



Extraordinary Meeting

An EXTRAORDINARY MEETING of LISMORE CITY COUNCIL will be held at the COUNCIL CHAMBERS, Oliver Avenue, GOONELLABAH on **TUESDAY, JUNE 21, 2005** and members of Council are requested to attend.

Paul G. O'Sullivan
General Manager

June 15, 2005



Agenda

Opening of Meeting and Prayer (Mayor)

Apologies and Leave of Absence

Public Access Session

Lyndon Terracini re Management Plan

Disclosure of Interest

Mayoral Minutes

Reports

- 2005/06-2008 Management Plan 1
- 2005/06 Rates and Charges 7

Strategic Plan Summary

Lismore regional city

STRATEGIC PRIORITY	AIMS	INITIATIVES
Economic Development	Build Lismore's reputation as a regional city for residents, businesses, education providers, health services and government.	<ul style="list-style-type: none"> ▶ Champion education ▶ Promote health facilities ▶ Support regional agriculture ▶ Promote cultural life ▶ Promote Lismore as a legal centre ▶ Support for sport
	Increase regional economic development, tourism and job creating investments.	<ul style="list-style-type: none"> ▶ Promote regional development ▶ Develop tourism ▶ Support businesses ▶ Pursue CBD revitalisation ▶ Assist in job creation ▶ Assist in creating new income opportunities
Quality of Life	Make Lismore a safe, healthy and caring community in which to live.	<ul style="list-style-type: none"> ▶ Increase social cohesion ▶ Support villages ▶ Provide community services ▶ Encourage sustainable development ▶ Promote recreation and leisure
Leadership by Innovation	Lead the region by demonstrating innovative practices in governance, customer service, communication, consultation, virtual amalgamation and financial management.	<ul style="list-style-type: none"> ▶ Lead the region ▶ Increase revenue from grants ▶ Improve customer service ▶ Consult the community ▶ Update technology ▶ Provide user pays services ▶ Privatised selected services ▶ Share assets and resources
Natural Environment	Preserve and rehabilitate Lismore's natural environment.	<ul style="list-style-type: none"> ▶ Provide sustainable land use planning ▶ Improve catchment management ▶ Conserve and repair the environment
Infrastructure	Further enhance Lismore's transportation, parking and pedestrian networks.	<ul style="list-style-type: none"> ▶ Improve transport systems ▶ Improve roads, cycleways and footpaths ▶ Assist with public transport ▶ Assist airport operations ▶ Support fleet operations
Water and Waste Cycle	Educate our community and lead the state in water and waste-cycle management.	<ul style="list-style-type: none"> ▶ Manage stormwater drainage systems ▶ Manage water and sewage ▶ Manage the waste stream and reduce waste

Reports



Report

Subject	2005/6 – 2008 Management Plan
File No	S910
Prepared by	Principal Accountant
Reason	To meet the requirements specified in s406 Local Government Act 1993.
Objective	Consider public submission and adopt the 2005/6 – 2008 Management Plan
Strategic Plan Link	Leadership by Innovation
Management Plan Activity	All

Overview of Report

The 2005/6 – 2008 Management Plan (Plan) on exhibition provides for a Budget deficit of (\$34,500).

The Plan has an overall increase in revenues of \$1,618,800 with increases in operating expenses of \$1,052,300 and the inclusion of new submissions for \$741,000.

A total of 110 submissions have been included for \$4.648 million. The net impact being \$741,000 as funding has been sourced from reserves, grants, loans and contributions.

The proposed development and sale of the Airport Industrial Estate may present Council with the opportunity to undertake special projects that require significant funds that are not currently available. This will be the subject of a further report.

New loan borrowings of \$5,750,000 have been included to undertake the Goonellabah Leisure Centre, drainage and carpark facilities.

Fees and Charges have been increased in general by the recommended 2.6%.

Background

The Local Government Act 1993 (LGA) requires all Council's to advertise a draft Management Plan each year for a period of twenty eight (28) days to allow submissions from the public. Council is required to consider all public submissions and then adopt a Management Plan.

