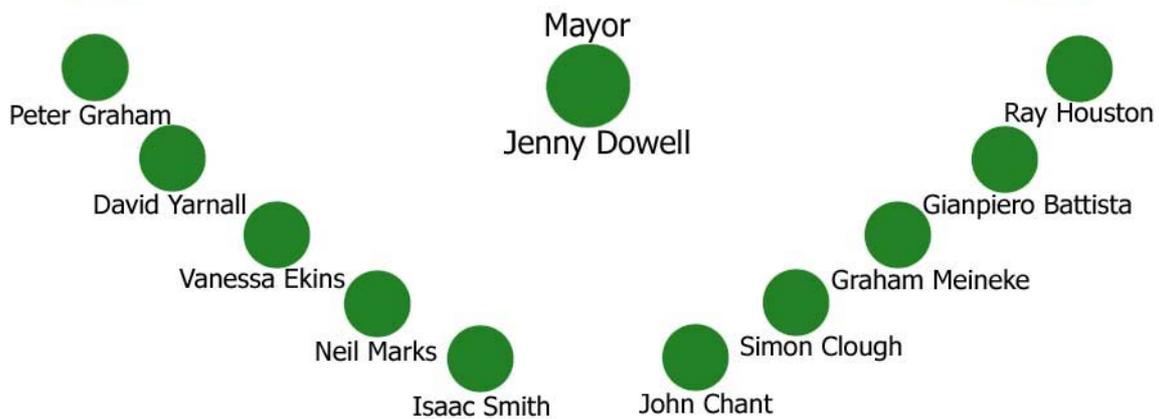


Notice of Council Meeting



Council

An EXTRA ORDINARY MEETING of LISMORE CITY COUNCIL will be held in the Council Chambers, 43 Oliver Avenue, Goonellabah on Tuesday, 21 June 2011 at 6.00pm.

Members of Council are requested to attend.

Paul G O'Sullivan
General Manager

16 June 2011



Agenda

1. Opening of Meeting and Prayer (Mayor)

2. Apologies and Leave of Absence

3. Disclosure of Interest

4. Public Access Session

Martin Field - Amended 2010-2014 Delivery Plan and 2011/12 Operational Plan

5. Mayoral Minutes

6. Altering Order of Business (Consideration of altering the order of business to debate matters raised during Public Access)

7. Reports

7.1	Funding for Roads.....	1
7.2	Amended 2010-2014 Delivery Plan and 2011/12 Operational Plan.....	6
7.3	2011/12 Rates & Annual Charges.....	11
7.4	Tender T2011-17 - Lease of Nimbin Caravan Park and Operation and Maintenance of Nimbin Pool.....	40

Lismore City Council Community Strategic Plan 2008 - 2018



Guiding Principles

Social Inclusion and Participation

Outcomes

That all Lismore residents enjoy equal opportunities within a strong, inclusive community.

Sustainable Economic Growth and Development

That Lismore's economy is vibrant and development is environmentally and socially sustainable.

Protect, Conserve and Enhance the Environment and Biodiversity

That Lismore's natural ecology is protected and maintained in a healthy and robust state for future generations

Best-Practice Corporate Governance

That best-practice management principles pervade our business; that we are innovative, ethical, and our use of resources provides maximum benefits to the community.

Community Strategic Priorities

Enhance Lismore as a Regional Centre

Outcomes

That Lismore retains and builds on its regional service centre role, including the provision of key medical, legal and tertiary education functions

Foster Youth Development

That young people are included in our community and can safely pursue their interests and aspirations.

Support an Ageing Population

That older people have access to appropriate services and facilities to enhance their health and wellbeing.

Provide Sustainable Land-use Planning

That land-use planning is founded on principles of sustainability.

Improve Catchment Management

That catchment management is integrated and holistic, in order to achieve a sustainable and balanced use of natural resources.

Revitalise the CBD

That the CBD becomes a vibrant meeting place and a cultural and entertainment hub for the Northern Rivers region.

Integrated Waste Cycle Management

That Lismore minimises waste to landfill by reducing, reusing and recycling.

Improve Roads, Cycleways and Footpaths

That Lismore has an extensive transport network and is an accessible, safe and efficient city for motorists, cyclists and pedestrians.

Mitigate Climate Change at a Local Level

That Lismore is a leader in reducing carbon emissions and minimising the impacts of climate change.

Develop and Support Art, Cultural, Sporting and Tourism Activities

That our regional art, cultural and sporting facilities remain a major component of Lismore life and an increasingly popular attraction for domestic tourists.

Integrated Water Cycle Management

That Lismore maintains long-term water security for its growing population through the efficient use of this precious resource.

Provide Greater Housing Choices

That Lismore offers a diverse range of housing options to accommodate a variety of households.

Improve Passive and Active Recreational Facilities

That Lismore retains and builds on its regional recreation centre to attract major events and tournaments.

Corporate Foundations

Efficient Use of Council Resources

Outcomes

That we maximise the value of our resources, continually review our operations to ensure best value, eliminate waste and duplication, and gain the full service potential from our assets

Engage With the Community

That the community is informed and consulted about the issues that are relevant to their lives and we are fully accountable to the community for our operations.

Promote a Constructive Corporate Culture

That customers and staff experience a supportive organisation, with a strong sense of integrity, which responds to their needs and provides innovative and creative services.

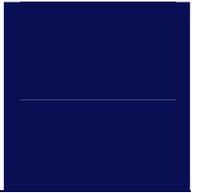
Whole of Council Corporate Planning

That we have clear goals and act as one in their co-ordinated implementation, in order to maximise the return on resource investment and staff expertise.

Providing Excellent Customer Service

That our primary focus is to understand and respond to the needs of the community we serve.

Reports



Report

Subject	Funding for Roads
TRIM Record No	BP11/434:EF10/363
Prepared by	Manager - Finance
Reason	Council resolution 370/11 - 10 May 2011
Community Strategic Plan Link	Best-Practice Corporate Governance

Overview of Report

Council resolved at its 10 May 2011 meeting that a report on methods by which council address the funding shortfall of \$940,000 per annum on rural sealed roads and approximately \$1,000,000 on unsealed roads be prepared, and these methods be included in the 2011/12 Operational Plan (Budget).

The purpose of this report is to satisfy Council's resolution.

Background

The draft 2011/12 Operational Plan (Budget) was on public display between 19 May 2011 and 17 June 2011. It did not include any methods by which Council could address the funding shortfall of \$940,000 per annum on rural sealed roads and approximately \$1,000,000 on unsealed roads. The reason the report requested was not considered for inclusion in the draft 2011/12 Operational Plan (Budget) is that the workshop to review the draft 2011/12 Operational Plan (Budget) before public display was held on 11 May 2011, the night after the Council meeting. The question of how this resolution was to be implemented was discussed at the workshop, but no consensus was reached and nothing included in the draft 2011/12 Operational Plan (Budget).

This aside, to meet the report preparation requirement of the 11 May 2011 resolution, I refer to a 'Additional funding for Roads and the Environment' report to Council's 9 November 2011 meeting on how additional funding for roads (\$500,000) and the environment (\$200,000) could be achieved. A full copy of the report is attached. The report provides three approaches being:

- 1) Full Budget Review;
- 2) Special Rate Variation; and
- 3) Strategic Plan.

Details and background information on each of the above is contained in the attachment.

Council resolved (242/10) that the objective to finance an extra \$500,000 for roads and \$200,000 for the environment is to be considered during the review of the Lismore Community Strategic Plan 2008-2018 in 2012.

Given the amount of funding requested (\$1.94 million) by resolution 370/11 and Council's financial limitations, this outcome could only be achieved by a radical change in recurrent works, services and programs for 2011/12. The consideration of such a change after the 2011/12 Operational Plan has been on public display is not supported. Extensive consultation with the community on the likely impact of such changes is considered essential and this best done in conjunction with the review of the Lismore Community Strategic Plan 2008-2018 in 2012.

Sustainability Assessment

Social Inclusion and Participation

The recommended process involves extensive community engagement to assist Council in making well informed decisions.

Best-Practice Corporate Governance

The approach recommended is consistent with the Integrated Planning and Reporting Framework reforms introduced by the State Government in 2009.

Comments

Other staff comments

Not Required

Public consultation

Not Required

Conclusion

A report on methods by which additional funding for roads and the environment was considered by Council at its 9 November 2010 meeting. It was resolved that the objective to finance an extra \$500,000 for roads and \$200,000 for the environment is to be considered during the review of the Lismore Community Strategic Plan 2008-2018 in 2012.

To include \$1.94 million for roads in the 2011/12 Operational Plan would require radical change to existing recurrent works, services and programs. As this would have a significant impact, a consultative process through the review of the Lismore Community Strategic Plan 2008-2018 in 2012 is recommended.

Attachment/s

1. Additional funding for Roads and the Environment

Recommendation

That an objective to finance an extra \$940,000 per annum on rural sealed roads and approximately \$1,000,000 on unsealed roads be considered during the review of the Lismore Community Strategic Plan 2008-2018 in 2012.

Report

Subject	Additional funding for Roads and the Environment
TRIM Record No	BP10/580:EF09/631
Prepared by	Manager - Finance
Reason	Report required by Council Resolution 82/10 from the 10 May 2010 meeting
Community Strategic Plan Link	Best-Practice Corporate Governance

Overview of Report

A report on extra funding for roads and the environment was requested by Council at its 10 May 2010 meeting.

Three (3) process options have been reported for consideration. These include full budget review, special rate variation and strategic planning processes.

The strategic planning process is recommended as it coincides with the extensive community engagement envisaged as part of the review of the Lismore Community Strategic Plan 2008-2018 and the 2012 council elections.

Background

At its 10 May 2010 meeting, Council resolved that staff prepare a report on the means by which Council can finance an extra \$500,000 for roads and \$200,000 for the environment.

The purpose of this report is to inform Council on the process by which this objective could be achieved.

Process Options

1. Full Budget Review

Council undertook a full budget review in 2009/10. This review realised savings of approximately \$445,400 with potential sale of properties still being investigated.

The review involved Councillors and Management working through the 2009/10 Budget in detail and identifying potential savings. It was quite comprehensive and highlighted the implications of redirecting resources away from established services, programs and projects.

Based on the experience from this review, it is unlikely that savings of \$700,000 from the 2010/11 Operational Plan could be readily achieved without significant change to recurrent operations.

A Full Budget Review process is not recommended.

2. Special Rate Variation

Council considered a special rate variation to increase funding for roads, environment and business promotion for 2010/11. An extensive community consultation process was undertaken earlier this year and based on the response from the community, Council resolved not to seek a special rate variation for roads and the environment.

There were many concerns raised by the community during the consultation. Council is responding to many of these, but change will take time to implement. Some of the concerns, like affordability, require more consideration.

With the recent Special Rate Variation process in mind, going back to the community again with a similar proposal is not recommended.

3. Strategic Planning

To provide direction on where Council's financial resources are to be sourced and expended, a community strategic plan and delivery plan are prepared.

The community strategic plan is the overarching document which sets out the broad vision for the future with at least a 10 year planning timeframe. The delivery plan is derived from the community strategic plan and focuses on projects to be achieved to meet the vision over a four year period which coincides with a council term. The direction provided is then incorporated into the operational plan which is the detailed one year plan of all income and expenditure.

Council adopted the Lismore Community Strategic Plan 2008-2018 in 2009 and adopted the Delivery Plan 2010-2014 in 2010. These documents list Council's guiding principles, strategic community priorities and planned projects.

The review of the Lismore Community Strategic Plan is planned for 2012 to coincide with the next council elections. This will allow the next elected Council to place its own imprimatur on Council's direction. Any changes to the Lismore Community Strategic Plan would flow through to the Delivery Plan and 2013/14 Operational Plan.

With an expectation that to provide an extra \$500,000 for roads and \$200,000 for the environment will result in a significant change to recurrent works, services or programs, consultation with the community on the likely impact is considered essential. The 2012 review of the Community Strategic Plans would be the appropriate time and mechanism.

By this time Council's asset management plans will be fully developed and can be used to support Council's proposition.

The Strategic Plan process is recommended as it involves extensive community engagement to assist Council in making what are sustainable strategic decisions, bearing in mind the challenges for Council in meeting an ever increasing catalogue of community demands.

Sustainability Assessment

Social Inclusion and Participation

The recommended process involves extensive community engagement to assist Council in making well informed decisions.

Best-Practice Corporate Governance

The approach recommended is consistent with the Integrated Planning and Reporting Framework reforms introduced by the State Government in 2009.

Conclusion

There are three ways Council can progress the objective to finance an extra \$500,000 for roads and \$200,000 for the environment. These are a Full Budget Review, Special Rate Variation or Strategic Planning process.

Based on recent experience with a full budget review and special rate variation processes, these strategies are unlikely to meet the objective.

Accordingly, it is recommended that the objective to finance an extra \$500,000 for roads and \$200,000 for the environment should be considered during the 2012 review of the Lismore Community Strategic Plan. This will coincide with the period leading up to the 2012 council elections and so the opportunity for meaningful community engagement will be very high.

Attachment/s

There are no attachments for this report.

Recommendation

That the objective to finance an extra \$500,000 for roads and \$200,000 for the environment is considered during the review of the Lismore Community Strategic Plan 2008-2018 in 2012.

Report

Subject	Amended 2010-2014 Delivery Plan and 2011/12 Operational Plan
TRIM Record No	BP11/435:EF11/44
Prepared by	Manager - Finance
Reason	To consider submissions and adopt the amended 2010-2014 Delivery Plan and 2011/12 Operational Plan.
Community Strategic Plan Link	Best-Practice Corporate Governance

Overview of Report

The amended 2010–2014 Delivery Plan and draft 2011/12 Operational Plan were placed on public exhibition from 19 May 2011 for 28 days. Submissions were invited and they close on 17 June 2011.

Submissions have been received and they are referred to in this report. Council is required to consider these prior to the adoption of the amended 2010–2014 Delivery Plan (Delivery Plan) and 2011/12 Operational Plan (Operational Plan). Incorporated into the Operational Plan are the Delivery Plan Projects to be progressed in 2011/12, 2011/12 Budget, 2011/12 Statement of Revenue Policy (rates, annual charges, proposed borrowings, etc) and 2011/12 Fees & Charges.

Some minor changes have been made to the amended Delivery Plan and copy has been separately sent to Councillors. Changes to the Operational Plan as a result of Council decisions or updated information are detailed in the report.

Background

The Local Government Act 1993 (LGA) requires Council to advertise its amended Delivery Plan and draft Operational Plan for a period of twenty eight (28) days to allow submissions from the public. Council is required to consider all submissions prior to the adoption of these Plans.

The purpose of this report is to inform Council of the submissions received, recommend any changes and to seek Council's adoption of the amended 2010-2014 Delivery Plan and 2011/12 Operational Plan.

The advertising period for both plans close on Friday, 17 June 2011. As this is after the issue of the business paper, details of any further submissions received will be forwarded to Councillors prior to the meeting.

Amended 2010–2014 Delivery Plan

In addition to the changes discussed at 11 May 2011 and 31 May 2011 workshops, some minor changes to wording and timing to align to the Operational Plan have been made to some Delivery Plan projects. An appendix for 'Projects requiring Grant Assistance' has also been added.

An updated copy of the amended Delivery Plan for this meeting has been circulated to Councillors separately.

2011/12 Operational Plan

The 2011/12 Operational Plan (Plan) was advertised with a balanced budget. The following changes to the budget are recommended to reflect Council decisions made or updated information received since the Plan was advertised. They include:

2011/12 Budget	Amount
Councillor Workshop 11 May 2011	Balanced
<ul style="list-style-type: none"> Lismore Memorial Baths (LMB) – An extensive review of the proposed 2011/12 Budget was undertaken due to a change in management personal and variances in manageable costs in recent years. The review looked at opening hours, staffing rosters, revenue projections and general operating costs. For LMB, to service the opening hours with appropriate levels of staffing and facility maintenance, an additional \$17,600 is required for 2011/12 	(17,600)
<ul style="list-style-type: none"> Goonellabah Sports and Aquatic Centre (GSAC) - An extensive review of the proposed 2011/12 Budget was undertaken due to a change in management personal and variances in manageable costs in recent years. The review looked at opening hours, staffing rosters, revenue projections and general operating costs. For GSAC, to service the opening hours with appropriate levels of staffing and facility maintenance, an additional \$52,400 is required for 2011/12. 	(52,400)
<ul style="list-style-type: none"> Mayor and Councillor Allowances – Council resolved at its 14 June 2011 meeting to increase these allowances. 	(8,800)
<ul style="list-style-type: none"> Staffing Cost Savings – The Budget typically allows for all staff to be employed for the full year. Experience indicates that if a salaried position is vacant, it is generally not possible to fill the position immediately. Usual practice is to fill vacant positions using casual labour, where possible. <p>For 2011/12, except for Water, Wastewater and Richmond Tweed Regional Library funded, vacant positions will not be automatically filled. Instead, an assessment of a deliberate non-employment period of up to 3 months will be made. This approach may have a short term negative impact on service levels, but savings of \$128,800 (\$50,000 already included in the Budget) are achievable.</p>	78,800
<ul style="list-style-type: none"> Lismore Regional Airport (LRA) Parking Charges – The parking per night fees were advertised at \$7.50. A reduction to \$7.00 is recommended as the coin machine LRA does not dispense 50c coins. This would disadvantage those paying by cash. This is estimated to have a \$3,300 unfavourable variance on LRA revenue, but this will be absorbed within the LRA operating budget. 	0
Recommended 2011/12 Budget	Balanced

Submissions Received

Attached is a listing of all submissions received from the advertising of the amended Delivery and draft Operational Plans. It includes a précis of each submission (6) and a management comment if appropriate. Copies are available on request.

In accordance with the LGA, Council must consider all submissions before adopting the Delivery and Operational Plans.

In all cases, the submissions are recommended to be received and noted.

In regards to the Submission 5 – Nimbin Chamber of Commerce, there is uncertainty as to if the two Council resolutions allocating funds from the Nimbin Special Business Rate to Nimbin Chamber of Commerce have been addressed. The two resolutions are:-

Meeting 10 August 2010

171/10 - **RESOLVED** that only \$2,000 be directed to the Nimbin Visitor Information Centre and the balance of the indexed money be redirected to other projects in consultation with the Nimbin Chamber of Commerce.

Meeting 14 December 2010

262/10 - **RESOLVED** that Council reconsider the allocation of the Nimbin Special Business Levy – Economic Development Fund during preparation of the 2011-12 Operation Plan with a view to changing the method of allocation of the levy to incorporate the Nimbin Chamber of Commerce in decision making.

Resolution 262/10 is interpreted as meaning that Council was to reconsider the amount allocated to projects for which the Nimbin Chamber of Commerce was to be consulted. While both resolutions are listed (3 and 4) in the 'Submission Recommended by Management' submitted to the draft 2011/12 Operational Plan process, the impact of each is potentially different.

For example, Resolution 171/10 is quite clear. After deducting \$2,000 to be directed to the Nimbin Visitor Information Centre, \$3,100 is available for Nimbin Chamber of Commerce projects in 2011/12. For Resolution 262/10, both the \$2,000 for the Nimbin Visitor Information Centre and \$3,100 to the Nimbin Chamber of Commerce can be reallocated.

The Nimbin Chamber of Commerce position is for the full \$5,100 to be made available for projects in Nimbin. For 2011/12, \$3,000 would be spent on the Nimbin Murals Restoration Fund project and the balance on renovating the "Nimbin and Environs Sign" in Allsopp Park.

If Council resolved to increase the amount available to the Nimbin Chamber of Commerce, an unfavourable variance of \$2,000 would result to the 2011/12 Budget.

A change to the \$3,100 already included in the draft 2011/12 Operational Plan of \$3,100 is not supported.

Sustainability Assessment

Best-Practice Corporate Governance

The Local Government Act 1993 requires councils to prepare an annual operational plan. The operational plan must include a budget, statement of revenue policy which details all rates, annual charges and proposed borrowings, and fees and charges. The operational plan must also be advertised for 28 days and councils are to consider all submissions before its adoption.

