.

(C) SUBJECT: WATER CHARGES

Council has adopted a user pays water charging process. To continue this formula the following motions should be adopted.

Water

Whereas Council has advertised its Draft Management Plan for 2003/2004 in accordance with Section 405 of the Local Government Act, 1993 and has considered submissions to its Draft Management Plan in accordance with Section 406 of the Local Government Act, 1993:

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2003/2004 Rates and Charges

- (i) It is hereby resolved that in accordance with Section 501, 503, 539 and 541 of the Local Government Act, 1993 an annual charge be now made for the provision of water and water service availability, based on the size of the water service connected to a property.

For a property which has two or more water connections, the cost of the services will be the total number of services multiplied by the fixed service charged; in cases where different sized services are connected the sum of the cost of the fixed service charges, except for water connections used solely for fire fighting services, the cost of which shall be **Eighty six Dollars (\$86)** per fire fighting service; for the year July 1, 2003 to June 30, 2004 to be known as the “**Fixed Service Charge**” is hereby made in respect of:

Size of Service	Fixed Service Charge
20mm	\$ 86
25mm	\$ 145
32mm	\$ 240
40mm	\$ 371
50mm	\$ 579
65mm	\$ 971
80mm	\$ 1,477
100mm	\$ 2,308
150mm	\$ 5,190

- (ii) In accordance with Sections 501, 503, 539 and 541 of the Local Government Act, 1993 an annual charge, for the availability of water to property not connected to Council’s Water Supply but capable of connection thereto and within 225 metres of a Lismore City Council water main in accordance with Section 552 (1)(b) of the Local Government Act, 1993, for the year July 1, 2003 to June 30, 2004, to be known as the “**Water Availability**” charge, of **Eighty six dollars \$86.00** per assessment is hereby made.
- (iii) In accordance with Section 502 and 503 of the Local Government Act, 1993 for water recorded by the water meter on a property a charge of **eighty six cents (86 cents)** per kilolitre for the year July 1, 2003 to June 30, 2004 to be known as the “**Consumption**” charge is hereby made.

(D) SUBJECT: DOMESTIC AND NON DOMESTIC WASTE MANAGEMENT SERVICES

Whereas Council has advertised its Draft Management Plan for 2003/2004 in accordance with Section 406 of the Local Government Act, 1993 and has considered submissions to its Draft Management Plan in accordance with Section 406 of the Local Government Act, 1993:

- (i) It is hereby resolved that an annual charge be now made, in accordance with Sections 496 of the Local Government Act, 1993, for all land within the declared domestic waste scavenging areas, both urban and rural, maps of which are available at Council’s Oliver Avenue Office, not utilising the domestic waste management service provided by Council to be known as the “**waste availability**” charge, of **Five dollars (\$5.00)** per assessment, except for those properties within the Nimbin Section 94 Plan Area, maps of which are available at Council’s Oliver Avenue Office, which are levied the Nimbin Transfer Station Charge, for the period July 1, 2003 to June 30, 2004.

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- (ii) It is hereby resolved that an annual charge be now made, in accordance with Section 501 of the Local Government Act, 1993, for all land within the Lismore City Council area, to be known as the “**Environment Protection**” charge, of **thirty six dollars and fifty cents (\$36.50)** per assessment, except for those properties within the Nimbin Section 94 Plan Area, maps of which are available at Council’s Oliver Avenue Office, which are levied the Nimbin Transfer Station Charge, for the period July 1, 2003 to June 30, 2004, that do not pay for a waste collection service or a non domestic waste collection service.
- (iii) It is hereby resolved that an annual charge be now made, in accordance with Sections 501 and 541 of the Local Government Act, 1993, for all land located within the Nimbin Section 94 Plan Area, maps of which are available at Council’s Oliver Avenue Office, for the provision of the Nimbin Transfer Station Facility of **forty seven dollars (\$47.00)** per assessment, for properties with multiple units of resident occupancy a charge of **forty one dollars (\$47.00)** per unit of residential occupancy located on each assessment, to be known as the “**Transfer Station**” charge. Properties exempted from this charge within the Nimbin Section 94 Plan Area are those properties paying a Waste Collection Service or Non-Domestic Waste Collection – Rural, Charge for the period July 1, 2003 to June 30, 2004.
- (iv) It is hereby resolved that an annual charge be now made, in accordance with Section 501 of the Local Government Act, 1993, for all properties, located within the Lismore CBD, a map of which is available at Council’s Administration offices, whose waste does not meet the definition of domestic waste contained within the Local Government Act 1993 and Council collects an approved 240 litre mobile waste bin from that property, of **one hundred and fourteen dollars (\$114.00)** per bin collected per annum, to be known as the “**CBD Non-Domestic Waste**” charge for the period July 1, 2003 to June 30, 2004.
- (v) It is hereby resolved that an annual charge be now made, in accordance with Section 501 of the Local Government Act, 1993, for all properties located outside the Urban area of Lismore, maps of which are available at Council’s Administration offices, whose waste does not meet the definition of domestic waste contained within the Local Government Act 1993 and Council collects an approved 240 litre mobile waste bin from that property, of **one hundred and six dollars (\$106.00)** per bin collected per annum, to be known as the “**Rural Non-Domestic Waste**” charge for the period July 1,2003 to June 30,2004.
- (vi) It is hereby resolved that an annual charge be now made, in accordance with Section 496 of the Local Government Act 1993, for all land within the declared scavenging area within the Lismore Urban Area, a map of which is available at Council’s office, for the removal, weekly, of a 140 litre approved wastemaster bin. In addition, on a fortnightly basis Council will remove a 240 litre approved wastemaster bin. This charge is to be known as the “**Integrated Waste**” collection service for the period July 1, 2003 to June 30, 2004 and will be charged at **one hundred and twenty five dollars fifty cents (\$125.50)** per annum. Additional services will be charged at **one hundred and twenty five fifty cents dollars (\$125.50) per annum**. Services commenced during the charging period will be charged for on a proportional basis.

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- (vii) It is hereby resolved that an annual charge be now made, in accordance with Section 496 of the Local Government Act, 1993, for the removal of one approved 240 litre wastemaster bin each week, from domestic premises, located outside the urban area of Lismore but within the declared domestic waste scavenging area, a map of which is available at Council's Oliver Avenue Office, of **one hundred and ten dollars (\$110.00)**, to be known as the “ **Waste Collection Service**” charge, additional services will be charged at **one hundred and ten dollars (\$110.00)**, for the period July 1 2003 to June 30 2004. Services commenced during the charging period will be charged for on a proportional basis.
- (viii) It is hereby resolved that an annual charge be now made, in accordance with Section 501 of the Local Government Act, 1993, for all properties, located within the Urban area of Lismore, a map of which is available at Council's Administration offices, whose waste does not meet the definition of domestic waste contained within the Local Government Act 1993 and where Council collects an approved 240 litre mobile waste bin on a fortnightly basis and a 140 litre approved wastemaster bin on a weekly basis from that property, of **one hundred and six dollars (\$106.00)** per bin collected per annum, to be known as the “**Non Domestic integrated waste**” charge for the period July 1, 2003 to June 30, 2004. For services commenced during the year a proportional charge will be made.

(E) INTEREST CHARGES

Council is able, under Section 566 of the Local Government Act, to charge interest on outstanding Rates and Charges. The Minister for Local Government has advised, Circular 02/115, that the maximum allowable amount of interest for 2003/2004 is 9%. This Council has generally adopted the maximum interest Rate as the amount to be charged.

- (i) It is hereby resolved that the 2003/2004 interest Rate on outstanding Rates and Charges will be **9%**.

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