The purpose of this report is to inform Council of the submissions received, advise of any changes to the draft documents and finally to seek Council's adoption of the 2005/6-2008 Management Plan.

The advertising period closes on Monday, June 20, 2005. As this is after the issue of the business paper, a further report will be prepared and forwarded to Councillors, with a copy of all new submissions received.

Comments

Draft Management Plan

Staff have made some minor changes to the document to enhance its accuracy and presentation. These changes have not fundamentally changed the programme plans and/or information content as advertised.

Draft Budget Summary

The draft budget has used the reported financial position as at December 2004, adjusted for one-off or non recurrent items, to determine the recurrent base or available funds for new works, services and initiatives for 2005/06. From the recurrent base, all known or anticipated changes have been factored into the budget.

A summary of all the major items that impact this position are listed below: -

2005/06 Management Plan – Recurrent Base	Amount
Recurrent Surplus– (excludes one-off budget items)	140,000
Revenue items – movements	
<ul style="list-style-type: none"> • Rates – increase of 3.5% based on maximum rate pegging limit • Rates – growth in rateable properties • Financial Assistance Grants – increase in general purposes grant • Lismore Regional Airport – increase in landing fees • Interest on Investments – increase in interest revenue • Parks – increase in general revenues • Planning & Development - increased revenues associated with development • 2004/05 Budget Surplus – anticipated position • NORPOOL – Council's share of funds • Sundry items 	836,000 47,000 38,600 143,600 38,400 20,000 201,600 112,000 147,400 34,200
Net Increase in Funds Available	1,618,800
Expense Items – movements	
<ul style="list-style-type: none"> • Loan Repayments – increase based on current loans and proposed loan program for 2005/06. • Management Approved Increase - 2.0% on recurring 'outdoor' programs • Salaries - increase based on 3.25% from November for current salary structure • Oncosts – reduced impact • RTRL - increase in contribution • Quarry to City Works – sales rebate reduction • Insurances – increase in public liability/professional indemnity • Rural Fire Service – increase in contribution • Richmond River County Council - increase in contribution • Sundry items • Reduction in Receipts from deferred debtors 	(248,500) (202,900) (338,000) 44,000 (55,400) (50,000) (24,400) (24,700) (85,000) (25,400) (42,000)
Net Decrease in Funds Available	(1,052,300)
Net Funds Available	706,500
Budget Submissions included for 2005/06 – Decrease in Net Funds Available	(741,000)
Draft Budget Balance – Surplus/(Deficit)	(34,500)

For both Sewerage & Water Funds, the budget has been prepared with the Lismore Water – Financial Plan for Water Supply & Sewerage as the basis and consequently both result in balanced budgets.

Budget Submissions

A total of 203 submissions (11 Councillor, 4 Committee, 15 Public and 173 Staff) for \$11.361 million in works, services and initiatives have been considered and listed.

Supported by Management

A total of 110 budget submissions for \$4.648 million have been supported for additional funds. The net impact on the budget is approximately \$741,000 as funding from reserves, grants, loans or other sources totals \$3.907 million.

Attachment 1 – Submissions Requiring New Funds 2005/6 – Supported by Management details all the relevant information.

Not Supported by Management

Management has not supported a total of 96 budget submissions for \$6.758 million.

Attachment 2 – Submissions Requiring New Funds 2005/6 – Not Supported by Management details all the relevant information

New Submissions (To 10/06/05)

Subsequent to the Budget Workshop on the 17th May 2005 the following public submissions have been received, they have not been included in the Management Plan (copies are attached):

- | | | |
|------|---|----------|
| i. | Watering Australia Foundation – Seeking contribution to its program | \$500 |
| ii. | Norpa – in relation to proposed funding program for 2005/06 | \$50,000 |
| iii. | Jiggi School of Arts - Support to complete Tower Pre-school | |
| | o Option a) Assist to complete the school by September 2005 | \$36,000 |
| | o Option b) Provide funding to assist in purchase of equipment | \$6,500 |

Special Projects Funding

During considerations by Management, it was clear that some projects worthy of support would have placed a significant financial drain on available funds if they were included and therefore reduced the budgets ability to have an overall effective result. These projects were not supported in the context of applying 'available funds', but an alternative approach is recommended.