Council has prepared and advertised its 2011/12 Operational Plan in accordance with the requirements of the Local Government Act 1993 and this report fulfils Council's obligations.

For amendments to the adopted delivery plan, Council must advertise the amended plan for 28 days and consider any submissions received. The amended 2010 – 2014 Delivery Plan has been advertised as required and this report will fulfil Council's obligations in accordance with the Local Government Act 1993.

Public consultation

The amended 2010-2014 Delivery Plan and draft 2011/12 Operational Plan have been placed on public exhibition for twenty-eight (28) days at twelve (12) venues throughout the city and on Council's web site. It was also advertisement in 'Lismore City News' seeking public comment and promoting these locations was also placed during this period.

Conclusion

As previously stated, this report has been prepared prior to the closure of public submissions. Consequently, while a list of submissions has been attached, there may be others received and these will be distributed to Councillor's prior to the meeting.

Some minor changes to the Delivery Plan have been made and a copy of the amended document has been provided to Councillors.

Changes to the Operational Plan are recommended due to Council resolutions and updated information. These changes maintain a balanced budget for 2011/12.

To meet the requirements of the Local Government Act 1993, all submissions received must be considered prior to the amended 2010-2014 Delivery Plan and 2011/12 Operational Plan being adopted and this must occur before 30 June 2011.

Attachment/s

1. Submissions Received

Recommendation

That Council:

1. Acknowledge receipt and consideration of all public submissions
2. Adopt the amended 2010-2014 Delivery Plan and 2011/12 Operational Plan based on that advertised and recommended changes included in the report.
3. Advise the Division of Local Government of its intention to borrow up to \$9,863,000 during 2011/12 as included in the 2011/12 Operational Plan for Capital Works.

Submissions Received to 2011/12 Draft Operational Plan						
No.	Source	Project Name	Description	Budget Impact	Recommended	Management Comment
1	North Coast Academy of Sports	Financial Support for Sporting Programs	Organisation specifically focuses on alleviating the disadvantages that talented junior sub-elite regional athletes experience in terms of access to quality coaching, competition and sport science. Requesting continued financial support to maintain service with expanded program.	5,400	Receive and note	\$4,600 already included in recurrent budget.
2	Woodburn Chamber of Commerce	Woodburn Bridge 30th Anniversary	Woodburn Chamber of Commerce, with the sponsorship of Richmond Valley Council is organising a day of family oriented activities on Saturday 8/10/11 to mark the 30th anniversary of the opening of the bridge across the Richmond River. This bridge was fundamental in bringing the two parts of the township of Woodburn together as well as the wider Council areas on both sides.	1,000-2,000	Receive and note	
3	Mayors for Peace Australia	Mayors for Peace	Seeking financial support from its members to ensure it is sustainable into the future. Works to support councils to engage with their communities in raising awareness of the nuclear weapons issues, and local governments role in working with the federal government towards the worlds abolition of nuclear weapons.	500	Receive and note	
4	Karen Askew	Voluntary Acquisition of Property	Request for Council to provide one-third contribution to the purchase of her property - 22 Baillie Street, North Lismore under the Voluntary Flood Prone Acquisition Program	56,700	Receive and note	Council considered a submission from DECCW on funding the acquisition of Voluntary Flood Prone Properties and it was not supported in 2011/12.
5	Nimbin Chamber of Commerce	Nimbin SBRVL	Council reconsider the amount allocated from the Nimbin Special Business Rate for projects recommended by the Nimbin Chamber of Commerce.	5,100	Receive and note	\$3,100 already in the recurrent budget.
6	Martin Field	Richmond Tweed Regional Library Budget	Concerns over misleading Draft Library Budget 2011-12	NA	Receive and note	A response was previously provided to Councillors.

Report

Subject	2011/12 Rates & Annual Charges
TRIM Record No	BP11/371:EF11/44
Prepared by	Rating Officer
Reason	To comply with statutory obligations of the Local Government Act and for Council to set the 2011/12 Rates and Annual Charges.
Community Strategic Plan Link	Best-Practice Corporate Governance

Overview of Report

This report presents a series of motions that, if adopted, would allow Council to comply with the provisions of the Local Government Act 1993 (Act) in relation to the setting of the 2011/12 rates & annual charges.

Background

Council has advertised the draft 2011/12 Operational Plan (Plan) and it includes the Statement of Revenue Policy. The Statement of Revenue Policy sets out all rates and annual charges proposed to be levied in 2011/12. This purpose of this report is for Council to set the 2011/12 rates and annual charges which is in accordance with its statutory obligations.

The Plan has been on public display and submissions invited. At the time of writing this report, no rates or annual charges submission had been received.

2011/12 Rates & Annual Charges

The Statement of Revenue Policy lists all proposed 2011/12 rates and annual charges. The following is a summary of the main rates and annual charges.

Ordinary Rates

The Independent Pricing and Regulatory Tribunal (IPART) advised that the rate pegging percentage for 2011/12 was 2.8%. This is the percentage that total ordinary rates can increase by. Council's advertised Plan provides for the full percentage increase, plus a previous year's adjustment of \$694, in 2011/12.

Council uses a differential rating categories and sub categories system to levy ordinary rates and will generate approximately \$24,425,800 in rate revenue.

Base Rate

A base rate is charged to all rateable properties. The base rate relates to costs Council considers are of equal value to a ratepayer regardless of the location of a property or its valuation. Costs considered reasonable to include in the base rate amount relate to Councillors, Corporate Management, Council Chamber and Corporate Centre, CBD Office, Financial Services and Regulatory Services (Town Planning, Environmental Health and Building). Applying the rate pegging increase of 2.8%, the base rate will increase to \$330.in 2011/12.

Wastewater Charges

Council applies a user pays policy for wastewater charges. The adoption of the recommendations relating to wastewater charges will continue this policy.

The Strategic Business Plan for Wastewater was adopted by Council in 2008. It highlighted that user charges must significantly increase to meet the costs of replacing ageing infrastructure and service level requirements. For 2011/12, residential charge will rise from \$607 to \$667. This is a \$60 or 9.8% increase in the charge from 2010/11. Similar increases have been applied in 2008/09, 2009/10 and 2010/11.

Waste Management Charges

The Integrated Waste Service charge is to increase to \$248 from \$223. This is a \$25 or 11.2% increase and reflects full service delivery costs. The main factors influencing the increase are the 110% increase in landfill levy charges (\$12) introduced by the State Government, CPI (\$8), increased service costs (\$2) and increased plant hire costs (\$3).

The Waste Collection Service charge for rural areas has increased from \$237 to \$265. The increase of \$28 or 11.8% is driven by the same factors as the Integrated Waste Service and the continued movement towards full cost recovery for the delivery of this service.

The Business Collection Service has increased to \$240 from \$270. This is a 12.5% or \$30 increase and reflects the market charge for this type of service.

Water Charges

Council applies a user pays policy for water charges. The adoption of the recommendations relating to water charges will continue this policy.

The Strategic Business Plan for Water was adopted by Council in 2008. It highlighted that to meet infrastructure replacement, service level requirements, and Rous Water's bulk water charge increases (2011/12 - \$384,200), user charges would need to increase significantly. For 2011/12, consumption charges will increase by 9.77% to \$2.36 per kilolitre and the service availability charge by 9.6% to \$159.00 per annum. This effectively increases the typical residential bill from \$575 to \$631 per annum; a \$56 per annum increase or 9.7%

Stormwater Management Services Charges

Council adopted the Stormwater Management Plan and Service Charges at its 12 June 2007 meeting. The adoption of the following recommendations relating to stormwater management will continue this Policy. The charge in 2011/12 will remain the same as the 2010/11 charge.

This charge applies to property located within the urban area of Lismore as defined by the maps shown in Schedules 'H' and 'I', the areas known as the Tucki Tucki Creek and Wilsons River catchments respectively and only on properties that are not vacant land, farmland or otherwise exempted from the charge under S 496A (2) of the Act.

Interest on Overdue Rates & Annual Charges

Under Section 566 of the Act, Council can charge interest on outstanding rates and annual charges. The Minister for Local Government has not yet advised the maximum allowable amount of interest for 2011/12 (9% for 2010/11). Council has generally adopted the maximum interest rate as the amount to be charged and this is recommended.

Maps & Schedules

Council is required to provide maps and schedules of some of its rates and annual charges. Where required, these are provided as attachments to this report.

The maps and schedules for rates and annual are also available on Council's website. They can be found under **HOME>>RESIDENTS & COMMUNITY>>RESIDENTS>>RATES** or by simply searching for Rates.

The 2010/11 information will be replaced with the 2011/12 information from 1 July 2011.

Sustainability Assessment

Best-Practice Corporate Governance

The Local Government Act 1993 requires councils to prepare an annual operational plan. The operational plan must include a statement of revenue policy which details all rates and annual charges. The operational plan must also be advertised for 28 days and councils are to consider all submissions before its adoption.

The Local Government Act 1993 also requires Council to set the rates and annual charges.

Lismore City Council has prepared and advertised its 2011/12 Operational Plan in accordance with the requirements of the Local Government Act 1993. It will be considered by Council at this meeting prior to this report.

This report also fulfils Council's obligations in regards to setting the rates and annual charges.

Comments

Finance

The recommended 2011/12 rates and annual charges are consistent with those advertised in the draft 2011/12 Operational Plan and are supported.

Other staff comments

Not required

Public consultation

The draft 2011/12 Operational Plan, which includes the rates and annual charges, was on public display from 19 May 2011 to 17 June 2011.

Conclusion

Council is required to set the 2011/12 rates and annual charges. The rates and annual charges to be set include ordinary rates, base rate, wastewater charges, waste charges, water charges, stormwater management services charges and interest on overdue rates and annual charges.

The following recommendations are worded to meet Council's statutory obligations when setting the 2011/12 rates and annual charges and are consistent to that proposed in the draft 2011/12 Operational Plan.

Attachment/s

1. Schedule A
2. Bexhill - Schedule A
3. Clunes - Schedule A
4. Goolmangar - Schedule A
5. Nimbin - Schedule A
6. North Woodburn - Schedule A
7. Perradenya - Schedule A
8. South Gundurimba - Schedule A
9. The Channon - Schedule A
10. Wyrallah - Schedule A
11. Schedule C
12. Schedule D
13. Schedule F
14. Schedule G

- 15. Schedule H
- 16. Schedule I

Recommendation

That:

Following advertisement of the draft 2011/12 Operational Plan in accordance with Section 405 of the Local Government Act, 1993, and the consideration of submissions received:-

RATES

- (1) It is hereby resolved that a **Business Rate** to be known as the '**Business Inner CBD**' rate of **four point one three three two (4.1332) cents in the dollar** per assessment, on the land value as at base date 1 July 2009 with a **base amount of three hundred and thirty dollars (\$330.00)** per assessment be now made for the rating year 1 July 2011 to 30 June 2012, on all rateable land within the centre of activity known as the Inner CBD shown as within the red boundary of the map, Schedule 'C,' and that meets the definition of Business as defined in Section 518 of the Local Government Act , 1993. The total income from base amounts equates to **four point six (4.6%) percent of the Business Inner CBD income.**
- (2) It is hereby resolved that a **Business Rate** to be known as the '**Business Urban**' rate of **one point three six three six (1.3636) cents in the dollar** per assessment, on the land value as at base date 1 July 2009 with a **base amount of three hundred and thirty dollars (\$330.00)** per assessment be now made for the rating year 1 July 2011 to 30 June 2012, on all rateable land within the centre of activity outside the Inner CBD shown as within the red boundary of the map, Schedule 'C', but within the urban area of Lismore as shown by the red boundary on the map, Schedule 'D' and that meets the definition of Business as defined in Section 518 of the Local Government Act, 1993. The total income from base amounts equates to **eight point nine (8.9%) percent of the Business Urban income.**
- (3) It is hereby resolved that a **Business Rate** to be known as the '**Business Other**' rate of **point seven nine nine seven (0.7997) cents in the dollar** per assessment on the land value as at base date 1 July 2009 with a **base amount of three hundred and thirty dollars (\$330.00)** per assessment be now made for the rating year 1 July 2011 to 30 June 2012, on all rateable land in the City of Lismore but not within the areas defined within the maps, Schedules 'C' and 'D' attached and the Village of Nimbin, as defined by the map of Nimbin in Schedule 'A', and that meets the definition of Business as defined in Section 518 of the Local Government Act, 1993. The total income from base amounts equates to **thirty two point two (22.2%) percent of the Business Other income.**
- (4) It is hereby resolved that a **Business Rate** to be known as the '**Nimbin Business**' rate of **one point zero eight eight five (1.0885) cents in the dollar** per assessment on the land value as at base date 1 July 2009 with a **base amount of three hundred and thirty dollars (\$330.00)** per assessment that represents be now made for the rating year 1 July 2011 to 30 June 2012, on all rateable land within the Village of Nimbin, as defined by the map of Nimbin in Schedule 'A', that meets the definition of Business as defined in Section 518 of the Local Government Act , 1993 The total income from base amounts equates to **sixteen point four (16.4%) percent of the Nimbin Business income.**
- (5) It is hereby resolved that a **Residential Rate** to be known as the '**Residential**' rate of **point five four four eight (0.5448) of a cent in the dollar** per assessment, on the land value as at base date 1 July 2009, with a base amount of **three hundred and thirty dollars (\$330.00)** per assessment, be now made for the rating year 1 July 2011 to 30 June 2012, on all rateable land within the centres of population defined and within the red lines shown on the maps in Schedule 'A'

attached and meeting the definition of Residential as defined in Section 516 of the Local Government Act, 1993. The total income from base amounts equates to **thirty three point four (33.4%) percent of the Residential income.**

- (6) It is hereby resolved that a **Residential Rate** to be known as the '**Residential Rural**' rate of **point four two four eight (0.4248) of a cent in the dollar** per assessment on the land value as at base date 1 July 2009, with a base amount of **three hundred and thirty dollars (\$330.00)** per assessment, be now made for the rating year 1 July 2011 to 30 June 2012, that meets the definition of Residential on all rateable land except for land within the centres of population defined by the maps in Schedule 'A' attached and meeting the definition of Residential as defined by Section 516 of the Local Government Act, 1993. The total income from base amounts equates to **thirty six point seven (26.7%) percent of the Residential Rural income.**
- (7) It is hereby resolved that a **Farmland Rate** to be known as the '**Farmland**' rate of **point three nine five eight (0.3958) of a cent in the dollar** per assessment, on the land value as at base date 1 July 2009 with a **base amount of three hundred and thirty dollars (\$330.00)** per assessment be now made for the rating year 1 July 2011 to 30 June 2012, on all rateable land in the City of Lismore area that meets the definition of Farmland as defined in Section 515 of the Local Government Act, 1993. The total income from base amounts equates to **sixteen point six (16.6%) percent of the Farmland income.**

WASTEWATER CHARGES

- (8) It is hereby resolved that in accordance with Sections 501 and 539 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 **six hundred and sixty seven dollars (\$667.00)** per assessment. This charge applies to properties connected to the Lismore Sewer Scheme and is to be known as the '**Sewer**' charge for the period 1 July 2011 to 30 June 2012.
- (9) It is hereby resolved that in accordance with Sections 501 and 539 of the Local Government Act, 1993, an annual charge be now made for the availability of sewerage of **five hundred dollars and twenty five cents (\$500.25)** per assessment for all rateable land within the proposed North Woodburn sewer scheme area as defined by Schedule 'K', to be known as the '**Nth Woodburn Sewer**' charge for the period 1 July 2011 to 30 June 2012.
- (10) It is hereby resolved that in accordance with Sections 501 and 539 of the Local Government Act, 1993, an annual charge, as per the attached Schedule 'F', 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 Sewer Scheme to be known as the '**Sewer Multiple**' charge for the period 1 July 2011 to 30 June 2012, excluding residential Strata Units.
- (11) It is hereby resolved that in accordance with Sections 501 and 539 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 "G", where the charge is indicated by the number of equivalent tenants or part thereof allocated to an assessment in accordance with the methodology set out in Council's Wastewater Usage Charging Strategy to be known as the '**Non-Residential Sewer**' charge, except for properties declared by Lismore City Council to be Established Strength Users, for the period 1 July 2011 to 30 June 2012.

- (12) It is hereby resolved that in accordance with Sections 501 and 539 of the Local Government Act, 1993, an annual charge be now made for the availability of sewerage of **four hundred and zero dollars and twenty cents (\$400.20)** per assessment for all rateable parcels of land within 75 metres of a Lismore Sewer Scheme main and capable of discharging into that main but not connected thereto to be known as the '**Sewer Unconnected**' charge for the period 1 July 2011 to 30 June 2012.

WASTE MANAGEMENT CHARGES

- (13) 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 the approved organic contents of a 240 litre approved mobile waste bin. In addition, on a fortnightly basis, Council will collect the approved recyclable contents a 240 litre approved mobile bin as well as the approved waste contents of a 120 or 140 litre approved mobile bin. This charge is to be known as the '**Integrated Waste**' collection service for the period 1 July 2011 to 30 June 2012 and will be charged at **two hundred and forty eight dollars (\$248.00)** per annum. Additional services will be charged at **two hundred and forty eight dollars (\$248.00)** per annum. Services commenced during the charging period will be charged for on a proportional basis.
- (14) 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, on a fortnightly basis, of the approved organic contents of a 240 litre approved mobile waste bin. In addition, on a monthly basis, Council will collect the approved recyclable contents a 240 litre approved mobile bin as well as the approved waste contents of a 120 or 140 litre approved mobile bin. This charge is to be known as the '**Integrated Waste - Urban Half**' collection service for the period 1 July 2011 to 30 June 2012 and will be charged at **one hundred and thirty six dollars (\$136.00)** per annum. Additional services will be charged **one hundred and thirty six dollars (\$136.00)** at per annum. Services commenced during the charging period will be charged for on a proportional basis.
- (15) 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 the approved organic contents of a 240 litre approved mobile bin. In addition, on a fortnightly basis, Council will collect the approved recyclable contents a 240 litre approved mobile bin as well as the approved waste contents of a 240 litre approved mobile bin, the cost of the provision of this bin is the ratepayer's cost. This charge is to be known as the '**Integrated Waste - Waste Plus**' collection service for the period 1 July 2011 to 30 June 2012 and will be charged at **four hundred and nine dollars (\$409.00)** per annum. Additional services will be charged at **four hundred and nine dollars (\$409.00)** per annum. Services commenced during the charging period will be charged for on a proportional basis.
- (16) 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 the approved organic contents of a 240 litre approved mobile bin and the approved waste contents of a 240 litre approved mobile bin. In addition, on a fortnightly basis, Council will collect the approved recyclable contents a 240 litre approved mobile bin. This charge is to be known as the '**Integrated Waste - Premium**' collection service for the period 1 July 2011 to 30 June 2012 and will be charged at **four hundred and seventy one dollars (\$471.00)** per annum. Additional services will be charged at **four hundred and seventy one dollars (\$471.00)** per annum. Services commenced during the charging period will be charged for on a proportional basis.

