

**DIRECTOR CORPORATE SERVICES & FINANCE'S REPORT TO THE COUNCIL**  
**MEETING**  
**HELD ON WEDNESDAY, 22 JUNE 2005**

General Manager  
BATHURST NSW 2795

**1 SUBMISSIONS - DRAFT 2005/2006 MANAGEMENT PLAN (16.00097) - Item prepared by Bob Roach**

**Recommendation:** That Council consider the report recommendations individually.

**Report:** Council has had on exhibition the Draft Management Plan for 2005/2006 for the required period of 28 days. During this time Council received the following submissions.

(a) **Art Gallery Conservation.**

*Recommendation:* That Council amend its Management Plan for 2005/2006 in respect to increasing the vote for conservation from \$5,000 to \$15,000.

*Report:* Council has received a submission from the Director Cultural & Community Services for a review of the Art Gallery conservation expenditure line item to be increased from \$5,000 to \$15,000. Council has been advised that it is facing increased conservation costs associated with the bequest from the late Gwen Frolich, including works by Fred Williams. Refer to **attachment 1** for a copy of the complete detailed submission.

(b) **W L Ogilvie - Rating Matters**

*Recommendation:* That Council not amend its Management Plan for 2005/2006 in respect to the proposal by W L Ogilvie.

*Report:* Council has received a submission from W L Ogilvie of St Anthony's Creek Road, Bathurst, in relation to keeping rates as low as possible for land zoned specifically for agricultural purposes and also for the Winburndale water rates. Refer to **attachment 2** for a copy of the complete detailed submission.

(c) **Simplot Australia Pty Ltd - Proposed Changes to Sewer Rates & Charges**

*Recommendation:* That Council not amend its Management Plan for 2005/2006 in respect to the proposal by Simplot Australia Pty Ltd.

*Report:* Council has received a submission from Simplot Australia objecting to the method that Council uses to charge for sewer rates and charges. Their objection is based on the following.

- The meter size is illogical.
- The estimate of their Sewerage Discharge Factor appears to be high.
- The level of charge is excessive.

Refer to **attachment 3** for a copy of the complete detailed submission.

(d) **Bathurst Regional Ratepayers' & Residents' Association Inc. - Rating Structure Review**

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Receive And Deal With Department Heads' Reports to the Extraordinary Meeting of Council, 22/06/2005.

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*Recommendation:* That Council not amend its Management Plan for 2005/2006 in respect of the proposal by Bathurst Regional Ratepayers' & Residents' Association Inc.

*Report:* Council has received a submission from Bathurst Regional Ratepayers' & Residents' Association Inc. in respect to providing an alternate rating structure for the Bathurst Regional Council which gives fair and equitable distribution of rates across all categories and part 2 of the submission makes some comments on the public discussion document which was described as far too technical as it contained extracts from the governing acts and regulations as well as many pages of fine financial detail. Refer to **attachment 4** for a copy of the complete detailed submission.

(e) **Bathurst Regional Ratepayers' & Residents' Association Inc. - Rating Structure Review**

*Recommendation:* That Council not amend its Management Plan for 2005/2006 in respect of the proposal by Bathurst Regional Ratepayers' & Residents' Association Inc.

*Report:* Council has received a second submission from Bathurst Regional Ratepayers' & Residents' Association Inc. in respect to providing another alternate rating structure for the Bathurst Regional Council which gives fair and equitable distribution of rates across all categories. Refer to **attachment 5** for a copy of the complete detailed submission.

(f) **CENTROC Film & Television Project**

*Recommendation:* That Council amend its Management Plan for 2005/2006 to include an amount of \$4586 to cover Council's contribution to Filmcentral - CENTROC Film & TV Project.

*Report:* Council's Manager Administration has advised that at a recent CENTROC meeting Council was advised that the cost of being part of the Filmcentral - CENTROC Film & TV Project will cost Council \$4586 in 2005/2006. Council has only allowed an amount of \$1,000 in its budget for this year. Accordingly it will need to increase the vote by \$3,586. Refer to **attachment 6** for a copy of the complete detailed submission.

(g) **Planning & Development Fees and Charges**

*Recommendation:* That Council amend its Revenue Policy for 2005/2006 to include new fees and charges as outlined in the report.

*Report:* Council is required to introduce three new charges under Folios 6.04 - Onsite Sewer Management Charges and 6.05 - Septic Tank Applications, as follows:

- Approval to Install \$100.00
- Modifications to existing system \$ 50.00
- Approval to operate \$ 50.00

(h) **Trade Waste Pricing**

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*Recommendation:* That Council amend its Revenue Policy for 2005/2006 in respect to Trade Waste Pricing as outlined in the report.