The approach suggested is that these projects should be funded from the profit on sale of the Airport Industrial Estate currently being developed. As previously reported to Council, there is potential for a significant profit to be generated from this development and this could be allocated to major projects such as those listed below. The approach has conditions with the preference only to proceed when the profit on sale, after all costs including holding costs, is realised. This is a reasonable approach to planning and funding these specific works without impacting the recurrent budget position.

Examples of some of the projects that may be included subject to Council approval. This is not an exhaustive list with final projects to be determined by Council. The specific projects include (Attachment 1 – Submissions – Not Supported by Management), not in priority order, are: -

- | | |
|---|-----------|
| Covered walkway on Uralba Street from Dawson Street to Brewster Street | \$250,000 |
| Council considered a notice of motion on this issue at the March 8, 2005 meeting and resolved to fund this project in the 2005/06 Budget. | |

Provide additional funding for footpaths and cycleways
Council considered a report on this issue at the April 12, 2005 meeting and it was resolved to examine ways to fund an additional \$350,000 per annum for footpath works. \$350,000

Construct a major civic element (fountain) in the CBD courtyard (western end of Magellan Street) This is considered a project of special interest as it is aligned with Council's development of the Wilson River, Lismore Levee, CBD Upgrade and Cultural Precinct projects. \$100,000

A report will be prepared for Council consideration on the allocation of these funds as profits are realised.

Borrowings

The budget includes new borrowings for the Goonellabah Leisure Centre (\$3,000,000) and trunk drainage (\$250,000). Repayment costs (2005/06 \$163,100 & \$354,400 for future years) have been factored into the budget.

The following provides a summary of Council's general fund loan indebtedness position:

Items	2002/03 (\$,000)	2003/04 (\$,000)	2004/05 (\$,000)	2005/06 (\$,000)	2006/07 (\$,000)
Repayments – Interest	365	416	936	1,232	1,250
Repayments – Principal	788	721	1,154	1,081	1,072
New Borrowings	1,555	6,570	6,351	3,250	250
Outstanding Debt (30/6)	6,297	12,145	17,342	19,510	18,688
Debt Service Ratio	3.37%	3.24%	5.98%	6.42%	6.26%

Council has embarked on a major capital works program in recent years with projects like the Memorial Baths Redevelopment, Lismore Levee Construction, Molesworth & Keen Street Reconstruction, Trunk Drainage Construction and the Goonellabah Leisure Centre Construction in 2005/06 being predominately funded from borrowings. The impact of these borrowings has significantly increased the level of outstanding debt and loan servicing costs, and consequently the debt service ratio. While Council must be mindful of the effect on available funds for new works, services and initiatives, the debt service ratio is still well within the satisfactory range (<10%) of the Local Government Benchmark.

In regards to Sewerage & Water Funds, existing borrowings will be fully repaid by 2007/08. There may be a need for future borrowings to fund capital works as detailed in the Lismore Water - Financial Plans for Water Supply and Sewerage. This will need to be determined based on the timing of other planned revenues and cashflows relating to those works.

Additional borrowings

Capital works for the Goonellabah Leisure Centre and Crowther Carpark are subject to final costing reports and Council project approval. Subject to the final approval it may be required to borrow an additional \$2,500,000 (Goonellabah Leisure Centre -\$2,000,000 and Carpark - \$500,000). This borrowing will incur additional repayments, estimated to be \$250,000 per annum. These amounts have not been included in the Management Plan.