- (17) 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 the organic contents of a 240 litre approved mobile waste bin. In addition, on a fortnightly basis, Council will collect the approved recyclable contents a 240 litre approved mobile bin as well as the approved waste contents of a 80 litre approved mobile bin, the cost of the provision of this bin is at the ratepayer's cost This charge is to be known as the '**Integrated Waste – Discount**' collection service for the period 1 July 2011 to 30 June 2012 and will be charged at **one hundred and eighty six dollars (\$186.00)** per annum. Additional services will be charged at **one hundred and eighty six dollars (\$186.00)** per annum. Services commenced during the charging period will be charged for on a proportional basis.
- (18) 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, subject to the approval of the Manager of Northern Rivers Waste, fortnightly, of the approved waste contents a 240 litre approved mobile bin. This charge is to be known as the '**Special Needs**' collection service for the period 1 July 2011 to 30 June 2012 and will be charged at **two hundred and eighty five dollars (\$285.00)** per annum. Additional services will be charged at **two hundred and eighty five dollars (\$285.00)** per annum. Services commenced during the charging period will be charged for on a proportional basis.
- (19) 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, located outside the urban area of Lismore but within the declared domestic waste scavenging area, a map of which is available at Council's Corporate Centre for the removal, weekly, of the approved waste contents a 240 litre approved mobile bin and on a fortnightly basis, the approved recycling contents of a 240 litre approved mobile bin. This charge is to be known as the '**Waste Collection Service - Rural**' collection service for the period 1 July 2011 to 30 June 2012 and will be charged at **two hundred and sixty five dollars (\$265.00)** per annum. Additional services will be charged at **two hundred and sixty five dollars (\$265.00)** per annum. Services commenced during the charging period will be charged for on a proportional basis.
- (20) 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, 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 for the removal, fortnightly, of the approved waste contents a 240 litre approved mobile bin and on a monthly basis the approved recyclable contents of a 240 litre approved mobile bin. This charge is to be known as the '**Waste Collection Service - Rural Half**' collection service for the period 1 July 2011 to 30 June 2012 and will be charged at **one hundred and forty six dollars (\$146.00)** per annum. Additional services will be charged at **one hundred and forty six dollars (\$146.00)** per annum. Services commenced during the charging period will be charged for on a proportional basis.
- (21) 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 the approved waste contents of a approved 240 litre mobile waste bin and the approved contents of a 240 litre approved resource recovery bin on a weekly basis from that property, of **two hundred and seventy dollars (\$270.00)** per annum, to be known as the '**Commercial/Industrial Integrated**' charge for the period 1 July 2011 to 30 June 2012. Additional services will be charged at **two hundred and seventy dollars (\$270.00)** per annum. For services commenced during the year a proportional charge will be made.

- (22) 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 Corporate Centre, not utilising the domestic waste management service provided by Council to be known as the **'Waste Availability'** charge, of **ten dollars (\$10.00)** per assessment, except for those properties within the Nimbin Section 94 Plan Area, maps of which are available at Council's Corporate Centre, that are levied the Transfer Station charge, for the period 1 July 2011 to 30 June 2012.
- (23) 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 **'Waste Minimisation'** charge, of **thirty three dollars (\$33.00)** per assessment, except for those properties within the Nimbin Section 94 Plan Area, maps of which are available at Council's Corporate Centre, that are levied the Transfer Station charge, for the period 1 July 2011 to 30 June 2012. Two resource recovery vouchers are included as part of the 'Waste Minimisation' Charge.
- (24) 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 Corporate Centre, for the provision of the Nimbin Transfer Station Facility, of **ninety eight dollars (\$98.00)** per assessment and for properties with multiple units of residential occupancy a charge of **ninety eight dollars (\$98.00)** per unit of residential occupancy located on each assessment, to be known as the **'Transfer Station'** charge for the period 1 July 2011 to 30 June 2012. Properties paying for a waste collection service are exempt from this charge. Two resource recovery vouchers are included for each 'Transfer Station' charge.

WATER CHARGES

- (25) In accordance with Section 502 of the Local Government Act, 1993 for water recorded by the water meter on a property, a charge of **two dollars and thirty six cents (\$2.36)** per kilolitre for the year 1 July 2011 to 30 June 2012 to be known as the **'Consumption'** charge is hereby made.
- (26) It is hereby resolved that in accordance with Section 501, 539 and 541 of the Local Government Act, 1993 an annual charge be now made for the year 1 July 2011 to 30 June 2012 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 Perradenya (Recycled) services which are not charged an annual charge, and water connections used solely for fire fighting services, the cost of which shall be **one hundred and fifty nine dollars (\$159.00)** per fire fighting service, to be known as the **'Fixed Service Charge'** is hereby made in respect of:

Size of Service	Fixed Service Charge
20mm	\$ 159.00
25mm	\$ 248.44
32mm	\$ 407.04
40mm	\$ 636.00
50mm	\$ 993.76
65mm	\$1,679.44
80mm	\$2,544.00
100mm	\$3,975.00
150mm	\$8,943.76

- (27) In accordance with Sections 501, 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 Council water main in accordance with Section 552 (1)(b) of the Local Government Act, 1993, for the year 1 July 2011 to 30 June 2012, to be known as the '**Water Availability**' charge, of **one hundred and fifty nine dollars (\$159.00)** per assessment is hereby made.

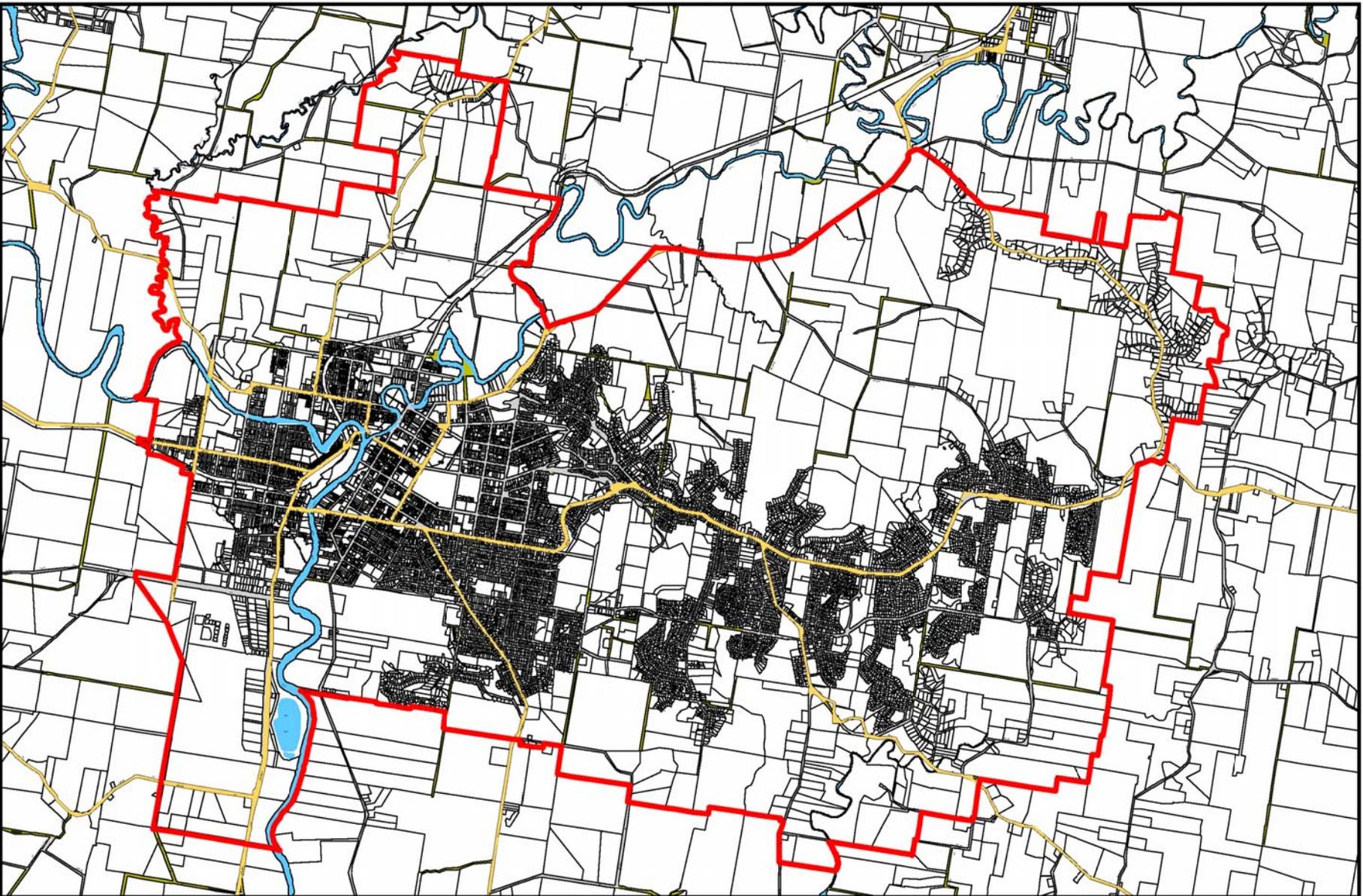
STORMWATER MANAGEMENT SERVICES CHARGE

- (28) It is hereby resolved that an annual charge be now made, in accordance with Section 496A (1) of the Local Government Act, 1993, for all eligible residential property, as define, excluding residential strata units, within the Tucki Tucki Creek catchment area shown on Schedule 'H', of **twenty five dollars (\$25.00)** per assessment, to be known as the '**Stormwater Charge - Residential - Tucki**' for the period 1 July 2011 to 30 June 2012.
- (29) It is hereby resolved that an annual charge be now made, in accordance with Section 496A (1) of the Local Government Act, 1993, for all eligible residential property, as define, excluding residential strata units, within the Wilsons River catchment area shown on Schedule 'I', of **twenty five dollars (\$25.00)** per assessment, to be known as the '**Stormwater Charge - Residential - Wilsons River**' for the period 1 July 2011 to 30 June 2012.
- (30) It is hereby resolved that an annual charge be now made, in accordance with Section 496A (1) of the Local Government Act, 1993, for all residential strata units and all residential company titled units within the Tucki Tucki Creek catchment area shown on the map in Schedule 'H', of **twelve dollars fifty cents (\$12.50)**, to be known as the '**Stormwater Charge - Res Strata -Tucki**' for the period 1 July 2011 to 30 June 2012.
- (31) It is hereby resolved that an annual charge be now made, in accordance with Section 496A (1) of the Local Government Act, 1993, for all residential strata units and all residential company titled units within the Wilsons River catchment area shown on the map in Schedule 'I', of **twelve dollars fifty cents (\$12.50)**, to be known as the '**Stormwater Charge - Res Strata - Wilsons River**' for the period 1 July 2011 to 30 June 2012.
- (32) It is hereby resolved that an annual charge be now made, in accordance with Section 496A (1) of the Local Government Act, 1993, for all business/commercial and industrial property, except for business/commercial and industrial strata units and company titled units , located within the Tucki Tucki Creek catchment area of Lismore shown on the map in Schedule 'H', of **twenty five dollars (\$25.00)** for each 350m² or part thereof subject to the following; for properties up to 4,200m² in area, the charge will be \$25 per 350m² or part thereof to a maximum of \$300; for properties whose area exceeds 4,200m², \$25 for each 350m² or part thereof, subject to any reduction due to the porous nature of the property which has determined using Council's adopted Stormwater Appeals Procedure and the charge is to be known as the '**Stormwater Charge - Business Tucki**' for the period 1 July 2011 to 30 June 2012.
- (33) It is hereby resolved that an annual charge be now made, in accordance with Section 496A (1) of the Local Government Act, 1993, for all business/commercial and industrial property, except for business/commercial and industrial strata units and company titled units , located within the Wilsons River catchment area of Lismore shown on the map in Schedule 'I', of **twenty five dollars (\$25.00)** for each 350m² or part thereof subject to the following; for properties up to 4,200m² in area, the charge will be \$25 per 350m² or part thereof to a maximum of \$300; for properties whose area exceeds 4,200m², \$25 for each 350m² or part thereof, subject to any reduction due to the porous nature of the property which has determined using Council's adopted Stormwater Appeals Procedure and the charge is to be known as the '**Stormwater Charge - Business - Wilsons River**' for the period 1 July 2011 to 30 June 2012.

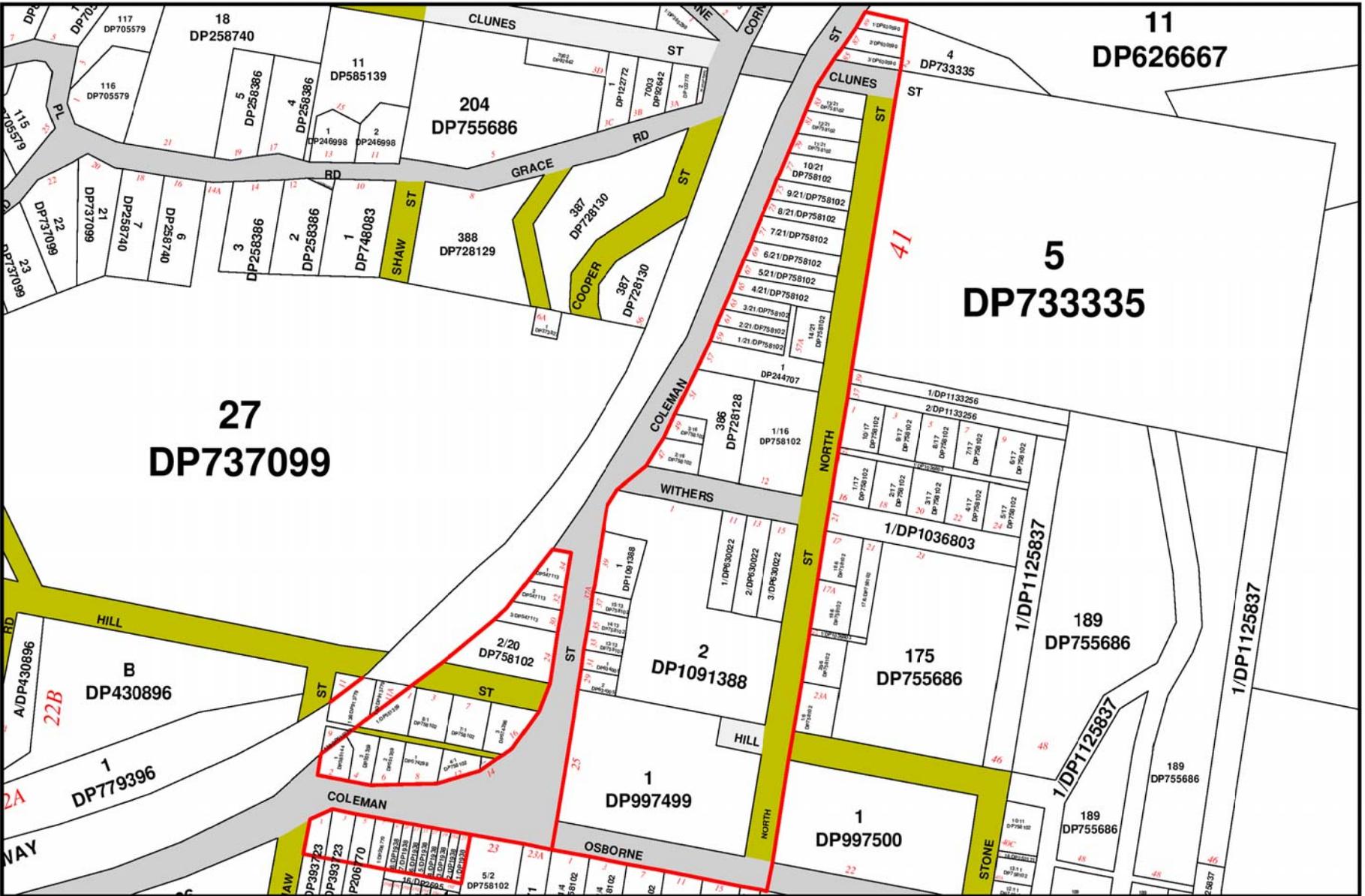
- (34) It is hereby resolved that an annual charge be now made, in accordance with Section 496A (1) of the Local Government Act, 1993, for all eligible business/ commercial and industrial strata units and company titled units, located within the Tucki Tucki Creek catchment area of Lismore shown on the map in Schedule 'H', to be calculated at **twenty five dollars (\$25.00)** for every 350m² or part thereof of the total property and the product of that calculation being divided by the sum of the strata unit entitlement or the total sum of units of the company title with the product of that calculation being multiplied by the individual strata unit entitlement or company title entitlement to give the charge that is to be known as the '**Stormwater Charge - Bus Strata - Tucki**', subject to a minimum charge of \$25 per assessment, for the period 1 July 2011 to 30 June 2012.
- (35) It is hereby resolved that an annual charge be now made, in accordance with Section 496A (1) of the Local Government Act, 1993, for all eligible business/ commercial and industrial strata units and company titled units, located within the Wilsons River catchment area of Lismore shown on the map in Schedule 'I', to be calculated at **twenty five dollars (\$25.00)** for every 350m² or part thereof of the total property and the product of that calculation being divided by the sum of the strata unit entitlement or the total sum of units of the company title with the product of that calculation being multiplied by the individual strata unit entitlement or company title entitlement to give the charge that is to be known as the '**Stormwater Charge - Bus Strata - Wilsons River**', subject to a minimum charge of \$25 per assessment, for the period 1 July 2011 to 30 June 2012.

INTEREST CHARGES

- (36) It is hereby resolved in accordance with Section 566 (3) of the Local Government Act, 1993, for the period 1 July 2011 to 30 June 2012, the interest rate on outstanding rates and charges will be the maximum allowable set by the Minister of Local Government.



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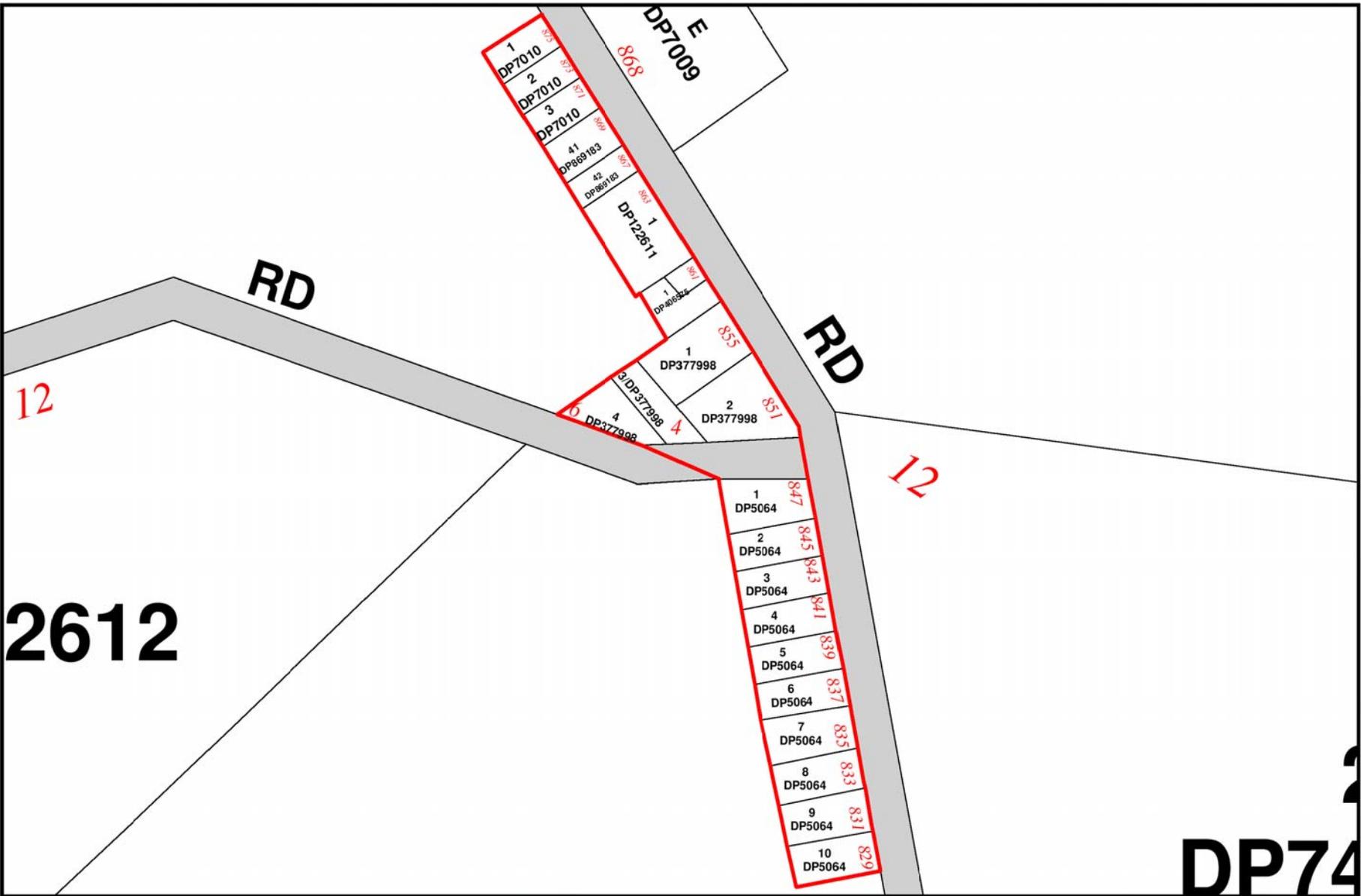