*Report:* The NSW Government Department of Energy, Utilities and Sustainability has recently released the 2005 Liquid Trade Waste Management Guidelines. These Guidelines require Council to introduce from 2005/2006 an annual trade waste fee and a re-inspection fee. These proposed changes will impact on current trade waste agreements.

As displayed in Council's draft Revenue Policy for 2005/2006, the proposed annual trade waste fee of \$64 is to cover the administration and inspections required to ensure compliance with the approval. A proposed re-inspection fee of \$60 will only apply if appropriate maintenance of pre-treatment facilities is not carried out, or there is non-compliance with conditions of approval.

(i) **Waste Management Fees and Charges**

*Recommendation:* That Council amend its Revenue Policy for 2005/2006 in respect to the new waste management fees as outlined in the report.

*Report:* Council has recently improved gatehouse operations at the Waste Management Centre which now weighs all loads entering the Centre. The following adjustments are required to Council's 2005/2006 Revenue Policy.

Item 306 Line 1 - change to 'by weight at \$40 per tonne with a minimum of \$2'.

Item 306 Line 2 - by weight at \$40 per tonne with a minimum of \$2.

Item 306 Line 15 - by weight at \$20 per tonne with a minimum of \$2.

Item 306 Line 16 - by weight of \$20 per tonne with a minimum of \$2.

Line 306 - Mini Bins - by weight with minimum of \$11.

Otto Bins - to be \$2.

(j) **Jim Inwood - NSW Farmers Association - Rating Structure Review**

*Recommendation:* That Council not amend its Management Plan for 2005/2006 in respect of the proposal by Mr Jim Inwood of NSW Farmers Association Bathurst Branch.

*Report:* Council has received a submission from Jim Inwood of NSW Farmers Association Bathurst Branch in respect of the proposed rating models. Mr Inwood states that in view of the current long running drought, rate increases of any magnitude are most unwelcome and suggests that Option 3 is the only model that his Association believes minimises effects on ratepayers. Refer to **attachment 7** for a copy of the complete detailed submission.

(k) **Helen Wilson - Rating Structure Review**

*Recommendation:* That Council not amend its Management Plan for 2005/2006 in respect of the proposal by Mrs Helen Wilson.

*Report:* Council has received a submission from Mrs Helen Wilson in respect to various issues relating to rating with the Council area. Refer to **attachment 8** for a copy of the complete detailed submission.

(l) **BackTracks Youth Adventure Program - Section 356 Donation Request**

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Receive And Deal With Department Heads' Reports to the Extraordinary Meeting of Council, 22/06/2005.

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*Recommendation:* That Council not amend its Management Plan for 2005/2006 in respect of a Section 356 donation to BackTracks Youth Adventure Program.

*Report:* Council, at its meeting held on 5 May 2005, received an application for a donation amounting to \$5,000 from BackTracks Youth Adventure Program. Council decided not to include a donation to this organisation in its 2005/2006 Management Plan for this Program. Refer to **attachment 9** for a copy of the complete detailed submission.

(m) **Ray Carter - Sewer Access Charges**

*Recommendation:* That Council not amend its Management Plan for 2005/2006 in respect of the sewer access charges and in particular the hydraulic report received by the Bathurst Chamber of Commerce's consultant, Mr John Humphries.

*Report:* Council has received a submission from Mr Ray Carter, Director of Carter Bros Engineering, in respect to sewer access charges contained within the Bathurst Regional Council Management Plan for 2005/2006. Refer to **attachment 10** for a copy of the complete detailed submission.

(n) **Laffing Waters Parkland Association**

*Recommendation:* That Council not amend its Management Plan for 2005/2006 in respect to the provision of parklands in the Laffing Waters area.

*Report:* Council has included in its 2005/2006 Management Plan, as a below the line item, a \$250,000 vote for the provision of parklands in the Laffing Waters area. Council received a submission from the Laffing Waters Parkland Association asking Council to consider this project as part of the 2005/2006 Management Plan.

Council is currently preparing a new LEP which will include planning for parklands and open space within the various areas and this area in Laffing Waters would then be subject to consideration under this new LEP. Refer to **attachment 11** for a copy of the complete detailed submission.

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**5 2005/2006 RATE LEVY (16.00097) - Item prepared by Bob Roach**

**Recommendation:** That Council formally resolve to make the following rates and charges in relation to the 2005/2006 Rate Levy.