Capital Works

A total of \$20,566,700 million in capital works are included in the budget with the major projects being:-

Goonellabah Leisure Centre	\$5,083,000
Records Information System	430,500
Plant Replacement Program	1,497,700
Road Construction	3,076,700
Trunk Drainage	250,000
Wyrallah Road Waste Facility Transfer Station	250,000
Northern Rivers Quarry Crushing Plant Upgrade	1,300,000
Northern Rivers Quarry Pug Mill	300,000
Clunes Wastewater Scheme	900,000
Treatment Works Renewals	450,000
Wastewater Mains Renewal	1,500,000
Water Main Renewal	951,000

By fund, the capital works total \$14,593,200, \$4,020,000 and \$1,953,500 for general, sewerage and water funds respectively.

In regards to the Goonellabah Leisure Centre, it is important to note that a report on the construction tender is yet to be considered by Council. It is likely that this will change the budget amount.

A more detailed list of capital works are included in the Plan

Reserves

A net reduction of \$5.047 million in reserves is anticipated during 2005/6 as the reserves are to be applied for the purpose they were collected, or funds that have been 'held' in reserves for application in 2005/6 such as the 2004/5 Surplus (\$112,000) and NORPOOL funds (\$147,400). The major projects with a funding component from reserves include: -

Goonellabah Leisure Centre	\$960,000
Records Information System	430,500
Wyrallah Road Waste Facility Transfer Station	250,000
Northern Rivers Quarry Crushing Plant Upgrade	1,300,000
Northern Rivers Quarry Pug Mill	300,000
Treatment Works Renewals	450,000
Wastewater Mains Renewal	1,500,000
Water Main Renewal	951,000

Draft Fees & Charges

The 2005/6 Fees & Charges have been prepared and have generally been increased by 2.6% in accordance with Council's policy 1.5.9 Pricing Policy – Fees & Charges. There are exceptions and in particular, there are no increases in sporting club charges as resolved by Council at the May 10, 2005 meeting.

Subsequent to the Budget on the 17th May 2005 there have been some minor changes. These changes include fees or charges that are currently applied but were not included in the document, and wording or format alteration.

Other staff comments

Public consultation

The Management Plan has been placed on public exhibition for twenty-eight (28) days at thirteen (13) venues throughout the city and on Council's web site. There has been reasonable coverage in the media when first released and a weekly advertisement in 'infolink' seeking public comment.

Conclusion

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

To meet the requirements of the Local Government Act 1993, all submissions received must be considered by Council and a 2005/6 – 2008 Management Plan adopted.

Based on the following recommendations, the Budget deficit for 2005/6 is (\$34,500).

Recommendation (COR01)

That Council,

- 1) Adopt the 2005/6 – 2008 Management Plan, including the Budget and Fees & Charges, based on that advertised and reported.
- 2) Seeks approval from the Department of Local Government for new borrowings program of \$5,750,000 for specific works as detailed in the 2005/6 – 2008 Management Plan. The amounts for the Goonellabah Leisure Centre (\$5,000,000) and Car Parking (\$500,000), included in the total (\$5,750,000), are subject to project approval.

Report

Subject	2005/06 Rates & Charges
File No	S384
Prepared by	Rating Services Co-ordinator
Reason	To comply with Council's statutory obligations
Objective	To set Council's 2005/06 Rates & Charges
Strategic Plan Link	Leadership by Innovation
Management Plan Activity	Financial Services

Overview of Report

This report presents a series of resolutions that, if adopted, would allow Council to comply with the provisions of the 1993 Local Government Act in relation to the setting of the 2005/06 rates & charges.

Background

Prior to a consensus being reached in relation to what rating structure to publish in the 2005/6 - 2008 Draft Management Plan, a series of rating workshops, public meetings and a mail-out to all ratepayers was undertaken.

The catalyst for reviewing Council's rating structure was the revaluation of Council's area that not only indicated some large increases in valuations but also a wide range of increases. This prompted the need for inclusion of ratepayers within the decision making process.

The 2005/6 - 2008 Draft Management Plan includes the Statement of Revenue Policy with the proposed rating and charging options for 2005/06. This process is a requirement of Section 405 (1) of the Local Government Act 1993 (the Act) and allows for ratepayers to make a submission in relation to the proposed rates and charges. Council must take into account any submissions that are received.

At the time of writing this report no submissions have been received and any submissions received subsequent will be made available to Councillors.