MAP TITLE: Bexhill - Schedule A

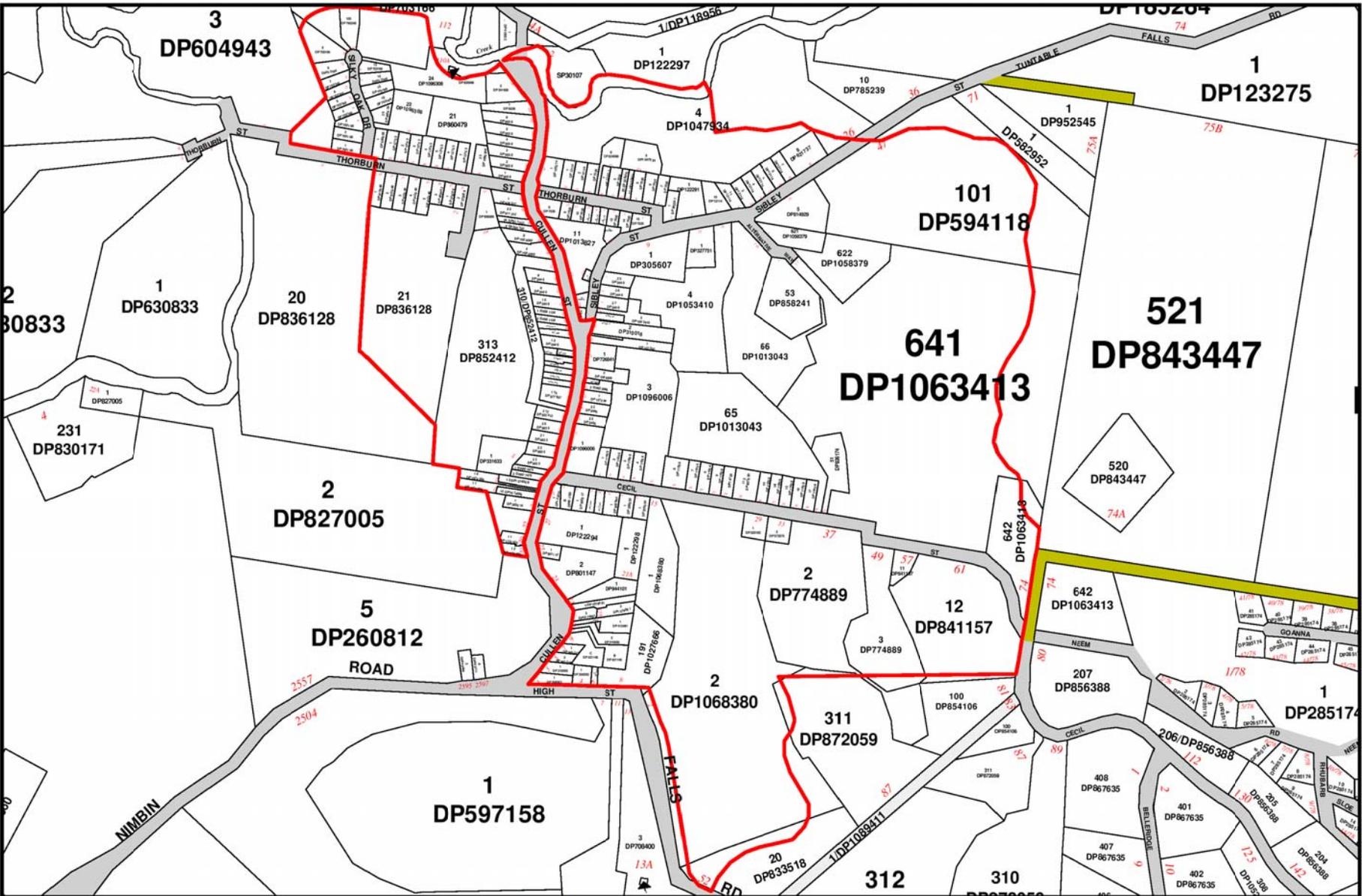
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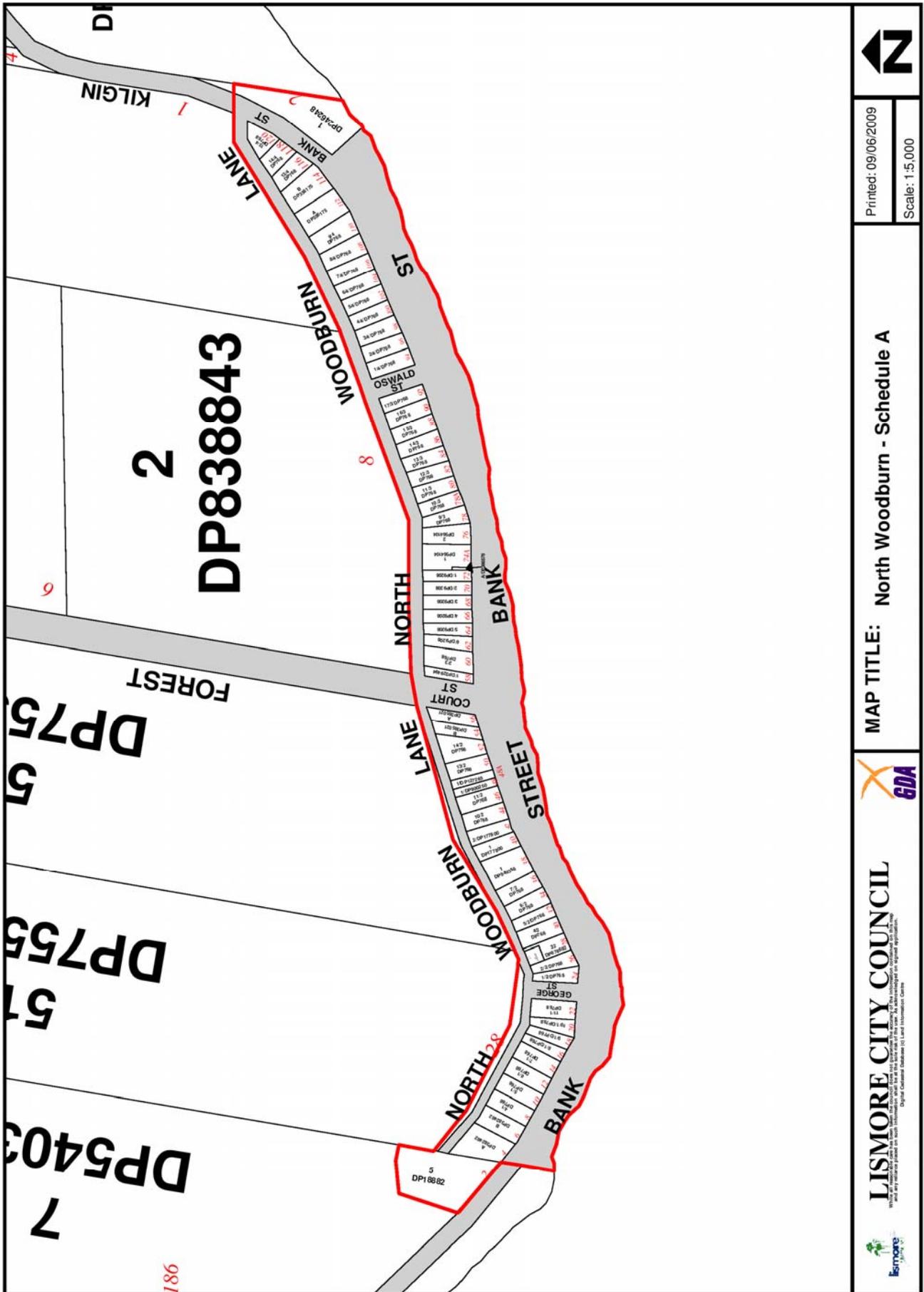


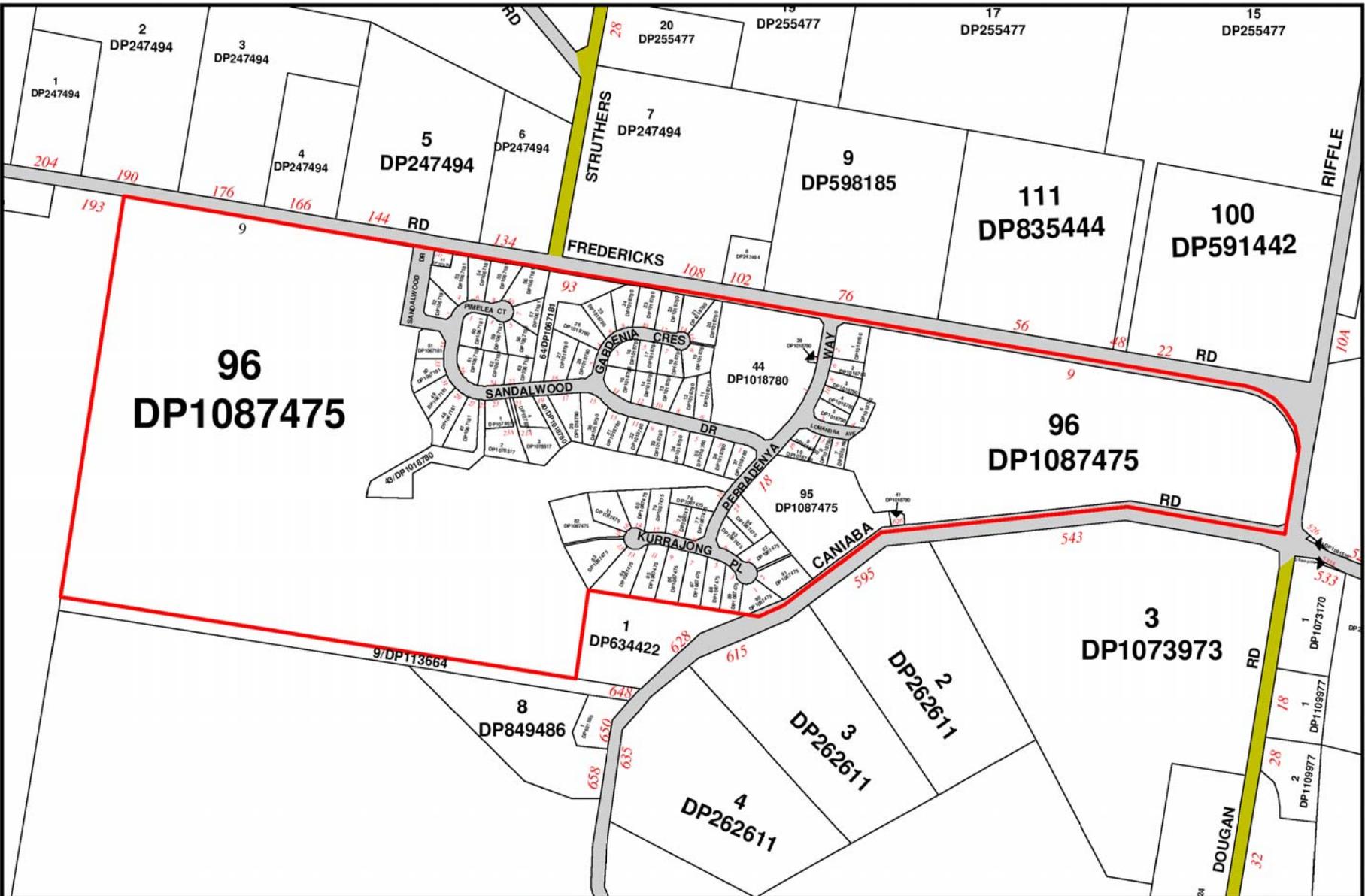
MAP TITLE: **Nimbin - Schedule A**

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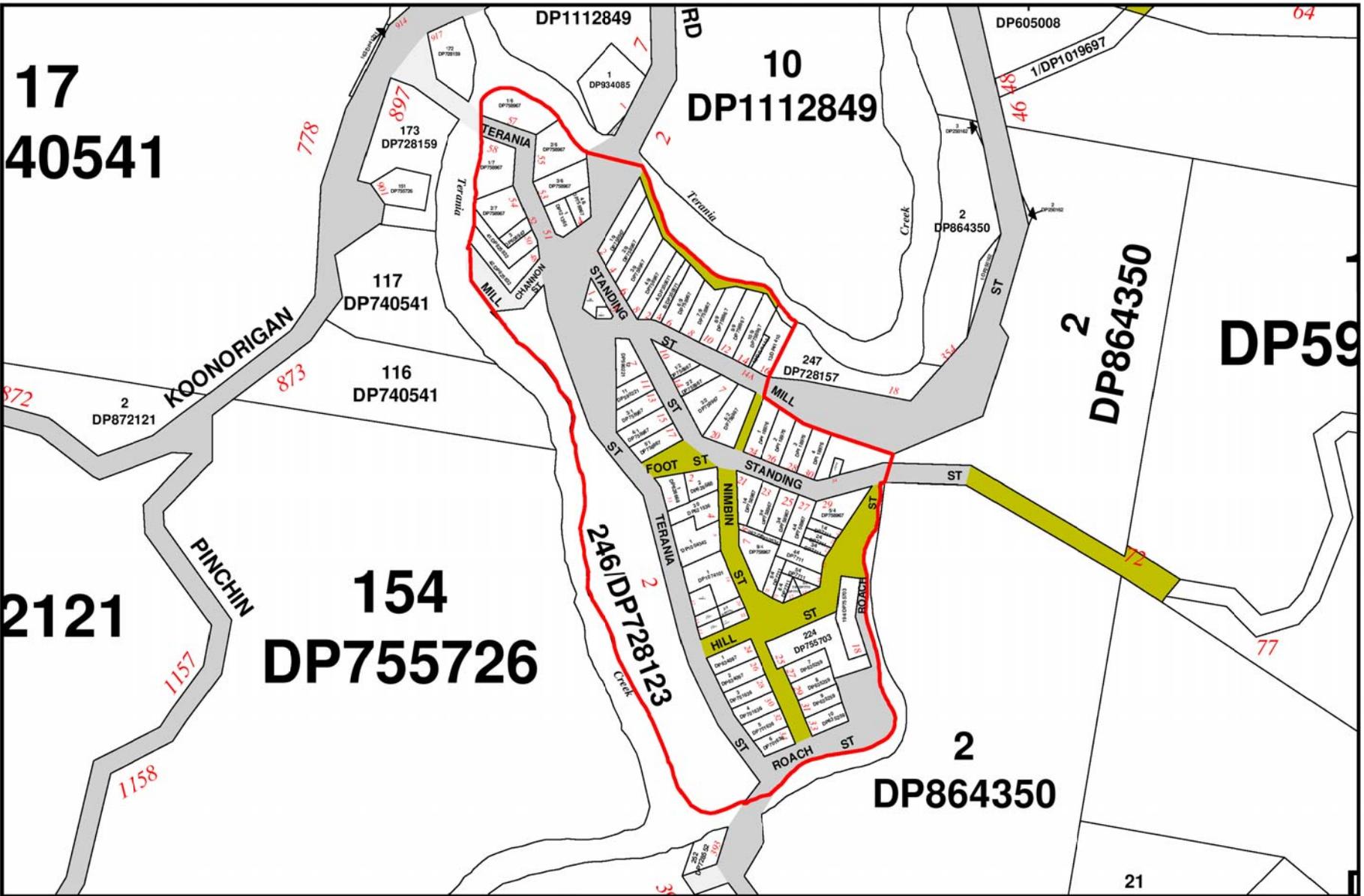
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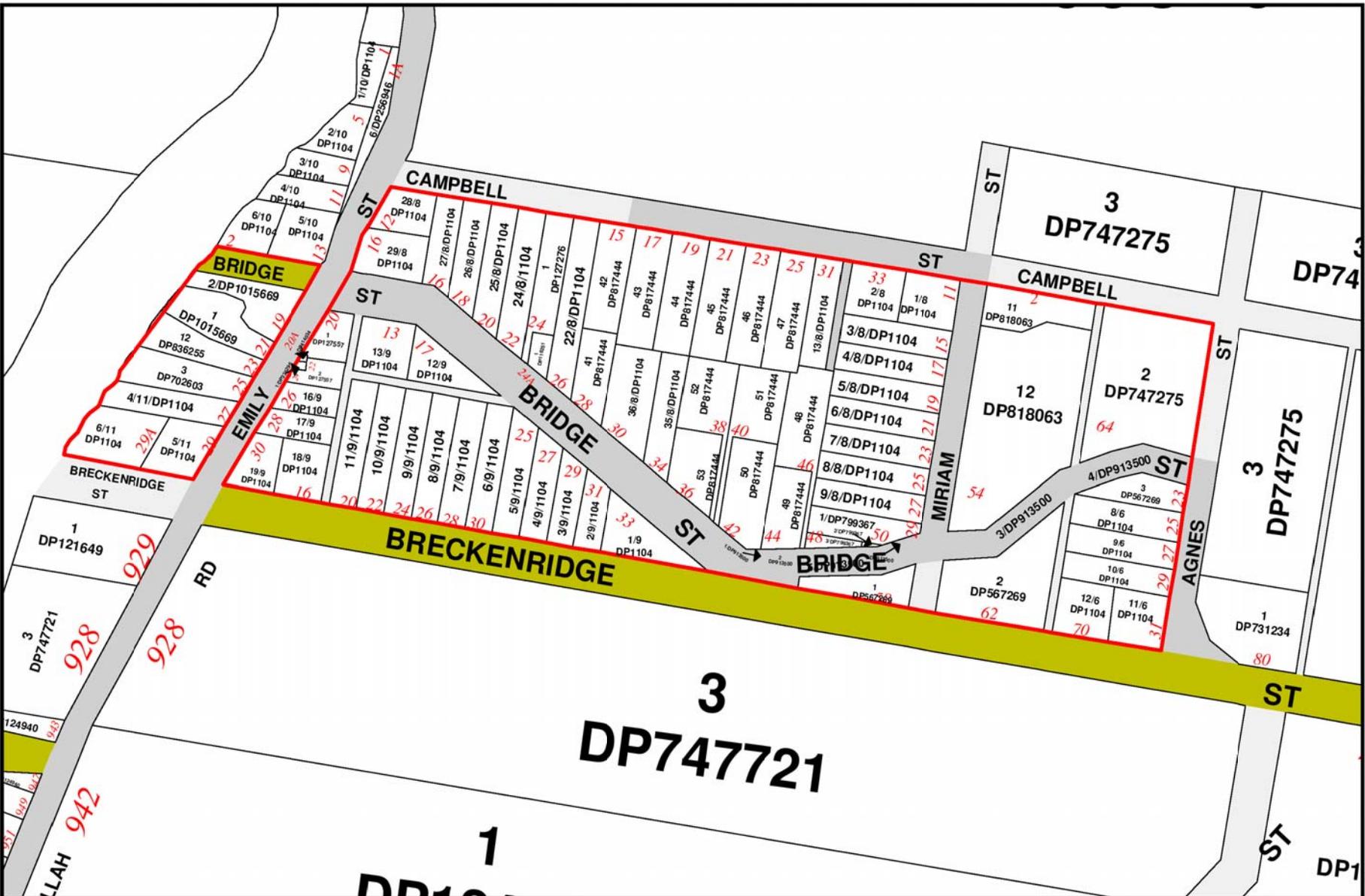