- (a) ORDINARY RATES FOR 2005/2006 - That in accordance with Sections 534 and 535 of the Local Government Act, 1993, WHEREAS the Management Plan for the twelve months to 30 June 2006 was adopted by the Council on 22 June 2005 it is hereby recommended that :
- (1) a **Residential Rate** of zero point four eight four zero eight three (0.484083) cents in the dollar on the land value of all rateable land categorised as Residential in accordance with Section 516 of the local Government Act, 1993 excepting those parcels of land sub-categorised as "Residential Town/Villages", AND THAT
  - (2) a **Residential Town/Villages Rate** of one point three six one eight seven six (1.361876) cents in the dollar on the land value of all rateable land sub-categorised as Residential – Town/Villages, in accordance with Section 529(2) (b) of the Local Government Act, 1993, AND THAT
  - (3) a **Farmland Rate** of zero point four one two seven eight one (0.412781) cents in the dollar on the land value of all rateable land categorised as Farmland in accordance with Section 515 of the Local Government Act, 1993, AND THAT
  - (4) a **Business Rate** of zero point five three nine five zero nine (0.539509) cents in the dollar on the land value of all rateable land categorised as Business in accordance with Section 518 of the Local Government Act, 1993, excepting those parcels of land sub-categorised as "Business/City", AND THAT
  - (5) a **Business/City Rate** of two point six nine four four nine six (2.694496) cents in the dollar on the land value of all rateable land sub-categorised as Business/City in accordance with Section 518 of the Local Government Act, 1993, AND THAT
  - (6) a **Mining Rate** of zero point five eight two zero seven two (0.582072) cents in the dollar on the land value of all rateable land categorised as Mining in accordance with Section 517 of the Local Government Act, 1993,

BE NOW MADE for the twelve months to 30 June 2006 subject to the following Minimum and Base Amounts in accordance with Section 548 and Section 499 of the Local Government Act, 1993, AND THAT aggregation of values of certain parcels of land subject to a minimum or base amount in accordance with Section 548A of the Local Government Act, 1993, be permitted.

	Category	Minimum Amount	Base Amount	%Yield Base Amount
1	<b>Residential</b>		\$185.00	33
2	<b>Residential/Town Village</b>	\$270.00		
3	<b>Farmland</b>		\$250.00	23
4	<b>Business</b>	\$290.00		
5	<b>Business/City</b>	\$290.00		

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6	<b>Mining</b>	\$185.00	47
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- (b) DOMESTIC WASTE MANAGEMENT CHARGES FOR 2005/2006 - That the annual charge for each parcel of rateable land where the service is available under Section 496 of the Local Government Act, 1993, for the weekly removal of garbage for the twelve months commencing 1 July 2005 being one hundred and seventeen dollars (\$117.00) per mobile bin be made by the Council, and that the annual charge to be made for each parcel of rateable vacant land where the service is available under 496 of the Local Government Act, 1993, for the twelve months commencing 1 July 2005 being two dollars (\$2.00) be made by Council.
- (c) WASTE MANAGEMENT SERVICE CHARGES FOR 2005/2006 – That the annual charge for each weekly removal of garbage be made where the service is provided under Section 501/502 of the Local Government Act, 1993, for the weekly removal of garbage for the twelve months commencing 1 July 2005 being one hundred and seventeen dollars (\$117.00) per mobile bin be made by the Council.
- (d) WASTE MANAGEMENT SERVICE CHARGES – RURAL AREAS FOR 2005/2006 – That the annual waste charge for each property where rural tip access is provided be made under Section 501/502 of the Local Government Act, 1993, for the twelve months commencing 1 July 2005 being thirty one dollars and fifty cents (\$31.50) be made by Council.
- (e) VOUCHERS FOR 2005/2006 - That one Mixed Refuse Voucher and one Green Waste Voucher be provided to each rate assessment annually.
- (f) SEWERAGE CHARGES FOR 2005/2006 – That in accordance with Sections 501,502, 503, 539, 541 and 552 of the Local Government Act, 1993, the following charges are made for the twelve months commencing 1 July 2005.
- (1) That the annual charge for single residential (including residential strata) and un-metered properties be three hundred and fifty dollars and fifty cents (\$350.50).
  - (2) That the annual charge for vacant land be one hundred and eighty four dollars and forty cents (\$184.40).
  - (3) That the annual access charges for non-residential and multiple residential properties are to be the total of the metered charges applicable to the property as shown in the table below multiplied by a sewerage discharge factor.