Issues that are addressed by the proposed resolutions are the introduction for the first time within Council's rating structure of a base amount for all rating categories except the Lismore Flood Levee special rate. This is a change from the position contained in the letters sent to ratepayers in March 2005 and does have an effect on Farmland and Residential Rural ratepayers. The Billen Cliffs Residential rate has also been incorporated into the Residential Rural Rate.

Council has determined the base amount to be \$270. This amount was arrived at by looking at Council's budget and determining those items that regardless of the size or value of a property could be said to be of equal value to a ratepayer and therefore the cost of providing the services or expenditure should be shared equally. Items included in the base amount are costs associated with: - Councillors, Corporate Management, Administration Centre, CBD Centre, Finance, Planning and Environmental Health and Building Services.

The Lismore Flood Levee special rate is set to continue at \$100,000 per annum and the 2005/06 rate year marks the sixth year of the special rate, which was to be for a ten year period.

Comments

Financial Services

The recommended 2005/06 rates and charges are consistent with that advertised in the 2005/6 – 2008 Draft Management Plan and therefore reflect what has been included in the 2005/06 Budget.

Other staff comments

N/A.

Public consultation

Council has conducted five public meetings over the past few months as well as writing to each ratepayer advising of possible changes to the rating structure brought about by the new valuations and giving details of possible changes to individual rate assessments. Feedback from letters and telephone calls from ratepayers has been made available to Councillors.

In addition, the 2005/6- 2008 Draft Management Plan including the revenue policy has been on public display from May 21, 2005 to June 20, 2005.

Conclusion

The process of arriving at what Council believes is a fair and equitable rating solution has been intensive and interesting. Council has sought and listened to various views and has undertaken considerable research into various rating options. The following proposed resolutions allows for the introduction of Council's preferred rating and charging process for 2005/06

Recommendation (COR02)

Council has advertised its 2005/6 – 2008 Draft Management Plan in accordance with Section 405 of the Local Government Act, 1993 and has considered submissions received in accordance with Section 406 of the Local Government Act, 1993: -

For Rates

- 1) It is hereby resolved that a **Business Rate** to be known as the '**Business Inner CBD**' rate of **three point three five eight two (3.3582) cents in the dollar** per assessment, on the land value as at base date July 1, 2004 with a **base amount of two hundred and seventy dollars (\$270.00)** per assessment be now made for the rating year July 1, 2005 to June 30, 2006, 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 **five (5) 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 six two three eight (1.6238) cents in the dollar** per assessment, on the land value as at base date July 1, 2004 with a **base amount of two hundred and seventy dollars (\$270)** per assessment that represents be now made for the rating year July 1, 2005 to June 30, 2006, on all rateable land within the centre of activity outside the Inner CBD 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 **ten (10) percent of the Business Urban income.**