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			Scale: 1:7,000		



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			<p>Scale: 1:5,000</p>		



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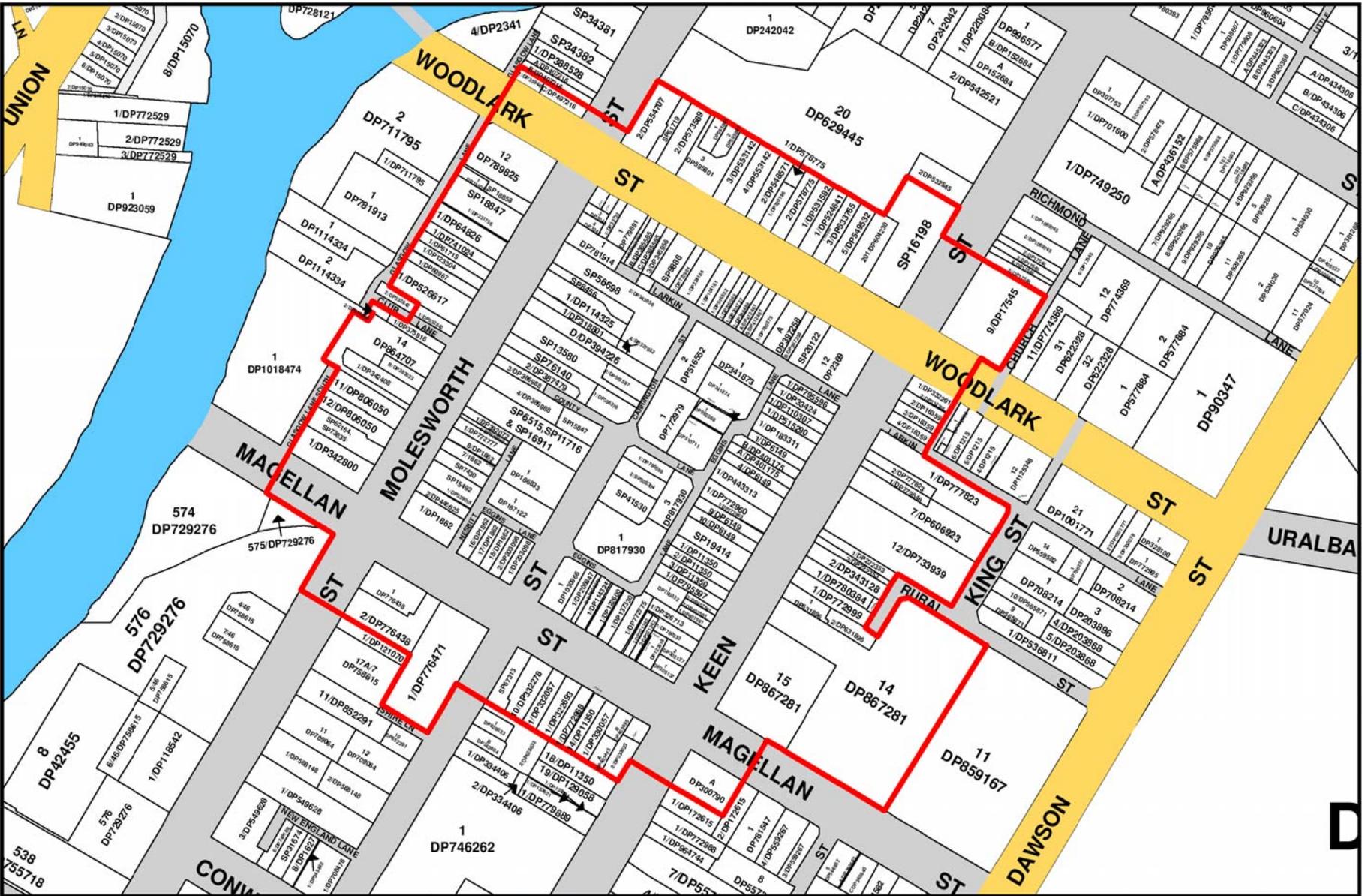


MAP TITLE: Wyrallah - Schedule A

Printed: 09/06/2009

Scale: 1:3,500





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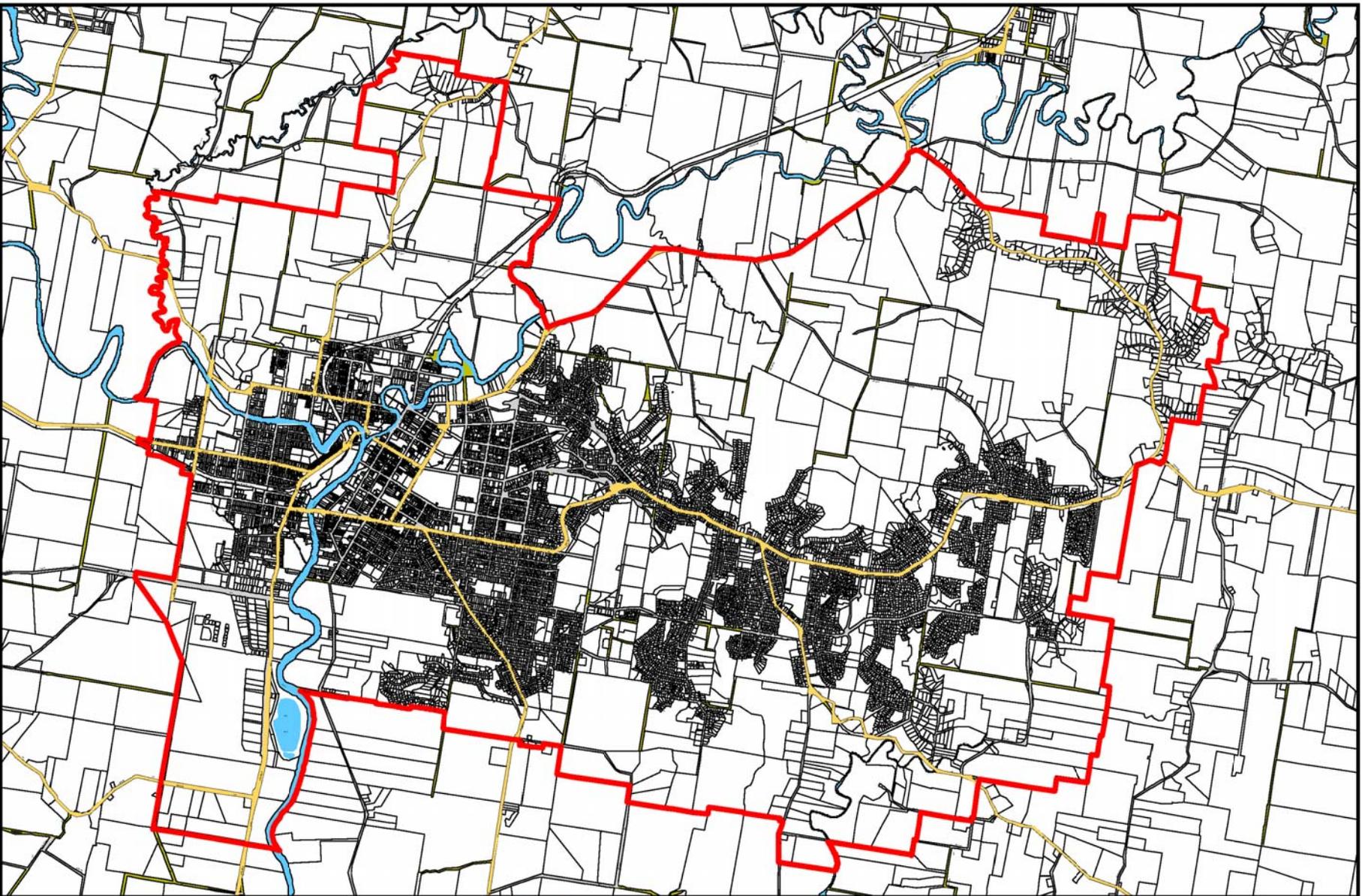


MAP TITLE: Schedule C

Printed: 09/06/2009

Scale: 1:3,000





	LISMORE CITY COUNCIL		MAP TITLE: Schedule D	Printed: 09/06/2009	
				Scale: 1:50,000	

Schedule "F"

Sewer Multiple									
No.	Charge	No.	Charge	No.	Charge	No.	Charge	No.	Charge
2	\$ 933.80	42	\$ 19,609.80	82	\$ 38,285.80	122	\$ 56,961.80	162	\$ 75,637.80
3	\$ 1,400.70	43	\$ 20,076.70	83	\$ 38,752.70	123	\$ 57,428.70	163	\$ 76,104.70
4	\$ 1,867.60	44	\$ 20,543.60	84	\$ 39,219.60	124	\$ 57,895.60	164	\$ 76,571.60
5	\$ 2,334.50	45	\$ 21,010.50	85	\$ 39,686.50	125	\$ 58,362.50	165	\$ 77,038.50
6	\$ 2,801.40	46	\$ 21,477.40	86	\$ 40,153.40	126	\$ 58,829.40	166	\$ 77,505.40
7	\$ 3,268.30	47	\$ 21,944.30	87	\$ 40,620.30	127	\$ 59,296.30	167	\$ 77,972.30
8	\$ 3,735.20	48	\$ 22,411.20	88	\$ 41,087.20	128	\$ 59,763.20	168	\$ 78,439.20
9	\$ 4,202.10	49	\$ 22,878.10	89	\$ 41,554.10	129	\$ 60,230.10	169	\$ 78,906.10
10	\$ 4,669.00	50	\$ 23,345.00	90	\$ 42,021.00	130	\$ 60,697.00	170	\$ 79,373.00
11	\$ 5,135.90	51	\$ 23,811.90	91	\$ 42,487.90	131	\$ 61,163.90	171	\$ 79,839.90
12	\$ 5,602.80	52	\$ 24,278.80	92	\$ 42,954.80	132	\$ 61,630.80	172	\$ 80,306.80
13	\$ 6,069.70	53	\$ 24,745.70	93	\$ 43,421.70	133	\$ 62,097.70	173	\$ 80,773.70
14	\$ 6,536.60	54	\$ 25,212.60	94	\$ 43,888.60	134	\$ 62,564.60	174	\$ 81,240.60
15	\$ 7,003.50	55	\$ 25,679.50	95	\$ 44,355.50	135	\$ 63,031.50	175	\$ 81,707.50
16	\$ 7,470.40	56	\$ 26,146.40	96	\$ 44,822.40	136	\$ 63,498.40	176	\$ 82,174.40
17	\$ 7,937.30	57	\$ 26,613.30	97	\$ 45,289.30	137	\$ 63,965.30	177	\$ 82,641.30
18	\$ 8,404.20	58	\$ 27,080.20	98	\$ 45,756.20	138	\$ 64,432.20	178	\$ 83,108.20
19	\$ 8,871.10	59	\$ 27,547.10	99	\$ 46,223.10	139	\$ 64,899.10	179	\$ 83,575.10
20	\$ 9,338.00	60	\$ 28,014.00	100	\$ 46,690.00	140	\$ 65,366.00	180	\$ 84,042.00
21	\$ 9,804.90	61	\$ 28,480.90	101	\$ 47,156.90	141	\$ 65,832.90	181	\$ 84,508.90
22	\$ 10,271.80	62	\$ 28,947.80	102	\$ 47,623.80	142	\$ 66,299.80	182	\$ 84,975.80
23	\$ 10,738.70	63	\$ 29,414.70	103	\$ 48,090.70	143	\$ 66,766.70	183	\$ 85,442.70
24	\$ 11,205.60	64	\$ 29,881.60	104	\$ 48,557.60	144	\$ 67,233.60	184	\$ 85,909.60
25	\$ 11,672.50	65	\$ 30,348.50	105	\$ 49,024.50	145	\$ 67,700.50	185	\$ 86,376.50
26	\$ 12,139.40	66	\$ 30,815.40	106	\$ 49,491.40	146	\$ 68,167.40	186	\$ 86,843.40
27	\$ 12,606.30	67	\$ 31,282.30	107	\$ 49,958.30	147	\$ 68,634.30	187	\$ 87,310.30
28	\$ 13,073.20	68	\$ 31,749.20	108	\$ 50,425.20	148	\$ 69,101.20	188	\$ 87,777.20
29	\$ 13,540.10	69	\$ 32,216.10	109	\$ 50,892.10	149	\$ 69,568.10	189	\$ 88,244.10
30	\$ 14,007.00	70	\$ 32,683.00	110	\$ 51,359.00	150	\$ 70,035.00	190	\$ 88,711.00
31	\$ 14,473.90	71	\$ 33,149.90	111	\$ 51,825.90	151	\$ 70,501.90	191	\$ 89,177.90
32	\$ 14,940.80	72	\$ 33,616.80	112	\$ 52,292.80	152	\$ 70,968.80	192	\$ 89,644.80
33	\$ 15,407.70	73	\$ 34,083.70	113	\$ 52,759.70	153	\$ 71,435.70	193	\$ 90,111.70
34	\$ 15,874.60	74	\$ 34,550.60	114	\$ 53,226.60	154	\$ 71,902.60	194	\$ 90,578.60
35	\$ 16,341.50	75	\$ 35,017.50	115	\$ 53,693.50	155	\$ 72,369.50	195	\$ 91,045.50
36	\$ 16,808.40	76	\$ 35,484.40	116	\$ 54,160.40	156	\$ 72,836.40	196	\$ 91,512.40
37	\$ 17,275.30	77	\$ 35,951.30	117	\$ 54,627.30	157	\$ 73,303.30	197	\$ 91,979.30
38	\$ 17,742.20	78	\$ 36,418.20	118	\$ 55,094.20	158	\$ 73,770.20	198	\$ 92,446.20
39	\$ 18,209.10	79	\$ 36,885.10	119	\$ 55,561.10	159	\$ 74,237.10	199	\$ 92,913.10
40	\$ 18,676.00	80	\$ 37,352.00	120	\$ 56,028.00	160	\$ 74,704.00	200	\$ 93,380.00
41	\$ 19,142.90	81	\$ 37,818.90	121	\$ 56,494.90	161	\$ 75,170.90		

Schedule "G"

Non-Residential Sewer											
No.	Charge	No.	Charge	No.	Charge	No.	Charge	No.	Charge	No.	Charge
1	\$ 667.00	7	\$ 4,669.00	13	\$ 8,671.00	19	\$ 12,673.00	25	\$ 16,675.00	40	\$ 26,680.00
1.1	\$ 733.70	7.1	\$ 4,735.70	13.1	\$ 8,737.70	19.1	\$ 12,739.70	25.1	\$ 16,741.70	40.1	\$ 26,746.70
1.2	\$ 800.40	7.2	\$ 4,802.40	13.2	\$ 8,804.40	19.2	\$ 12,806.40	25.2	\$ 16,808.40	40.2	\$ 26,813.40
1.3	\$ 867.10	7.3	\$ 4,869.10	13.3	\$ 8,871.10	19.3	\$ 12,873.10	25.3	\$ 16,875.10	40.3	\$ 26,880.10
1.4	\$ 933.80	7.4	\$ 4,935.80	13.4	\$ 8,937.80	19.4	\$ 12,939.80	25.4	\$ 16,941.80	40.4	\$ 26,946.80
1.5	\$ 1,000.50	7.5	\$ 5,002.50	13.5	\$ 9,004.50	19.5	\$ 13,006.50	25.5	\$ 17,008.50	40.5	\$ 27,013.50
1.6	\$ 1,067.20	7.6	\$ 5,069.20	13.6	\$ 9,071.20	19.6	\$ 13,073.20	25.6	\$ 17,075.20	40.6	\$ 27,080.20
1.7	\$ 1,133.90	7.7	\$ 5,135.90	13.7	\$ 9,137.90	19.7	\$ 13,139.90	25.7	\$ 17,141.90	40.7	\$ 27,146.90
1.8	\$ 1,200.60	7.8	\$ 5,202.60	13.8	\$ 9,204.60	19.8	\$ 13,206.60	25.8	\$ 17,208.60	40.8	\$ 27,213.60
1.9	\$ 1,267.30	7.9	\$ 5,269.30	13.9	\$ 9,271.30	19.9	\$ 13,273.30	25.9	\$ 17,275.30	40.9	\$ 27,280.30
2	\$ 1,334.00	8	\$ 5,336.00	14	\$ 9,338.00	20	\$ 13,340.00	26	\$ 17,342.00	41	\$ 27,347.00
2.1	\$ 1,400.70	8.1	\$ 5,402.70	14.1	\$ 9,404.70	20.1	\$ 13,406.70	26.1	\$ 17,408.70	41.1	\$ 27,413.70
2.2	\$ 1,467.40	8.2	\$ 5,469.40	14.2	\$ 9,471.40	20.2	\$ 13,473.40	26.2	\$ 17,475.40	41.2	\$ 27,480.40
2.3	\$ 1,534.10	8.3	\$ 5,536.10	14.3	\$ 9,538.10	20.3	\$ 13,540.10	26.3	\$ 17,542.10	41.3	\$ 27,547.10
2.4	\$ 1,600.80	8.4	\$ 5,602.80	14.4	\$ 9,604.80	20.4	\$ 13,606.80	26.4	\$ 17,608.80	41.4	\$ 27,613.80
2.5	\$ 1,667.50	8.5	\$ 5,669.50	14.5	\$ 9,671.50	20.5	\$ 13,673.50	26.5	\$ 17,675.50	41.5	\$ 27,680.50
2.6	\$ 1,734.20	8.6	\$ 5,736.20	14.6	\$ 9,738.20	20.6	\$ 13,740.20	26.6	\$ 17,742.20	41.6	\$ 27,747.20
2.7	\$ 1,800.90	8.7	\$ 5,802.90	14.7	\$ 9,804.90	20.7	\$ 13,806.90	26.7	\$ 17,808.90	41.7	\$ 27,813.90
2.8	\$ 1,867.60	8.8	\$ 5,869.60	14.8	\$ 9,871.60	20.8	\$ 13,873.60	26.8	\$ 17,875.60	41.8	\$ 27,880.60
2.9	\$ 1,934.30	8.9	\$ 5,936.30	14.9	\$ 9,938.30	20.9	\$ 13,940.30	26.9	\$ 17,942.30	41.9	\$ 27,947.30
3	\$ 2,001.00	9	\$ 6,003.00	15	\$ 10,005.00	21	\$ 14,007.00	27	\$ 18,009.00	42	\$ 28,014.00
3.1	\$ 2,067.70	9.1	\$ 6,069.70	15.1	\$ 10,071.70	21.1	\$ 14,073.70	27.1	\$ 18,075.70	42.1	\$ 28,080.70
3.2	\$ 2,134.40	9.2	\$ 6,136.40	15.2	\$ 10,138.40	21.2	\$ 14,140.40	27.2	\$ 18,142.40	42.2	\$ 28,147.40
3.3	\$ 2,201.10	9.3	\$ 6,203.10	15.3	\$ 10,205.10	21.3	\$ 14,207.10	27.3	\$ 18,209.10	42.3	\$ 28,214.10
3.4	\$ 2,267.80	9.4	\$ 6,269.80	15.4	\$ 10,271.80	21.4	\$ 14,273.80	27.4	\$ 18,275.80	42.4	\$ 28,280.80
3.5	\$ 2,334.50	9.5	\$ 6,336.50	15.5	\$ 10,338.50	21.5	\$ 14,340.50	27.5	\$ 18,342.50	42.5	\$ 28,347.50
3.6	\$ 2,401.20	9.6	\$ 6,403.20	15.6	\$ 10,405.20	21.6	\$ 14,407.20	27.6	\$ 18,409.20	42.6	\$ 28,414.20
3.7	\$ 2,467.90	9.7	\$ 6,469.90	15.7	\$ 10,471.90	21.7	\$ 14,473.90	27.7	\$ 18,475.90	42.7	\$ 28,480.90
3.8	\$ 2,534.60	9.8	\$ 6,536.60	15.8	\$ 10,538.60	21.8	\$ 14,540.60	27.8	\$ 18,542.60	42.8	\$ 28,547.60
3.9	\$ 2,601.30	9.9	\$ 6,603.30	15.9	\$ 10,605.30	21.9	\$ 14,607.30	27.9	\$ 18,609.30	42.9	\$ 28,614.30
4	\$ 2,668.00	10	\$ 6,670.00	16	\$ 10,672.00	22	\$ 14,674.00	28	\$ 18,676.00	43	\$ 28,681.00
4.1	\$ 2,734.70	10.1	\$ 6,736.70	16.1	\$ 10,738.70	22.1	\$ 14,740.70	28.1	\$ 18,742.70	43.1	\$ 28,747.70
4.2	\$ 2,801.40	10.2	\$ 6,803.40	16.2	\$ 10,805.40	22.2	\$ 14,807.40	28.2	\$ 18,809.40	43.2	\$ 28,814.40
4.3	\$ 2,868.10	10.3	\$ 6,870.10	16.3	\$ 10,872.10	22.3	\$ 14,874.10	28.3	\$ 18,876.10	43.3	\$ 28,881.10
4.4	\$ 2,934.80	10.4	\$ 6,936.80	16.4	\$ 10,938.80	22.4	\$ 14,940.80	28.4	\$ 18,942.80	43.4	\$ 28,947.80
4.5	\$ 3,001.50	10.5	\$ 7,003.50	16.5	\$ 11,005.50	22.5	\$ 15,007.50	28.5	\$ 19,009.50	43.5	\$ 29,014.50
4.6	\$ 3,068.20	10.6	\$ 7,070.20	16.6	\$ 11,072.20	22.6	\$ 15,074.20	28.6	\$ 19,076.20	43.6	\$ 29,081.20
4.7	\$ 3,134.90	10.7	\$ 7,136.90	16.7	\$ 11,138.90	22.7	\$ 15,140.90	28.7	\$ 19,142.90	43.7	\$ 29,147.90
4.8	\$ 3,201.60	10.8	\$ 7,203.60	16.8	\$ 11,205.60	22.8	\$ 15,207.60	28.8	\$ 19,209.60	43.8	\$ 29,214.60
4.9	\$ 3,268.30	10.9	\$ 7,270.30	16.9	\$ 11,272.30	22.9	\$ 15,274.30	28.9	\$ 19,276.30	43.9	\$ 29,281.30
5	\$ 3,335.00	11	\$ 7,337.00	17	\$ 11,339.00	23	\$ 15,341.00	29	\$ 19,343.00	44	\$ 29,348.00
5.1	\$ 3,401.70	11.1	\$ 7,403.70	17.1	\$ 11,405.70	23.1	\$ 15,407.70	29.1	\$ 19,409.70	44.1	\$ 29,414.70
5.2	\$ 3,468.40	11.2	\$ 7,470.40	17.2	\$ 11,472.40	23.2	\$ 15,474.40	29.2	\$ 19,476.40	44.2	\$ 29,481.40
5.3	\$ 3,535.10	11.3	\$ 7,537.10	17.3	\$ 11,539.10	23.3	\$ 15,541.10	29.3	\$ 19,543.10	44.3	\$ 29,548.10
5.4	\$ 3,601.80	11.4	\$ 7,603.80	17.4	\$ 11,605.80	23.4	\$ 15,607.80	29.4	\$ 19,609.80	44.4	\$ 29,614.80
5.5	\$ 3,668.50	11.5	\$ 7,670.50	17.5	\$ 11,672.50	23.5	\$ 15,674.50	29.5	\$ 19,676.50	44.5	\$ 29,681.50
5.6	\$ 3,735.20	11.6	\$ 7,737.20	17.6	\$ 11,739.20	23.6	\$ 15,741.20	29.6	\$ 19,743.20	44.6	\$ 29,748.20
5.7	\$ 3,801.90	11.7	\$ 7,803.90	17.7	\$ 11,805.90	23.7	\$ 15,807.90	29.7	\$ 19,809.90	44.7	\$ 29,814.90
5.8	\$ 3,868.60	11.8	\$ 7,870.60	17.8	\$ 11,872.60	23.8	\$ 15,874.60	29.8	\$ 19,876.60	44.8	\$ 29,881.60
5.9	\$ 3,935.30	11.9	\$ 7,937.30	17.9	\$ 11,939.30	23.9	\$ 15,941.30	29.9	\$ 19,943.30	44.9	\$ 29,948.30
6	\$ 4,002.00	12	\$ 8,004.00	18	\$ 12,006.00	24	\$ 16,008.00	30	\$ 20,010.00	45	\$ 30,015.00
6.1	\$ 4,068.70	12.1	\$ 8,070.70	18.1	\$ 12,072.70	24.1	\$ 16,074.70	30.1	\$ 20,076.70	45.1	\$ 30,081.70
6.2	\$ 4,135.40	12.2	\$ 8,137.40	18.2	\$ 12,139.40	24.2	\$ 16,141.40	30.2	\$ 20,143.40	45.2	\$ 30,148.40
6.3	\$ 4,202.10	12.3	\$ 8,204.10	18.3	\$ 12,206.10	24.3	\$ 16,208.10	30.3	\$ 20,210.10	45.3	\$ 30,215.10
6.4	\$ 4,268.80	12.4	\$ 8,270.80	18.4	\$ 12,272.80	24.4	\$ 16,274.80	30.4	\$ 20,276.80	45.4	\$ 30,281.80
6.5	\$ 4,335.50	12.5	\$ 8,337.50	18.5	\$ 12,339.50	24.5	\$ 16,341.50	30.5	\$ 20,343.50	45.5	\$ 30,348.50
6.6	\$ 4,402.20	12.6	\$ 8,404.20	18.6	\$ 12,406.20	24.6	\$ 16,408.20	30.6	\$ 20,410.20	45.6	\$ 30,415.20
6.7	\$ 4,468.90	12.7	\$ 8,470.90	18.7	\$ 12,472.90	24.7	\$ 16,474.90	30.7	\$ 20,476.90	45.7	\$ 30,481.90
6.8	\$ 4,535.60	12.8	\$ 8,537.60	18.8	\$ 12,539.60	24.8	\$ 16,541.60	30.8	\$ 20,543.60	45.8	\$ 30,548.60
6.9	\$ 4,602.30	12.9	\$ 8,604.30	18.9	\$ 12,606.30	24.9	\$ 16,608.30	30.9	\$ 20,610.30	45.9	\$ 30,615.30