Size of Water Connection (mm)	Charge for 2005/2006 \$
20	307
25	480
32	787
40	1229
50	1920
65	3245

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85	4916
100	7682
150	17284

- (4) That the Sewer Usage Charge (Section 502) for non-residential and multiple residential properties be 78 cents per kilolitre of filtered water supplied multiplied by a sewerage discharge factor.
- (g) WATER CHARGES 2005/2006 – That in accordance with Sections 501,502, 503, 539, 541 and 552 of the Local Government Act, 1993, the following charges are made for the twelve months commencing 1 July 2005.

- (1) That the annual water availability charges are to be the total of the metered charges applicable to the property as shown in the table below for:

Size of Water Connection (mm)	Charge for 2005/2006 \$
20	250
25	390
32	640
40	1000
50	1563
65	2641
85	4000
100	6250
150	14063
Showground	5000
Hillview Water Supply	120

- (2) That the minimum annual water availability charge for each unit within a Strata development be two hundred and fifty dollars (\$250.00)
- (3) That the annual water availability charge for vacant unconnected land be two hundred and fifty dollars (\$250.00).
- (4) That the annual water availability charge for unmetered properties be five hundred dollars (\$500.00).
- (5) That if water pressure at a property is less than 120 kpa, then a larger service may attract a charge of \$250.00.
- (6) That Water usage Charges (Section 502) be as follows in the below table.

Type	Consumption	Tariff per kilolitre
Hillview Estate Water Supply	0-250 kl	\$0.37
	> 250 kl	\$1.65
Residential Filtered	First 45kl	Free
	45-300kl	\$0.50
	> 300 kl	\$0.80
Residential Raw	First 45kl	Free
	45-300kl	\$0.35
	> 300 kl	\$0.65

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Other Filtered	0-300 kl	\$0.50
	> 300kl	\$0.80
Other Raw	0-300 kl	\$0.35
	> 300kl	\$0.65
Large Industrial Filtered	>0 kl	\$0.80
Large Industrial Raw	>0 kl	\$0.65
Bathurst Golf Club Raw	>0 kl	\$0.55
Strata Unit property	First single 45 kl	Free
	45 > 300 kl (for each unit)	\$0.50
	>300 kl (for each unit)	\$0.80
Home Dialysis – subject to doctors certificate	0-250 kl	Free
	250-300	\$0.50
	>300	\$0.80

- (h) INTEREST ON OVERDUE RATES AND CHARGES FOR 2005-2006 – That in accordance with Section 566 of the Local Government Act, 1993 Council charge interest on overdue rates at a rate of 9.0% per annum for the 12 month period beginning 1 July 2005.
- (i) AQUATIC CENTRE - Included in the water fund is an amount of \$3.245 million for capital expenditure on the new Aquatic Centre. This is to be financed from revenue raised from water charges as detailed under Item 54.02 - Water Sales, contained within the 2005/2006 Management Plan

**Report:** Council is required to formally make the rates and charges for the 2005/2006 year.

The rates and charges have been based upon the advertised estimates of income and expenditure, which provided for increases in Ordinary Rates of 3.5%, a 5% increase in Waste Charges and no increase in Water and Sewer charges.

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**Item 1 SUBMISSIONS - DRAFT 2005/2006 MANAGEMENT PLAN  
(16.00097)**

**MOVED: Cr I North SECONDED: Cr B Bourke**

**(m) Ray Carter - Sewer Access Charges**

**RESOLVED:** That Council not amend its Management Plan for 2005/2006 in respect of the sewer access charges and in particular the hydraulic report received by the Bathurst Chamber of Commerce's consultant, Mr John Humphries.

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BATHURST  
REGIONAL COUNCIL



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23 June 2005

Mr Ray Carter  
Director  
Carters  
3 Toronto Street  
KELSO NSW 2795

Dear Mr Carter

**Submission on Sewer Rates & Charges**

At Council's meeting held on 22 June 2005, Council received your submission in respect to sewer access charges contained within the Bathurst Regional Council 2005/2006 Management Plan.

Following consideration of your submission Council resolved that it not amend its Management Plan for 2005/2006 in respect of the sewer access charges and in particular the hydraulic report received by the Bathurst Chamber of Commerce's consultant, Mr John Humphries.

Council thanks you for your submission.

Yours faithfully

R Roach  
DIRECTOR   
CORPORATE SERVICES & FINANCE

Reference: RR:AL:26.00010-02  
Enquiries: Mr Bob Roach (02) 6333 6257  
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