- 3) It is hereby resolved that a **Business Rate** to be known as the ‘ **Business Other**’ rate of **one point zero seven two one (1.0721) cents in the dollar** per assessment on the land value as at base date July 1, 2004 with a **base amount of two hundred and seventy dollars (\$270)** per assessment be now made for the rating year July 1, 2005 to June 30, 2006, 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, 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 **twenty three (23) 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 two one two two cents in the dollar (1.2122) cents in the dollar** per assessment on the land value as at base date July 1, 2004 with a **base amount of two hundred and seventy dollars (\$270)** per assessment that represents be now made for the rating year July 1, 2005 to June 30, 2006, on all rateable land within the Village of Nimbin, as defined, 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 (16) percent of the Nimbin Business income.**
- 5) It is hereby resolved that a **Farmland Rate** to be known as the ‘ **Farmland** ’ rate, of **point five zero eight zero (0.5080) of a cent in the dollar** per assessment, on the land value as at base date July 1, 2004 with a **base amount of two hundred and seventy dollars (\$270)** per assessment be now made for the rating year July 1, 2005 to June 30, 2006, 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 **seventeen (17) percent of the Farmland income**
- 6) It is hereby resolved that a Residential Rate to be known as the “**Residential**” Rate of **point six six four four (0.6644) of a cent in the dollar**, on the Land Value as at Base Date July 1, 2004, with a base amount of **two hundred and seventy dollars (\$270)** per assessment, be now made for the rating year July 1, 2005 to June 30, 2006, on all rateable land within the centres of population defined in Schedule ‘A’ attached and meeting the definition of residential land, as set out in Section 516 of the Local Government Act, 1993. The total income from base amounts equates to **thirty three (33) percent of the Residential rate income.**
- 7) It is hereby resolved that a Residential Rate to be known as the “**Residential Rural** ” Rate of **point six one four two (0.6142) of a cent in the dollar**, on the Land Value as at Base Date July 1, 2004, with a base amount of **two hundred and seventy dollars (\$270)** per assessment, be now made for the rating year July 1, 2005 to June 30, 2006, that meets the definition of Residential on all rateable land except for land within the centres of population defined in Schedule ‘A’ attached and meeting the definition of residential land, as set out in Section 516 of the Local Government Act, 1993. The total income from base amounts equates to **twenty seven (27) percent of the Residential Rural rate income.**
- 8) It is hereby resolved that a Special Rate to be known as the “**Flood Levee**” rate of **point zero six eight three (0.0683) of a cent in the Dollar**, per assessment, on the Land Value as at Base Date July 1, 2004 subject to a minimum amount of **two dollars** be now made for the rating year July 1, 2005 to June 30, 2006 on all land within the area shown within the red boundary as defined in Schedule ‘E’ attached to this report which in Council’s opinion will receive a special benefit from the construction of the Flood Levee from a one in ten year flood event.

For Sewerage and Trade Waste Charges

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

Lismore, Perradenya & Nimbin Sewerage Scheme

- 9) It is hereby resolved that in accordance with Sections 501, 503, 539 and 541 of the Local Government Act, 1993, an annual charge be now made for the provision of Sewerage Services to single units of residential occupation, residential, as defined in Section 516 (1) (a) of the Local Government Act, 1993, including residential strata units of **four hundred and thirty two dollars (\$432.00)**, per assessment. This charge applies to properties connected to the Lismore, Perradenya & Nimbin Sewerage Scheme and is to be known as the **"Sewer"** charge for the period July 1, 2005 to June 30, 2006.
- 10) It is hereby resolved that in accordance with Sections 501, 539 and 541 of the Local Government Act, 1993, an annual charge, as per the attached Schedule "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, Perradenya & Nimbin Sewerage Scheme to be known as the **"Sewer Multiple"** charge for the period July 1, 2005 to June 30, 2006, excluding residential Strata Units.
- 11) It is hereby resolved that in accordance with Sections 501, 539 and 541 of the Local Government Act, 1993, an annual charge be now made for the availability of sewerage of **two hundred and fifty nine dollars twenty cents (\$259.20)** per assessment for all rateable parcels of land within 75 metres of a Lismore, Perradenya & Nimbin Sewer Main and capable of discharging into that main but not connected thereto to be known as the **"Sewer Unconnected"** charge for the period July 1, 2005 to June 30, 2006.

Lismore, Perradenya & Nimbin Trade Waste Charges

- 12) It is hereby resolved that in accordance with Sections 501, 503, 539 and 541 of the Local Government Act, 1993, for all other properties, not being residential land as defined in Section 516 (1) (a) of the Local Government Act, 1993, an annual charge be now made for the provision of trade waste services for properties connected to the Lismore, Perradenya & Nimbin Sewer Scheme, as per the attached Schedule "G", where the charge is indicated by the number of equivalent tenants allocated to an assessment in accordance with the methodology set out in Council's Sewer Usage Charging Strategy to be known as the **"Non-Residential Sewer"** charge, except for properties declared by Lismore City Council to be Established Strength Users, for the period July 1, 2005 to June 30, 2006.