Schedule "G"

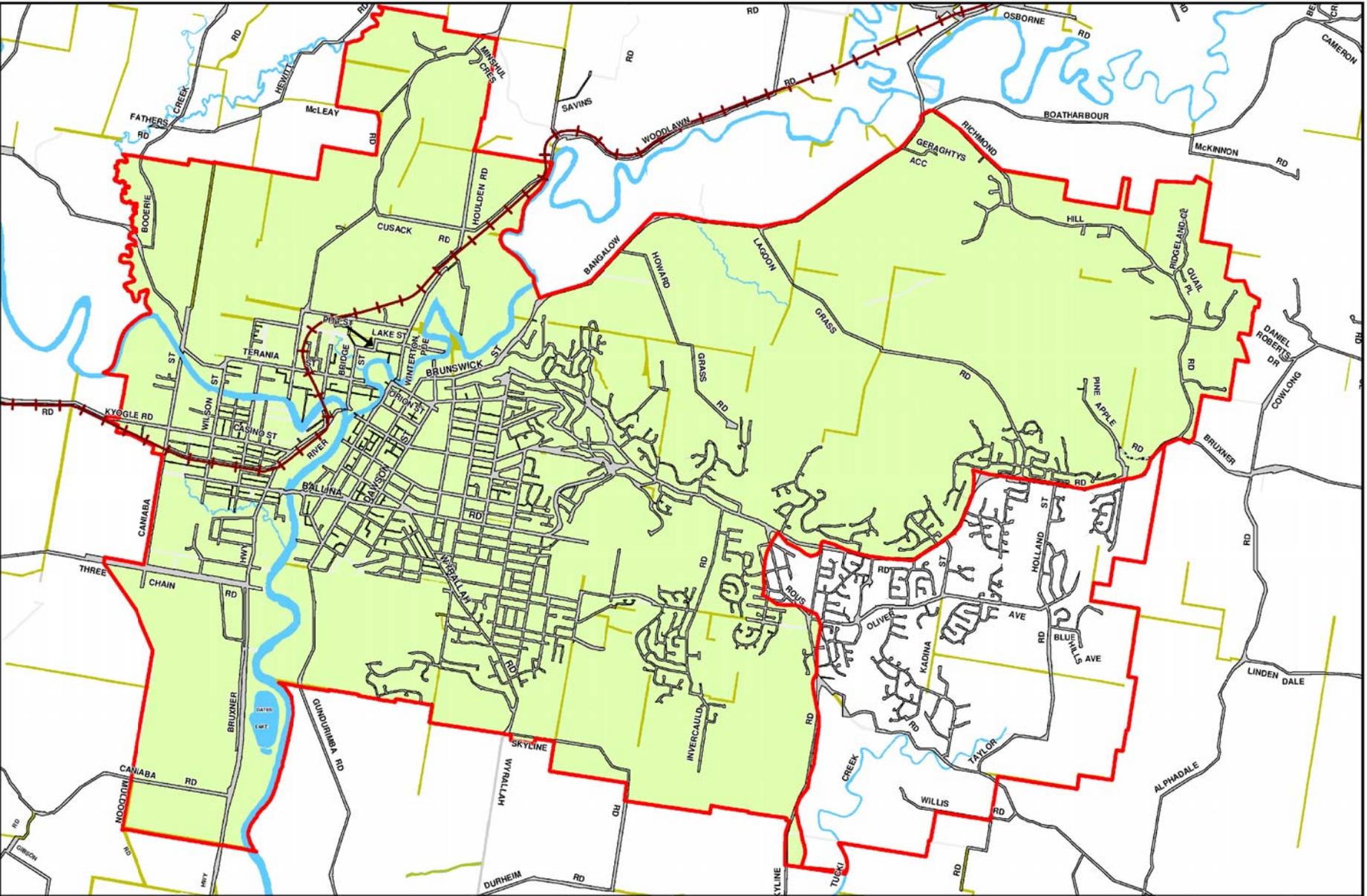
Non-Res Sewer											
No.	Charge	No.	Charge	No.	Charge	No.	Charge	No.	Charge	No.	Charge
46	\$ 30,682.00	52	\$ 34,684.00	58	\$ 38,686.00	64	\$ 42,688.00	70	\$ 46,690.00	76	\$ 50,692.00
46.1	\$ 30,748.70	52.1	\$ 34,750.70	58.1	\$ 38,752.70	64.1	\$ 42,754.70	70.1	\$ 46,756.70	76.1	\$ 50,758.70
46.2	\$ 30,815.40	52.2	\$ 34,817.40	58.2	\$ 38,819.40	64.2	\$ 42,821.40	70.2	\$ 46,823.40	76.2	\$ 50,825.40
46.3	\$ 30,882.10	52.3	\$ 34,884.10	58.3	\$ 38,886.10	64.3	\$ 42,888.10	70.3	\$ 46,890.10	76.3	\$ 50,892.10
46.4	\$ 30,948.80	52.4	\$ 34,950.80	58.4	\$ 38,952.80	64.4	\$ 42,954.80	70.4	\$ 46,956.80	76.4	\$ 50,958.80
46.5	\$ 31,015.50	52.5	\$ 35,017.50	58.5	\$ 39,019.50	64.5	\$ 43,021.50	70.5	\$ 47,023.50	76.5	\$ 51,025.50
46.6	\$ 31,082.20	52.6	\$ 35,084.20	58.6	\$ 39,086.20	64.6	\$ 43,088.20	70.6	\$ 47,090.20	76.6	\$ 51,092.20
46.7	\$ 31,148.90	52.7	\$ 35,150.90	58.7	\$ 39,152.90	64.7	\$ 43,154.90	70.7	\$ 47,156.90	76.7	\$ 51,158.90
46.8	\$ 31,215.60	52.8	\$ 35,217.60	58.8	\$ 39,219.60	64.8	\$ 43,221.60	70.8	\$ 47,223.60	76.8	\$ 51,225.60
46.9	\$ 31,282.30	52.9	\$ 35,284.30	58.9	\$ 39,286.30	64.9	\$ 43,288.30	70.9	\$ 47,290.30	76.9	\$ 51,292.30
47	\$ 31,349.00	53	\$ 35,351.00	59	\$ 39,353.00	65	\$ 43,355.00	71	\$ 47,357.00	77	\$ 51,359.00
47.1	\$ 31,415.70	53.1	\$ 35,417.70	59.1	\$ 39,419.70	65.1	\$ 43,421.70	71.1	\$ 47,423.70	77.1	\$ 51,425.70
47.2	\$ 31,482.40	53.2	\$ 35,484.40	59.2	\$ 39,486.40	65.2	\$ 43,488.40	71.2	\$ 47,490.40	77.2	\$ 51,492.40
47.3	\$ 31,549.10	53.3	\$ 35,551.10	59.3	\$ 39,553.10	65.3	\$ 43,555.10	71.3	\$ 47,557.10	77.3	\$ 51,559.10
47.4	\$ 31,615.80	53.4	\$ 35,617.80	59.4	\$ 39,619.80	65.4	\$ 43,621.80	71.4	\$ 47,623.80	77.4	\$ 51,625.80
47.5	\$ 31,682.50	53.5	\$ 35,684.50	59.5	\$ 39,686.50	65.5	\$ 43,688.50	71.5	\$ 47,690.50	77.5	\$ 51,692.50
47.6	\$ 31,749.20	53.6	\$ 35,751.20	59.6	\$ 39,753.20	65.6	\$ 43,755.20	71.6	\$ 47,757.20	77.6	\$ 51,759.20
47.7	\$ 31,815.90	53.7	\$ 35,817.90	59.7	\$ 39,819.90	65.7	\$ 43,821.90	71.7	\$ 47,823.90	77.7	\$ 51,825.90
47.8	\$ 31,882.60	53.8	\$ 35,884.60	59.8	\$ 39,886.60	65.8	\$ 43,888.60	71.8	\$ 47,890.60	77.8	\$ 51,892.60
47.9	\$ 31,949.30	53.9	\$ 35,951.30	59.9	\$ 39,953.30	65.9	\$ 43,955.30	71.9	\$ 47,957.30	77.9	\$ 51,959.30
48	\$ 32,016.00	54	\$ 36,018.00	60	\$ 40,020.00	66	\$ 44,022.00	72	\$ 48,024.00	78	\$ 52,026.00
48.1	\$ 32,082.70	54.1	\$ 36,084.70	60.1	\$ 40,086.70	66.1	\$ 44,088.70	72.1	\$ 48,090.70	78.1	\$ 52,092.70
48.2	\$ 32,149.40	54.2	\$ 36,151.40	60.2	\$ 40,153.40	66.2	\$ 44,155.40	72.2	\$ 48,157.40	78.2	\$ 52,159.40
48.3	\$ 32,216.10	54.3	\$ 36,218.10	60.3	\$ 40,220.10	66.3	\$ 44,222.10	72.3	\$ 48,224.10	78.3	\$ 52,226.10
48.4	\$ 32,282.80	54.4	\$ 36,284.80	60.4	\$ 40,286.80	66.4	\$ 44,288.80	72.4	\$ 48,290.80	78.4	\$ 52,292.80
48.5	\$ 32,349.50	54.5	\$ 36,351.50	60.5	\$ 40,353.50	66.5	\$ 44,355.50	72.5	\$ 48,357.50	78.5	\$ 52,359.50
48.6	\$ 32,416.20	54.6	\$ 36,418.20	60.6	\$ 40,420.20	66.6	\$ 44,422.20	72.6	\$ 48,424.20	78.6	\$ 52,426.20
48.7	\$ 32,482.90	54.7	\$ 36,484.90	60.7	\$ 40,486.90	66.7	\$ 44,488.90	72.7	\$ 48,490.90	78.7	\$ 52,492.90
48.8	\$ 32,549.60	54.8	\$ 36,551.60	60.8	\$ 40,553.60	66.8	\$ 44,555.60	72.8	\$ 48,557.60	78.8	\$ 52,559.60
48.9	\$ 32,616.30	54.9	\$ 36,618.30	60.9	\$ 40,620.30	66.9	\$ 44,622.30	72.9	\$ 48,624.30	78.9	\$ 52,626.30
49	\$ 32,683.00	55	\$ 36,685.00	61	\$ 40,687.00	67	\$ 44,689.00	73	\$ 48,691.00	79	\$ 52,693.00
49.1	\$ 32,749.70	55.1	\$ 36,751.70	61.1	\$ 40,753.70	67.1	\$ 44,755.70	73.1	\$ 48,757.70	79.1	\$ 52,759.70
49.2	\$ 32,816.40	55.2	\$ 36,818.40	61.2	\$ 40,820.40	67.2	\$ 44,822.40	73.2	\$ 48,824.40	79.2	\$ 52,826.40
49.3	\$ 32,883.10	55.3	\$ 36,885.10	61.3	\$ 40,887.10	67.3	\$ 44,889.10	73.3	\$ 48,891.10	79.3	\$ 52,893.10
49.4	\$ 32,949.80	55.4	\$ 36,951.80	61.4	\$ 40,953.80	67.4	\$ 44,955.80	73.4	\$ 48,957.80	79.4	\$ 52,959.80
49.5	\$ 33,016.50	55.5	\$ 37,018.50	61.5	\$ 41,020.50	67.5	\$ 45,022.50	73.5	\$ 49,024.50	79.5	\$ 53,026.50
49.6	\$ 33,083.20	55.6	\$ 37,085.20	61.6	\$ 41,087.20	67.6	\$ 45,089.20	73.6	\$ 49,091.20	79.6	\$ 53,093.20
49.7	\$ 33,149.90	55.7	\$ 37,151.90	61.7	\$ 41,153.90	67.7	\$ 45,155.90	73.7	\$ 49,157.90	79.7	\$ 53,159.90
49.8	\$ 33,216.60	55.8	\$ 37,218.60	61.8	\$ 41,220.60	67.8	\$ 45,222.60	73.8	\$ 49,224.60	79.8	\$ 53,226.60
49.9	\$ 33,283.30	55.9	\$ 37,285.30	61.9	\$ 41,287.30	67.9	\$ 45,289.30	73.9	\$ 49,291.30	79.9	\$ 53,293.30
50	\$ 33,350.00	56	\$ 37,352.00	62	\$ 41,354.00	68	\$ 45,356.00	74	\$ 49,358.00	80	\$ 53,360.00
50.1	\$ 33,416.70	56.1	\$ 37,418.70	62.1	\$ 41,420.70	68.1	\$ 45,422.70	74.1	\$ 49,424.70	80.1	\$ 53,426.70
50.2	\$ 33,483.40	56.2	\$ 37,485.40	62.2	\$ 41,487.40	68.2	\$ 45,489.40	74.2	\$ 49,491.40	80.2	\$ 53,493.40
50.3	\$ 33,550.10	56.3	\$ 37,552.10	62.3	\$ 41,554.10	68.3	\$ 45,556.10	74.3	\$ 49,558.10	80.3	\$ 53,560.10
50.4	\$ 33,616.80	56.4	\$ 37,618.80	62.4	\$ 41,620.80	68.4	\$ 45,622.80	74.4	\$ 49,624.80	80.4	\$ 53,626.80
50.5	\$ 33,683.50	56.5	\$ 37,685.50	62.5	\$ 41,687.50	68.5	\$ 45,689.50	74.5	\$ 49,691.50	80.5	\$ 53,693.50
50.6	\$ 33,750.20	56.6	\$ 37,752.20	62.6	\$ 41,754.20	68.6	\$ 45,756.20	74.6	\$ 49,758.20	80.6	\$ 53,760.20
50.7	\$ 33,816.90	56.7	\$ 37,818.90	62.7	\$ 41,820.90	68.7	\$ 45,822.90	74.7	\$ 49,824.90	80.7	\$ 53,826.90
50.8	\$ 33,883.60	56.8	\$ 37,885.60	62.8	\$ 41,887.60	68.8	\$ 45,889.60	74.8	\$ 49,891.60	80.8	\$ 53,893.60
50.9	\$ 33,950.30	56.9	\$ 37,952.30	62.9	\$ 41,954.30	68.9	\$ 45,956.30	74.9	\$ 49,958.30	80.9	\$ 53,960.30
51	\$ 34,017.00	57	\$ 38,019.00	63	\$ 42,021.00	69	\$ 46,023.00	75	\$ 50,025.00	81	\$ 54,027.00
51.1	\$ 34,083.70	57.1	\$ 38,085.70	63.1	\$ 42,087.70	69.1	\$ 46,089.70	75.1	\$ 50,091.70	81.1	\$ 54,093.70
51.2	\$ 34,150.40	57.2	\$ 38,152.40	63.2	\$ 42,154.40	69.2	\$ 46,156.40	75.2	\$ 50,158.40	81.2	\$ 54,160.40
51.3	\$ 34,217.10	57.3	\$ 38,219.10	63.3	\$ 42,221.10	69.3	\$ 46,223.10	75.3	\$ 50,225.10	81.3	\$ 54,227.10
51.4	\$ 34,283.80	57.4	\$ 38,285.80	63.4	\$ 42,287.80	69.4	\$ 46,289.80	75.4	\$ 50,291.80	81.4	\$ 54,293.80
51.5	\$ 34,350.50	57.5	\$ 38,352.50	63.5	\$ 42,354.50	69.5	\$ 46,356.50	75.5	\$ 50,358.50	81.5	\$ 54,360.50
51.6	\$ 34,417.20	57.6	\$ 38,419.20	63.6	\$ 42,421.20	69.6	\$ 46,423.20	75.6	\$ 50,425.20	81.6	\$ 54,427.20
51.7	\$ 34,483.90	57.7	\$ 38,485.90	63.7	\$ 42,487.90	69.7	\$ 46,489.90	75.7	\$ 50,491.90	81.7	\$ 54,493.90
51.8	\$ 34,550.60	57.8	\$ 38,552.60	63.8	\$ 42,554.60	69.8	\$ 46,556.60	75.8	\$ 50,558.60	81.8	\$ 54,560.60
51.9	\$ 34,617.30	57.9	\$ 38,619.30	63.9	\$ 42,621.30	69.9	\$ 46,623.30	75.9	\$ 50,625.30	81.9	\$ 54,627.30