For Water

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

- 13) It is hereby resolved that in accordance with Section 501, 503, 539 and 541 of the Local Government Act, 1993 an annual charge be now made for the year July 1, 2005 to June 30, 2006 for the provision of water and water service availability, based on the size of the water service connected to a property. For a property which has two or more water connections, the cost of the services will be the total number of services multiplied by the fixed service charged; in cases where different sized services are connected the sum of the cost of the fixed service charges, except for water connections used solely for fire fighting services, the cost of which shall be **one hundred dollars (\$100.00)** 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	\$ 100.00
25mm	\$ 156.25
32mm	\$ 256.00
40mm	\$ 400.00
50mm	\$ 625.00
65mm	\$1,056.25
80mm	\$1,600.00
100mm	\$2,500.00
150mm	\$5,625.00

- 14) In accordance with Sections 501, 503, 539 and 541 of the Local Government Act, 1993 an annual charge, for the availability of water to property not connected to Council's Water Supply but capable of connection thereto and within 225 metres of a Lismore City Council water main in accordance with Section 552 (1)(b) of the Local Government Act, 1993, for the year July 1, 2005 to June 30, 2006, to be known as the "**Water Availability**" charge, of **one hundred dollars (\$100.00)** per assessment is hereby made.
- 15) In accordance with Section 502 and 503 of the Local Government Act, 1993 for water recorded by the water meter on a property, a charge of **one dollar eleven cents (\$1.11)** per kilolitre for the year July 1, 2005 to June 30, 2006 to be known as the "**Consumption**" charge is hereby made.

For Domestic and Non Domestic Waste Management Services

- 16) It is hereby resolved that an annual charge be now made, in accordance with Sections 496 of the Local Government Act, 1993, for all land within the declared domestic waste scavenging areas, both urban and rural, maps of which are available at Council's Oliver Avenue Office, not utilising the domestic waste management service provided by Council to be known as the "**waste availability**" charge, of **five dollars (\$5.00)** per assessment, except for those properties within the Nimbin Section 94 Plan Area, maps of which are available at Council's Oliver Avenue office, that are levied the Nimbin Transfer Station Charge, for the period July 1, 2005 to June 30, 2006.
- 17) It is hereby resolved that an annual charge be now made, in accordance with Section 501 of the Local Government Act, 1993, for all land within the Lismore City Council area, to be known as the "**Environment Protection**" charge, of **forty four dollars and ten cents (\$44.10)** per assessment, except for those properties within the Nimbin Section 94 Plan Area, maps of which are available at Council's Oliver Avenue Office that are levied the Nimbin Transfer Station Charge, for the period July 1, 2005 to June 30, 2006. Two 100KG tip vouchers are included as part of the 'Environment Protection' Charge.
- 18) It is hereby resolved that an annual charge be now made, in accordance with Sections 501 and 541 of the Local Government Act, 1993, for all land located within the Nimbin Section 94 Plan Area, maps of which are available at Council's Oliver Avenue Office, for the provision of the Nimbin Transfer Station Facility, of **fifty six dollars and ninety five cents (\$56.95)** per assessment and for properties with multiple units of residential occupancy a charge of **fifty six dollars and ninety five cents (\$56.95)** per unit of residential occupancy located on each assessment, to be known as the "**Transfer Station**" for the period July 1, 2005 to June 30, 2006. Properties paying for a waste removal service are exempt from this charge. Two 100KG tip vouchers are included for each 'Transfer Station' charge.
- 19) It is hereby resolved that an annual charge be now made, in accordance with Section 501 of the Local Government Act, 1993, for all properties, located within the Lismore CBD, a map of which is available at Council's Administration offices, whose waste does not meet the definition of domestic waste contained within the Local Government Act 1993 and Council collects the approved contents of a approved 240 litre mobile waste bin from that property, of **one hundred and sixty dollars (\$160.00)** per bin collected per annum, to be known as the "**CBD Non-Domestic Waste**" charge for the period July 1, 2005 to June 30, 2006. 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 501 of the Local Government Act, 1993, for all properties located outside the Urban area of Lismore, maps of which are available at Council's Administration offices, whose waste does not meet the definition of domestic waste contained within the Local Government Act 1993 and Council collects an approved 240 litre mobile waste bin from that property, of **one hundred and fifty five dollars (\$155.00)** per bin collected per annum, to be known as the "**Rural Non-Domestic Waste**" charge for the period July 1,2005 to June 30,2006. 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 496 of the Local Government Act 1993, for all land within the declared scavenging area within the Lismore Urban Area, a map of which is available at Council's office, for the removal, weekly, of a 140 litre approved mobile waste bin. In addition, on a fortnightly basis Council will remove the approved contents a 240 litre approved mobile waste bin. This charge is to be known as the "**Integrated Waste**" collection service for the period July 1, 2005 to June 30, 2006 and will be charged at **one hundred and thirty seven dollars forty cents (\$137.40)** per annum. Additional services will be charged at **one hundred and thirty seven dollars forty cents (\$137.40) per annum**. Services commenced during the charging period will be charged for on a proportional basis.
- 22) It is hereby resolved that an annual charge be now made, in accordance with Section 496 of the Local Government Act, 1993, for the removal of the approved contents of an approved 240 litre mobile waste bin each week, from domestic premises, located outside the urban area of Lismore but within the declared domestic waste scavenging area, a map of which is available at Council's Oliver Avenue Office, of **one hundred and thirty three dollars forty cents (\$133.40)**, to be known as the "**Waste Collection Service**" charge, additional services will be charged at **one hundred and thirty three dollars forty cents (\$133.40)**, for the period July 1 2005 to June 30 2006. Services commenced during the charging period will be charged for on a proportional basis.
- 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 properties, located within the Urban area of Lismore, but outside the Lismore CBD, a map of which is available at Council's Administration offices, whose waste does not meet the definition of domestic waste contained within the Local Government Act 1993 and where Council collects the approved contents of a approved 240 litre mobile waste bin on a fortnightly basis and a 140 litre approved mobile waste bin on a weekly basis from that property, of **one hundred and forty five dollars (\$145.00)** per bin collected per annum, to be known as the "**Non Domestic integrated waste- urban**" charge for the period July 1, 2005 to June 30, 2006. For services commenced during the year a proportional charge will be made.
- 24) 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, that have over 10 weekly collection services and subject to the Manager – Northern Rivers Waste discretion, for the removal, weekly, of the approved contents of a 240 litre approved mobile waste bin. This charge is to be known as the "**Waste Collection – Urban**" service for the period July 1, 2005 to June 30, 2006 and will be charged at **one hundred and thirty seven dollars forty cents (\$137.40)** per annum per mobile waste bin collected. Services commenced during the charging period will be charged for on a proportional basis.