Schedule "G"

Non-Res Sewer											
No.	Charge	No.	Charge	No.	Charge	No.	Charge	No.	Charge	No.	Charge
82	\$ 54,694.00	88	\$ 58,696.00	94	\$ 62,698.00	100	\$ 66,700.00	106	\$ 70,702.00	112	\$ 74,704.00
82.1	\$ 54,760.70	88.1	\$ 58,762.70	94.1	\$ 62,764.70	100.1	\$ 66,766.70	106.1	\$ 70,768.70	112.1	\$ 74,770.70
82.2	\$ 54,827.40	88.2	\$ 58,829.40	94.2	\$ 62,831.40	100.2	\$ 66,833.40	106.2	\$ 70,835.40	112.2	\$ 74,837.40
82.3	\$ 54,894.10	88.3	\$ 58,896.10	94.3	\$ 62,898.10	100.3	\$ 66,900.10	106.3	\$ 70,902.10	112.3	\$ 74,904.10
82.4	\$ 54,960.80	88.4	\$ 58,962.80	94.4	\$ 62,964.80	100.4	\$ 66,966.80	106.4	\$ 70,968.80	112.4	\$ 74,970.80
82.5	\$ 55,027.50	88.5	\$ 59,029.50	94.5	\$ 63,031.50	100.5	\$ 67,033.50	106.5	\$ 71,035.50	112.5	\$ 75,037.50
82.6	\$ 55,094.20	88.6	\$ 59,096.20	94.6	\$ 63,098.20	100.6	\$ 67,100.20	106.6	\$ 71,102.20	112.6	\$ 75,104.20
82.7	\$ 55,160.90	88.7	\$ 59,162.90	94.7	\$ 63,164.90	100.7	\$ 67,166.90	106.7	\$ 71,168.90	112.7	\$ 75,170.90
82.8	\$ 55,227.60	88.8	\$ 59,229.60	94.8	\$ 63,231.60	100.8	\$ 67,233.60	106.8	\$ 71,235.60	112.8	\$ 75,237.60
82.9	\$ 55,294.30	88.9	\$ 59,296.30	94.9	\$ 63,298.30	100.9	\$ 67,300.30	106.9	\$ 71,302.30	112.9	\$ 75,304.30
83	\$ 55,361.00	89	\$ 59,363.00	95	\$ 63,365.00	101	\$ 67,367.00	107	\$ 71,369.00	113	\$ 75,371.00
83.1	\$ 55,427.70	89.1	\$ 59,429.70	95.1	\$ 63,431.70	101.1	\$ 67,433.70	107.1	\$ 71,435.70	113.1	\$ 75,437.70
83.2	\$ 55,494.40	89.2	\$ 59,496.40	95.2	\$ 63,498.40	101.2	\$ 67,500.40	107.2	\$ 71,502.40	113.2	\$ 75,504.40
83.3	\$ 55,561.10	89.3	\$ 59,563.10	95.3	\$ 63,565.10	101.3	\$ 67,567.10	107.3	\$ 71,569.10	113.3	\$ 75,571.10
83.4	\$ 55,627.80	89.4	\$ 59,629.80	95.4	\$ 63,631.80	101.4	\$ 67,633.80	107.4	\$ 71,635.80	113.4	\$ 75,637.80
83.5	\$ 55,694.50	89.5	\$ 59,696.50	95.5	\$ 63,698.50	101.5	\$ 67,700.50	107.5	\$ 71,702.50	113.5	\$ 75,704.50
83.6	\$ 55,761.20	89.6	\$ 59,763.20	95.6	\$ 63,765.20	101.6	\$ 67,767.20	107.6	\$ 71,769.20	113.6	\$ 75,771.20
83.7	\$ 55,827.90	89.7	\$ 59,829.90	95.7	\$ 63,831.90	101.7	\$ 67,833.90	107.7	\$ 71,835.90	113.7	\$ 75,837.90
83.8	\$ 55,894.60	89.8	\$ 59,896.60	95.8	\$ 63,898.60	101.8	\$ 67,900.60	107.8	\$ 71,902.60	113.8	\$ 75,904.60
83.9	\$ 55,961.30	89.9	\$ 59,963.30	95.9	\$ 63,965.30	101.9	\$ 67,967.30	107.9	\$ 71,969.30	113.9	\$ 75,971.30
84	\$ 56,028.00	90	\$ 60,030.00	96	\$ 64,032.00	102	\$ 68,034.00	108	\$ 72,036.00	114	\$ 76,038.00
84.1	\$ 56,094.70	90.1	\$ 60,096.70	96.1	\$ 64,098.70	102.1	\$ 68,100.70	108.1	\$ 72,102.70	114.1	\$ 76,104.70
84.2	\$ 56,161.40	90.2	\$ 60,163.40	96.2	\$ 64,165.40	102.2	\$ 68,167.40	108.2	\$ 72,169.40	114.2	\$ 76,171.40
84.3	\$ 56,228.10	90.3	\$ 60,230.10	96.3	\$ 64,232.10	102.3	\$ 68,234.10	108.3	\$ 72,236.10	114.3	\$ 76,238.10
84.4	\$ 56,294.80	90.4	\$ 60,296.80	96.4	\$ 64,298.80	102.4	\$ 68,300.80	108.4	\$ 72,302.80	114.4	\$ 76,304.80
84.5	\$ 56,361.50	90.5	\$ 60,363.50	96.5	\$ 64,365.50	102.5	\$ 68,367.50	108.5	\$ 72,369.50	114.5	\$ 76,371.50
84.6	\$ 56,428.20	90.6	\$ 60,430.20	96.6	\$ 64,432.20	102.6	\$ 68,434.20	108.6	\$ 72,436.20	114.6	\$ 76,438.20
84.7	\$ 56,494.90	90.7	\$ 60,496.90	96.7	\$ 64,498.90	102.7	\$ 68,500.90	108.7	\$ 72,502.90	114.7	\$ 76,504.90
84.8	\$ 56,561.60	90.8	\$ 60,563.60	96.8	\$ 64,565.60	102.8	\$ 68,567.60	108.8	\$ 72,569.60	114.8	\$ 76,571.60
84.9	\$ 56,628.30	90.9	\$ 60,630.30	96.9	\$ 64,632.30	102.9	\$ 68,634.30	108.9	\$ 72,636.30	114.9	\$ 76,638.30
85	\$ 56,695.00	91	\$ 60,697.00	97	\$ 64,699.00	103	\$ 68,701.00	109	\$ 72,703.00	115	\$ 76,705.00
85.1	\$ 56,761.70	91.1	\$ 60,763.70	97.1	\$ 64,765.70	103.1	\$ 68,767.70	109.1	\$ 72,769.70	115.1	\$ 76,771.70
85.2	\$ 56,828.40	91.2	\$ 60,830.40	97.2	\$ 64,832.40	103.2	\$ 68,834.40	109.2	\$ 72,836.40	115.2	\$ 76,838.40
85.3	\$ 56,895.10	91.3	\$ 60,897.10	97.3	\$ 64,899.10	103.3	\$ 68,901.10	109.3	\$ 72,903.10	115.3	\$ 76,905.10
85.4	\$ 56,961.80	91.4	\$ 60,963.80	97.4	\$ 64,965.80	103.4	\$ 68,967.80	109.4	\$ 72,969.80	115.4	\$ 76,971.80
85.5	\$ 57,028.50	91.5	\$ 61,030.50	97.5	\$ 65,032.50	103.5	\$ 69,034.50	109.5	\$ 73,036.50	115.5	\$ 77,038.50
85.6	\$ 57,095.20	91.6	\$ 61,097.20	97.6	\$ 65,099.20	103.6	\$ 69,101.20	109.6	\$ 73,103.20	115.6	\$ 77,105.20
85.7	\$ 57,161.90	91.7	\$ 61,163.90	97.7	\$ 65,165.90	103.7	\$ 69,167.90	109.7	\$ 73,169.90	115.7	\$ 77,171.90
85.8	\$ 57,228.60	91.8	\$ 61,230.60	97.8	\$ 65,232.60	103.8	\$ 69,234.60	109.8	\$ 73,236.60	115.8	\$ 77,238.60
85.9	\$ 57,295.30	91.9	\$ 61,297.30	97.9	\$ 65,299.30	103.9	\$ 69,301.30	109.9	\$ 73,303.30	115.9	\$ 77,305.30
86	\$ 57,362.00	92	\$ 61,364.00	98	\$ 65,366.00	104	\$ 69,368.00	110	\$ 73,370.00	116	\$ 77,372.00
86.1	\$ 57,428.70	92.1	\$ 61,430.70	98.1	\$ 65,432.70	104.1	\$ 69,434.70	110.1	\$ 73,436.70	116.1	\$ 77,438.70
86.2	\$ 57,495.40	92.2	\$ 61,497.40	98.2	\$ 65,499.40	104.2	\$ 69,501.40	110.2	\$ 73,503.40	116.2	\$ 77,505.40
86.3	\$ 57,562.10	92.3	\$ 61,564.10	98.3	\$ 65,566.10	104.3	\$ 69,568.10	110.3	\$ 73,570.10	116.3	\$ 77,572.10
86.4	\$ 57,628.80	92.4	\$ 61,630.80	98.4	\$ 65,632.80	104.4	\$ 69,634.80	110.4	\$ 73,636.80	116.4	\$ 77,638.80
86.5	\$ 57,695.50	92.5	\$ 61,697.50	98.5	\$ 65,699.50	104.5	\$ 69,701.50	110.5	\$ 73,703.50	116.5	\$ 77,705.50
86.6	\$ 57,762.20	92.6	\$ 61,764.20	98.6	\$ 65,766.20	104.6	\$ 69,768.20	110.6	\$ 73,770.20	116.6	\$ 77,772.20
86.7	\$ 57,828.90	92.7	\$ 61,830.90	98.7	\$ 65,832.90	104.7	\$ 69,834.90	110.7	\$ 73,836.90	116.7	\$ 77,838.90
86.8	\$ 57,895.60	92.8	\$ 61,897.60	98.8	\$ 65,899.60	104.8	\$ 69,901.60	110.8	\$ 73,903.60	116.8	\$ 77,905.60
86.9	\$ 57,962.30	92.9	\$ 61,964.30	98.9	\$ 65,966.30	104.9	\$ 69,968.30	110.9	\$ 73,970.30	116.9	\$ 77,972.30
87	\$ 58,029.00	93	\$ 62,031.00	99	\$ 66,033.00	105	\$ 70,035.00	111	\$ 74,037.00	117	\$ 78,039.00
87.1	\$ 58,095.70	93.1	\$ 62,097.70	99.1	\$ 66,099.70	105.1	\$ 70,101.70	111.1	\$ 74,103.70	117.1	\$ 78,105.70
87.2	\$ 58,162.40	93.2	\$ 62,164.40	99.2	\$ 66,166.40	105.2	\$ 70,168.40	111.2	\$ 74,170.40	117.2	\$ 78,172.40
87.3	\$ 58,229.10	93.3	\$ 62,231.10	99.3	\$ 66,233.10	105.3	\$ 70,235.10	111.3	\$ 74,237.10	117.3	\$ 78,239.10
87.4	\$ 58,295.80	93.4	\$ 62,297.80	99.4	\$ 66,299.80	105.4	\$ 70,301.80	111.4	\$ 74,303.80	117.4	\$ 78,305.80
87.5	\$ 58,362.50	93.5	\$ 62,364.50	99.5	\$ 66,366.50	105.5	\$ 70,368.50	111.5	\$ 74,370.50	117.5	\$ 78,372.50
87.6	\$ 58,429.20	93.6	\$ 62,431.20	99.6	\$ 66,433.20	105.6	\$ 70,435.20	111.6	\$ 74,437.20	117.6	\$ 78,439.20
87.7	\$ 58,495.90	93.7	\$ 62,497.90	99.7	\$ 66,499.90	105.7	\$ 70,501.90	111.7	\$ 74,503.90	117.7	\$ 78,505.90
87.8	\$ 58,562.60	93.8	\$ 62,564.60	99.8	\$ 66,566.60	105.8	\$ 70,568.60	111.8	\$ 74,570.60	117.8	\$ 78,572.60
87.9	\$ 58,629.30	93.9	\$ 62,631.30	99.9	\$ 66,633.30	105.9	\$ 70,635.30	111.9	\$ 74,637.30	117.9	\$ 78,639.30

Schedule "G"

Non-Res Sewer											
No.	Charge	No.	Charge	No.	Charge	No.	Charge	No.	Charge	No.	Charge
118	\$ 78,706.00	124	\$ 82,708.00	130	\$ 86,710.00	136	\$ 90,712.00	142	\$ 94,714.00	148	\$ 98,716.00
118.1	\$ 78,772.70	124.1	\$ 82,774.70	130.1	\$ 86,776.70	136.1	\$ 90,778.70	142.1	\$ 94,780.70	148.1	\$ 98,782.70
118.2	\$ 78,839.40	124.2	\$ 82,841.40	130.2	\$ 86,843.40	136.2	\$ 90,845.40	142.2	\$ 94,847.40	148.2	\$ 98,849.40
118.3	\$ 78,906.10	124.3	\$ 82,908.10	130.3	\$ 86,910.10	136.3	\$ 90,912.10	142.3	\$ 94,914.10	148.3	\$ 98,916.10
118.4	\$ 78,972.80	124.4	\$ 82,974.80	130.4	\$ 86,976.80	136.4	\$ 90,978.80	142.4	\$ 94,980.80	148.4	\$ 98,982.80
118.5	\$ 79,039.50	124.5	\$ 83,041.50	130.5	\$ 87,043.50	136.5	\$ 91,045.50	142.5	\$ 95,047.50	148.5	\$ 99,049.50
118.6	\$ 79,106.20	124.6	\$ 83,108.20	130.6	\$ 87,110.20	136.6	\$ 91,112.20	142.6	\$ 95,114.20	148.6	\$ 99,116.20
118.7	\$ 79,172.90	124.7	\$ 83,174.90	130.7	\$ 87,176.90	136.7	\$ 91,178.90	142.7	\$ 95,180.90	148.7	\$ 99,182.90
118.8	\$ 79,239.60	124.8	\$ 83,241.60	130.8	\$ 87,243.60	136.8	\$ 91,245.60	142.8	\$ 95,247.60	148.8	\$ 99,249.60
118.9	\$ 79,306.30	124.9	\$ 83,308.30	130.9	\$ 87,310.30	136.9	\$ 91,312.30	142.9	\$ 95,314.30	148.9	\$ 99,316.30
119	\$ 79,373.00	125	\$ 83,375.00	131	\$ 87,377.00	137	\$ 91,379.00	143	\$ 95,381.00	149	\$ 99,383.00
119.1	\$ 79,439.70	125.1	\$ 83,441.70	131.1	\$ 87,443.70	137.1	\$ 91,445.70	143.1	\$ 95,447.70	149.1	\$ 99,449.70
119.2	\$ 79,506.40	125.2	\$ 83,508.40	131.2	\$ 87,510.40	137.2	\$ 91,512.40	143.2	\$ 95,514.40	149.2	\$ 99,516.40
119.3	\$ 79,573.10	125.3	\$ 83,575.10	131.3	\$ 87,577.10	137.3	\$ 91,579.10	143.3	\$ 95,581.10	149.3	\$ 99,583.10
119.4	\$ 79,639.80	125.4	\$ 83,641.80	131.4	\$ 87,643.80	137.4	\$ 91,645.80	143.4	\$ 95,647.80	149.4	\$ 99,649.80
119.5	\$ 79,706.50	125.5	\$ 83,708.50	131.5	\$ 87,710.50	137.5	\$ 91,712.50	143.5	\$ 95,714.50	149.5	\$ 99,716.50
119.6	\$ 79,773.20	125.6	\$ 83,775.20	131.6	\$ 87,777.20	137.6	\$ 91,779.20	143.6	\$ 95,781.20	149.6	\$ 99,783.20
119.7	\$ 79,839.90	125.7	\$ 83,841.90	131.7	\$ 87,843.90	137.7	\$ 91,845.90	143.7	\$ 95,847.90	149.7	\$ 99,849.90
119.8	\$ 79,906.60	125.8	\$ 83,908.60	131.8	\$ 87,910.60	137.8	\$ 91,912.60	143.8	\$ 95,914.60	149.8	\$ 99,916.60
119.9	\$ 79,973.30	125.9	\$ 83,975.30	131.9	\$ 87,977.30	137.9	\$ 91,979.30	143.9	\$ 95,981.30	149.9	\$ 99,983.30
120	\$ 80,040.00	126	\$ 84,042.00	132	\$ 88,044.00	138	\$ 92,046.00	144	\$ 96,048.00	150	\$ 100,050.00
120.1	\$ 80,106.70	126.1	\$ 84,108.70	132.1	\$ 88,110.70	138.1	\$ 92,112.70	144.1	\$ 96,114.70	150.1	\$ 100,116.70
120.2	\$ 80,173.40	126.2	\$ 84,175.40	132.2	\$ 88,177.40	138.2	\$ 92,179.40	144.2	\$ 96,181.40	150.2	\$ 100,183.40
120.3	\$ 80,240.10	126.3	\$ 84,242.10	132.3	\$ 88,244.10	138.3	\$ 92,246.10	144.3	\$ 96,248.10	150.3	\$ 100,250.10
120.4	\$ 80,306.80	126.4	\$ 84,308.80	132.4	\$ 88,310.80	138.4	\$ 92,312.80	144.4	\$ 96,314.80	150.4	\$ 100,316.80
120.5	\$ 80,373.50	126.5	\$ 84,375.50	132.5	\$ 88,377.50	138.5	\$ 92,379.50	144.5	\$ 96,381.50	150.5	\$ 100,383.50
120.6	\$ 80,440.20	126.6	\$ 84,442.20	132.6	\$ 88,444.20	138.6	\$ 92,446.20	144.6	\$ 96,448.20	150.6	\$ 100,450.20
120.7	\$ 80,506.90	126.7	\$ 84,508.90	132.7	\$ 88,510.90	138.7	\$ 92,512.90	144.7	\$ 96,514.90	150.7	\$ 100,516.90
120.8	\$ 80,573.60	126.8	\$ 84,575.60	132.8	\$ 88,577.60	138.8	\$ 92,579.60	144.8	\$ 96,581.60	150.8	\$ 100,583.60
120.9	\$ 80,640.30	126.9	\$ 84,642.30	132.9	\$ 88,644.30	138.9	\$ 92,646.30	144.9	\$ 96,648.30	150.9	\$ 100,650.30
121	\$ 80,707.00	127	\$ 84,709.00	133	\$ 88,711.00	139	\$ 92,713.00	145	\$ 96,715.00	151	\$ 100,717.00
121.1	\$ 80,773.70	127.1	\$ 84,775.70	133.1	\$ 88,777.70	139.1	\$ 92,779.70	145.1	\$ 96,781.70	151.1	\$ 100,783.70
121.2	\$ 80,840.40	127.2	\$ 84,842.40	133.2	\$ 88,844.40	139.2	\$ 92,846.40	145.2	\$ 96,848.40	151.2	\$ 100,850.40
121.3	\$ 80,907.10	127.3	\$ 84,909.10	133.3	\$ 88,911.10	139.3	\$ 92,913.10	145.3	\$ 96,915.10	151.3	\$ 100,917.10
121.4	\$ 80,973.80	127.4	\$ 84,975.80	133.4	\$ 88,977.80	139.4	\$ 92,979.80	145.4	\$ 96,981.80	151.4	\$ 100,983.80
121.5	\$ 81,040.50	127.5	\$ 85,042.50	133.5	\$ 89,044.50	139.5	\$ 93,046.50	145.5	\$ 97,048.50	151.5	\$ 101,050.50
121.6	\$ 81,107.20	127.6	\$ 85,109.20	133.6	\$ 89,111.20	139.6	\$ 93,113.20	145.6	\$ 97,115.20	151.6	\$ 101,117.20
121.7	\$ 81,173.90	127.7	\$ 85,175.90	133.7	\$ 89,177.90	139.7	\$ 93,179.90	145.7	\$ 97,181.90	151.7	\$ 101,183.90
121.8	\$ 81,240.60	127.8	\$ 85,242.60	133.8	\$ 89,244.60	139.8	\$ 93,246.60	145.8	\$ 97,248.60	151.8	\$ 101,250.60
121.9	\$ 81,307.30	127.9	\$ 85,309.30	133.9	\$ 89,311.30	139.9	\$ 93,313.30	145.9	\$ 97,315.30	151.9	\$ 101,317.30
122	\$ 81,374.00	128	\$ 85,376.00	134	\$ 89,378.00	140	\$ 93,380.00	146	\$ 97,382.00	152	\$ 101,384.00
122.1	\$ 81,440.70	128.1	\$ 85,442.70	134.1	\$ 89,444.70	140.1	\$ 93,446.70	146.1	\$ 97,448.70	152.1	\$ 101,450.70
122.2	\$ 81,507.40	128.2	\$ 85,509.40	134.2	\$ 89,511.40	140.2	\$ 93,513.40	146.2	\$ 97,515.40	152.2	\$ 101,517.40
122.3	\$ 81,574.10	128.3	\$ 85,576.10	134.3	\$ 89,578.10	140.3	\$ 93,580.10	146.3	\$ 97,582.10	152.3	\$ 101,584.10
122.4	\$ 81,640.80	128.4	\$ 85,642.80	134.4	\$ 89,644.80	140.4	\$ 93,646.80	146.4	\$ 97,648.80	152.4	\$ 101,650.80
122.5	\$ 81,707.50	128.5	\$ 85,709.50	134.5	\$ 89,711.50	140.5	\$ 93,713.50	146.5	\$ 97,715.50	152.5	\$ 101,717.50
122.6	\$ 81,774.20	128.6	\$ 85,776.20	134.6	\$ 89,778.20	140.6	\$ 93,780.20	146.6	\$ 97,782.20	152.6	\$ 101,784.20
122.7	\$ 81,840.90	128.7	\$ 85,842.90	134.7	\$ 89,844.90	140.7	\$ 93,846.90	146.7	\$ 97,848.90	152.7	\$ 101,850.90
122.8	\$ 81,907.60	128.8	\$ 85,909.60	134.8	\$ 89,911.60	140.8	\$ 93,913.60	146.8	\$ 97,915.60	152.8	\$ 101,917.60
122.9	\$ 81,974.30	128.9	\$ 85,976.30	134.9	\$ 89,978.30	140.9	\$ 93,980.30	146.9	\$ 97,982.30	152.9	\$ 101,984.30
123	\$ 82,041.00	129	\$ 86,043.00	135	\$ 90,045.00	141	\$ 94,047.00	147	\$ 98,049.00	153	\$ 102,051.00
123.1	\$ 82,107.70	129.1	\$ 86,109.70	135.1	\$ 90,111.70	141.1	\$ 94,113.70	147.1	\$ 98,115.70	153.1	\$ 102,117.70
123.2	\$ 82,174.40	129.2	\$ 86,176.40	135.2	\$ 90,178.40	141.2	\$ 94,180.40	147.2	\$ 98,182.40	153.2	\$ 102,184.40
123.3	\$ 82,241.10	129.3	\$ 86,243.10	135.3	\$ 90,245.10	141.3	\$ 94,247.10	147.3	\$ 98,249.10	153.3	\$ 102,251.10
123.4	\$ 82,307.80	129.4	\$ 86,309.80	135.4	\$ 90,311.80	141.4	\$ 94,313.80	147.4	\$ 98,315.80	153.4	\$ 102,317.80
123.5	\$ 82,374.50	129.5	\$ 86,376.50	135.5	\$ 90,378.50	141.5	\$ 94,380.50	147.5	\$ 98,382.50	153.5	\$ 102,384.50
123.6	\$ 82,441.20	129.6	\$ 86,443.20	135.6	\$ 90,445.20	141.6	\$ 94,447.20	147.6	\$ 98,449.20	153.6	\$ 102,451.20
123.7	\$ 82,507.90	129.7	\$ 86,509.90	135.7	\$ 90,511.90	141.7	\$ 94,513.90	147.7	\$ 98,515.90	153.7	\$ 102,517.90
123.8	\$ 82,574.60	129.8	\$ 86,576.60	135.8	\$ 90,578.60	141.8	\$ 94,580.60	147.8	\$ 98,582.60	153.8	\$ 102,584.60
123.9	\$ 82,641.30	129.9	\$ 86,643.30	135.9	\$ 90,645.30	141.9	\$ 94,647.30	147.9	\$ 98,649.30	153.9	\$ 102,651.30