- 25) 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, that have over 10 weekly collection services and subject to the approval of the Manager- Northern Rivers Waste, whose waste does not meet the definition of domestic waste contained within the Local Government Act 1993 and where Council collects the contents of approved 240 litre mobile waste bins on a fortnightly basis, being used for both organic and mixed waste, of **one hundred and forty five dollars (\$145.00)** per bin collected per annum, to be known as the “**Non Domestic integrated waste collection service-other**” charge for the period July 1, 2005 to June 30, 2006. For services commenced during the year a proportional charge will be made.
- 26) 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 Manager of Northern Rivers waste, fortnightly, of the approved contents a 240 litre approved mobile waste bin. This charge is to be known as the “**Urban Runner**” collection service for the period July 1, 2005 to June 30, 2006 and will be charged at **one hundred and thirty seven dollars forty cents (\$137.40)** per annum. Additional services will be charged at **one hundred and thirty seven dollars forty cents (\$137.40) per annum**. Services commenced during the charging period will be charged for on a proportional basis.

For Interest Charges

Council is able, under Section 566 of the Local Government Act, to charge interest on outstanding Rates and Charges. The Minister for Local Government has advised, Circular 05/16, that the maximum allowable rate of interest for 2005/06 is **9%**. Council has generally adopted the maximum interest Rate as the amount to be charged.

- 27) It is hereby resolved that the 2005/06 Interest Rate on outstanding Rates and Charges will be **9%**.