	LISMORE CITY COUNCIL		MAP TITLE: Sub-Catchment areas (Excl Tucki Tucki) - Schedule I	Printed: 10/06/2009	
				Scale: 1:33,000	

Report

Subject	Tender T2011-17 - Lease of Nimbin Caravan Park and Operation and Maintenance of Nimbin Pool
TRIM Record No	BP11/443:T11/17
Prepared by	Manager - Assets
Reason	Follow up report to clarify certain matters at Council's request prior to finalising a lease of the facility.
Community Strategic Plan Link	Best-Practice Corporate Governance

Overview of Report

This matter was reported to the Council meeting of 14 June 2011 and deferred for further information to clarify certain matters. Council was concerned about the contents of legal advice received, the format of the lease itself and the potential effects on long term residents of the caravan park.

Background

A copy of the report to the Council meeting of 14 June 2011 is attached. It is understood that there are three areas which Council seeks further information about before determining this matter.

The first relates to the contents of confidential legal advice received by Council in relation to leasing of the facility. A copy of that confidential advice was circulated to Councillors prior to the meeting of 14 June 2011 and a further copy is again attached to this report. It should be noted that the advice was sought not just in relation to issues at the Nimbin Caravan Park, but also in regard to issues at the Lismore Tourist Caravan Park. The reason for seeking the advice in relation to the Nimbin Caravan Park was to clarify what form of agreement was best suited to Council's decision to "lease" the facility. The advice concludes that a normal commercial lease is an appropriate mechanism for Council to utilise and that is the form of legal document that has been prepared by Council's solicitor.

The second issue is that Council has requested to see a copy of the lease document. A copy of this confidential document is also attached. It should be noted that comments are yet to be received back from the lessee regarding the contents of the lease and there may be some minor alterations to the document following receipt of their feedback.

The third issue relates to the tenancies of long term residents at the caravan park. The Nimbin Caravan Park provides a number of sites dedicated for long term tenants. Under the *Residential Parks Act*, long term tenants must enter into a written agreement with the park owner for their tenancy at the caravan park. The form of the agreement depends on how long the tenant wishes to stay and whether they are renting a site only or a site and a moveable dwelling from the park owner. There are standard agreements prescribed by the *Residential Parks Act* which can only be altered such that conditions for tenants are improved over the standard agreement. In essence, the standard agreement sets the minimum terms and conditions for a tenancy at the park. The new lessee will be required to work in accordance with the *Residential Parks Act*.

Most of the long term residents have been placed on written site agreements as required by the *Residential Parks Act*. These agreements must be honoured by the lessee upon commencement of their lease. When the site agreements expire, the tenants will need to negotiate and enter a new site agreement.

There are several long term tenants at the park who have refused to sign written site agreements for their tenancies. Earlier this year Council commenced a process with the Consumer Trader and Tenancy Tribunal (CTTT) to require these tenants to enter written site agreements in accordance with the law. The matter was last heard at the CTTT on 4 May 2011 and a decision from the Tribunal Member was reserved. The final decision has not yet been received, however, based on other similar matters previously dealt with at the CTTT regarding tenants at the Nimbin Caravan Park, indications are that these residents will be required to sign written agreements.

Under the terms of the proposed lease, the lessee becomes the owner of the park for the purposes of the *Residential Parks Act*. This is to ensure that the lessee is responsible for decisions they make in regard to the operation of the park and protect Council from any claims or actions that may be taken at the CTTT.

Council's contract with the current managers expires on 30 June 2011 with the new lessee to commence their lease on 1 July 2011. It is imperative this matter be finalised as soon as possible to ensure a smooth transition occurs at that time. The current managers have made other plans given that their employment under the contract will cease and therefore any further delay in finalising the matter needs to be avoided.

Sustainability Assessment

Sustainable Economic Growth and Development

The lease of the park would be income producing, resulting in a positive outcome for Council. The park is an important tourist attraction in Nimbin and increased patronage of the park will economically benefit the village.

Additionally, improvements to the park would potentially encourage more visitors to the village and increase economic activity for other local businesses. The work required to undertake improvements would also potentially be carried out by local tradespeople.

The operation and maintenance of the pool will continue to be fully funded by Council and operated and maintained by the lessee of the park under a service level agreement structured into the lease agreement.

Social Inclusion and Participation

The park provides affordable accommodation for a number of long term residents. Lease of the facility will not alter this arrangement. The RFT documentation advised that there were long term sites in the park and existing residents have protection under the terms of their existing site agreements and the *Residential Parks Act*, 1998.

Protect, Conserve and Enhance the Environment and Biodiversity

The lessee will have sustainability and environmental responsibilities embedded in the lease agreement. The proposal is not considered to have any negative or positive effects on the environment or biodiversity.

Best-Practice Corporate Governance

An open tender process was the most transparent method to appoint a new lessee for the park and a manager for the pool complex. Council's solicitors have advised Council on the structure and content of the lease agreement to ensure compliance with the relevant legislation, that Council's interests are protected and its objectives are achieved.

Comments

Finance

The Manager - Finance's comments were included in the report to the Council meeting of 14 June 2011, a copy of which is attached.

Other staff comments

The Tourism Services Coordinator's comments were included in the report to the Council meeting of 14 June 2011, a copy of which is attached.

Public consultation

Not applicable.

Conclusion

Council has essentially finalised negotiations with the preferred tenderer for the lease of the Nimbin Caravan Park and operation of the Nimbin Pool. Some minor adjustments to the lease may be required pending feedback from the lessee.

Any further delays in finalising the matter would create significant issues for Council as the current management contract expires on 30 June 2011. The recommendation presented to Council at its meeting of 14 June 2011 is restated below.

Attachment/s

1. Report to Council Meeting 14 June 2011
2. Confidential legal advice - Nimbin Caravan Park lease - *This matter is considered to be confidential under Section 10A(2) (g) of the Local Government Act, as it deals with advice concerning litigation, or advice that would otherwise be privileged from production in legal proceedings on the ground of legal professional privilege* (Over 7 pages)
3. Nimbin Caravan Park Draft Lease Document June 2011 - *This matter is considered to be confidential under Section 10A(2) (d ii) of the Local Government Act, as it deals with commercial information of a confidential nature that would, if disclosed confer a commercial advantage on a competitor of the Council* (Over 7 pages)

Recommendation

That:

1. The report be received and noted.
2. The General Manager continue to progress the matter in accordance with Council's decision of 12 April 2011, noting that a lease agreement is now proposed for the entire Nimbin Caravan Park and Pool Complex.
3. The General Manager be delegated authority to finalise details and Council proceed to execute the lease agreement and any other required documentation, under the common seal of Council.

Report

Subject	Tender T2011-17 - Lease of Nimbin Caravan Park and Operation and Maintenance of Nimbin Public Pool
TRIM Record No	BP11/404:T11/17
Prepared by	Contracts Administration Officer
Reason	To advise Council of some issues identified in relation to the preparation of the lease and the outcome of discussions with the preferred tenderer in regard to maintenance of the pool.
Community Strategic Plan Link	Best-Practice Corporate Governance

Overview of Report

This report details the progress of negotiations and preparations of a lease for the Nimbin Caravan Park (the Park) and operation and maintenance of the Nimbin Public Pool (the Pool) by the same tenderers, Ms Christine Seymour and Mr Peter Mann, under a service level agreement structured into the lease agreement.

Background

At the ordinary meeting held on 12 April 2011 Council resolved that:

- “1. In accordance with Clause 178(1) (b) of the *Local Government (General) Regulation*, Council decline to accept any tenders for T2011-17 – Lease of Nimbin Caravan Park.
2. In accordance with Clause 178(3) (e) of the *Local Government (General) Regulation*, Council resolve to enter into negotiations with Ms Christine Seymour and Mr Peter Mann for the lease of the Nimbin Caravan Park and the operation of the Nimbin Pool Complex.
3. The General Manager be authorised to finalise negotiations and enter a contractual agreement subject to completion of a satisfactory financial background check of the preferred tenderer and the receipt of legal advice from Council’s solicitor on the form of the contractual agreement.
4. In accordance with Clause 178(4) (a) of the *Local Government (General) Regulation*, the reasons that Council declines to invite fresh tenders are that:
 - Council has already conducted a tender process and received an adequate response;
 - the respondents to the tender process are capable of delivering the services that Council requires;
 - some matters need to be resolved and clarified prior to entering into a contractual agreement;
 - those matters are not of a nature that significantly alters the content or requirements of the tender.

5. In the event that the financial background check is not satisfactory, or any other aspect of the negotiations with the preferred tenderer cannot be resolved to the satisfaction of Council, the General Manager be authorised to conduct negotiations for a suitable outcome on either the lease of the Caravan Park, or the operation of the pool complex, or both with the second preferred tenderer, Ms Jennene Matteson and Mr Wayne van Boheemen.”

Operators Team Meeting

Council staff met with Ms Christine Seymour, Mr Peter Mann and Mr David Thompson, (Mr Mann’s proposed onsite manager) on 28 May 2011 to discuss matters that required clarification prior to entering into a contractual agreement. The meeting was very positive and many issues were resolved to the satisfaction of both parties. The only outstanding issues now relate to the structure and form of the lease agreement.

Council’s solicitors are currently preparing the agreement and it is expected that a draft will be forwarded to the lessee well in advance of the Council meeting of 14 June 2011. It should be noted that the lease is due to commence on 1 July 2011.

Financial Background Check

The financial background check on Mr Peter Mann was completed in May 2011 and did not reveal any financial risk.

Development of the Caravan Park Lease Agreement

Council engaged the services of McCartney Young Lawyers to prepare a lease agreement. The lease agreement will be structured to specify the operator will lease both the Park and the Pool, as a whole complex. The Park will be operated under a general lease arrangement with an embedded service level agreement for the operation and maintenance of the Pool. The lease will also include Key Performance Indicators (KPIs) developed in conjunction with the operator, to monitor customer service and operation levels.

A lease for the entire complex is necessary to ensure compliance with the *Local Government Act* and give certainty to the lessees to operate their business. It also strengthens Council’s position in regard to the agreement for maintenance of the Pool. Specific requirements will be placed in the lease agreement to ensure that access and use of the Pool remains available to the general public free of charge.

The proposed lease term would be seven (7) years with two, seven-year options (total 21 years). The three, seven-year periods provide longevity to the lessee specifically around return on investment for the intended level of financial outlay to upgrade the park and facilities.

The KPIs currently under consideration for inclusion in the lease include but are not limited to:

- Undertake the physical improvements as outlined within the tender submission and scheduled in the lease agreement e.g. refurbish amenities block etc.
- Minimum 3 Star rating to be achieved within two years of commencement of the lease.
- Feedback from Visitor Information Centre on experience of patrons at the park:
 - Six-monthly catch up with Nimbin Visitor Centre Coordinator to discuss joint promotions and ongoing improvements at the caravan park from a tourism point of view.
- Qualifications/ training of staff.
- Survey/ feedback mechanism from patrons.
- Complaints handling procedure.

Operation and Maintenance of Nimbin Public Pool

Further to the report for the Ordinary meeting held on 12 April 2011, Council staff received a formal submission prepared by Ms Christine Seymour and Mr Peter Mann for the operation and maintenance of the Pool. The submission proposes that Mr David Thompson (Mr Mann's proposed onsite manager of the Park), will operate and maintain the Pool in conjunction with operating the Park. The proposed annual fee for operating the Pool will be \$16,350.00 (plus GST). This cost is for the labour component only of managing the pool. Council will continue to meet the cost of consumables e.g. chlorine, chemicals etc. Council will also be responsible to meet the cost of any unforeseen maintenance activities e.g. pump breakdowns, dosing plant issues, serious vandalism etc.

There is a certain amount of synergy between the Park and Pool and it makes good operational sense to have the complex managed by the same party.

Sustainability Assessment

Sustainable Economic Growth and Development

The lease of the Park would be income producing, resulting in a positive outcome for Council. The Park is an important tourist attraction in Nimbin and increased patronage of the Park will economically benefit the village.

Additionally, improvements to the Park would potentially encourage more visitors to the village and increase economic activity for other local businesses. The work required to undertake improvements would also potentially be carried out by local tradespeople.

The operation and maintenance of the Pool will continue to be fully funded by Council and operated and maintained by the lessee of the Park under a service level agreement structured into the lease agreement.

Social Inclusion and Participation

The Park provides affordable accommodation for a number of long term residents. Lease of the facility will not alter this arrangement in the short term. The RFT documentation advised that there were long term sites in the Park and existing residents have protection under the terms of their existing site agreements and the *Residential Parks Act, 1998*.

Protect, Conserve and Enhance the Environment and Biodiversity

The lessee will have sustainability and environmental responsibilities embedded in the lease agreement. The proposal is not considered to have any negative or positive effects on the environment or biodiversity.

Best-Practice Corporate Governance

An open tender process was the most transparent method to appoint a new lessee for the Park and a manager for the Pool complex. Council's solicitors are advising Council on the structure and content of the lease agreement to ensure compliance with the relevant legislation, that Council's interests are protected and its objectives are achieved.

Comments

Finance

Council's draft 2011/12 Budget allows sufficient funds for the management, maintenance and operation of the Nimbin Pool.

Other staff comments

Tourism Services Coordinator

The Tourism unit is supportive of the new arrangements for the Nimbin Caravan Park and Nimbin Swimming Pool. We look forward to working with the lessees in offering great facilities for visitors and locals.

Public consultation

Not applicable.

Conclusion

Council has finalised negotiations with the preferred tenderer for the lease of the Nimbin Caravan Park and operation of the Nimbin Pool. In order for Council to comply with the *Local Government Act*, the lease must be for the entire facility. Specific protection will be included in the lease to ensure that the pool remains open to the public free of charge.

Attachment/s

There are no attachments for this report.

Recommendation

That:

1. The report be received and noted.
2. The General Manager continue to progress the matter in accordance with Council's decision of 12 April 2011, noting that a lease agreement is now proposed for the entire Caravan Park and Pool Complex.
3. The General Manager be delegated authority to finalise details and proceed to execute the lease agreement and any other required documentation, under the common seal of Council.