



**WALGETT SHIRE COUNCIL
EXTRAORDINARY MEETING**

AGENDA

28 JUNE 2007

*Stephen McLean
General Manager*



25 June 2007

Administrator
Walgett Shire Council
PO Box 31
WALGETT NSW 2832

NOTICE IS HEREBY GIVEN that the Extraordinary Meeting of Walgett Shire Council will be held in the **Walgett Shire Council Chambers on Thursday, 28 June 2007, commencing at 10.00am.**

AGENDA

PUBLIC FORUM PRESENTATIONS

(limited to five minute presentations, and must relate to items listed within the Business Paper, with two speakers, speaking for the item and two speakers, speaking against the item to be considered)

WELCOME TO VISITORS

(recognising the original Aboriginal caretakers of the lands covered by the Shire)

1. MANAGER CORPORATE SERVICES REPORT

1. Rating of Land Affected by the Removal of Water for Valuation Purposes
2. Budget and Management Plan 2007/2008 – 2011/2012
3. Making of 2007/2008 Rates and Charges

**MANAGER CORPORATE SERVICES REPORT TO COUNCIL MEETING
28 JUNE 2007**

Item No: 1

Subject: Rating of Land Affected by the Removal of Water for Valuation Purposes

Author: Emma Darcy – Manager Corporate Services

File No: 180/09/00/00

Summary:

This report recommends that Council does not defer utilisation of water exclusive values for rating purposes for the 2007/2008 rating year.

Comments (including issues and background):

Amendments have been made to the Local Government (General) Regulation 2005 to assist Councils in rating those properties defined as 'irrigable' under section 529 (4) of the *Local Government Act 1993*.

This amendment is subsequent to the enactment of the *Local Government and Valuation of Land (Water Rights) Act 2005*, which among other things has resulted in the separation and removal of the value of water access entitlements from land titles.

The Local Government (General) Amendment (Rates for Irrigable Land) Regulation 2007 consists of three parts:-

1. **Clause 120A** – Rating of irrigable land the subject of certain post 1.7.05 supplementary valuations.
2. **Clause 120B** – Matters to which Council may have regard in sub-categorising irrigable land.
3. **Clause 120C** – Transitional nature of clauses 120A and 120B.

Clause 120A provides for the deferral of the utilisation of water exclusive values for rating purposes until such time as the Council has received a general revaluation.

It is recommended that Council does not apply this clause due to the equitable model proposed and the positive feedback received from various external bodies.

A general revaluation will be received by Council in 2008 and the existing model will be reviewed once the general revaluation is received.

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Relevant Reference Documents:

- *Local Government Act 1993*
- *Local Government and Valuation of Land (Water Rights) Act 2005*
- Local Government (General) Amendment (Rates for Irrigable Land) Regulation 2007
- Department of Local Government Circular 07-24

Stakeholders:

- Walgett Shire Council
- Walgett Shire Council Ratepayers

Financial Implications:

Nil - notional yield remains the same

Recommendation:

That Council not apply Clause 120 A (1) of the Local Government (General) Amendment (Rates for Irrigable Land) Regulation 2007.

MANAGER CORPORATE SERVICES REPORT TO COUNCIL MEETING 28 JUNE 2007
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Item No: 2

Subject: Budget and Management Plan 2007 / 2008 – 2011/2012

Author: Emma Darcy – Manager Corporate Services

File No: 180/03/00/00

Summary:

This report recommends that the draft Budget and Management Plan, which includes the Fees and Charges for the year ending 30 June 2008 and Budget for 2007/2008 – 2011 / 2012 be formally adopted by Council.

Comments (including issues and background):

The draft Budget and Management Plan was advertised for public comment from 17 May 2007, with the closing date for submissions being 5.00 pm on 14 June 2007.

Submissions were received during the public comment period.

Relevant Reference Documents:

- Draft Budget and Management Plan 2007/2008 – 2011/2012

Stakeholders:

- Walgett Shire Council Residents

Financial Implications:

As recommended and set out in the Budget and Management Plan 2007 / 2008 – 2011/2012.

Recommendations:

1. **That Council adopt the Management Plan 2007/2008 – 2011/2012 as presented.**
2. **That council adopt a 3.4% increase in the total levy for General Fund Rates.**
3. **That the Fees and Charges 2007/2008 as listed in the report be adopted, with Council reserving the right to vary fees and charges of a commercial nature as circumstances require.**
4. **That Council adopt the Budget 2007/2008 – 2011/2012 as presented.**

**MANAGER CORPORATE SERVICES REPORT TO COUNCIL MEETING
28 JUNE 2007**

Item No: 3

Subject: Making of 2007/2008 Rates and Charges

Author: Emma Darcy – Manager Corporate Services

File No: 180/09/01/00

Introduction:

This report recommends that Council adopt the 2007/2008 Rates and Charges in accordance with Section 535 of the *Local Government Act 1993*.

Comments:

Section 532 of the *Local Government Act 1993* states that Council's proposed Rates and Charges must be given public notice (in accordance with Section 405 of the *Local Government Act 1993*) and be included in Council's draft Management Plan.

Council's draft Budget, Rates and Charges and Management Plan were advertised for public comment from 17 May 2007, with public submissions closing at 5.00 pm on 14 June 2007.

Relevant Reference Documents:

- Draft Budget 2007/2008 (Management Plan)
- *Local Government Act 1993*

Stakeholders:

- Walgett Shire Council
- Walgett Shire Ratepayers

Financial Implications

As per Draft Budget 2007/2008 – 2011/2012 (Management Plan)

Recommendations:

That Council resolves to make the 2007/2008 rates and charges, in accordance with section 535 of the Local Government Act 1993, as follows: -

A. ORDINARY RATES

Ordinary Business Rate, Walgett	2.881	\$ with minimum of \$360.00
Ordinary Residential Rate, Walgett	2.81138	\$ with minimum of \$360.00
Ordinary Business Rate, Lightning Ridge	1.44751	\$ with minimum of \$360.00
Ordinary Residential Rate, Lightning Ridge	1.38884	\$ with minimum of \$360.00
Ordinary Business Rate, Collarenebri	2.85	\$ with minimum of \$360.00
Ordinary Residential Rate, Collarenebri	2.72	\$ with minimum of \$360.00
Ordinary Business Rate, Burren Junction	7.939	\$ with minimum of \$315.00
Ordinary Residential Rate, Burren Junction	7.877083	\$ with minimum of \$315.00
Ordinary Business Rate, Carinda	3.39145	\$ with minimum of \$315.00
Ordinary Residential Rate, Carinda	1.9497	\$ with minimum of \$315.00
Ordinary Business Rate, Cumborah	1.97	\$ with minimum of \$315.00
Ordinary Residential Rate, Cumborah	1.94975	\$ with minimum of \$140.00
Ordinary Business Rate, Come-By-Chance	2.008935	\$ with minimum of \$140.00
Ordinary Business Rate, Rowena	2.008935	\$ with minimum of \$140.00
Ordinary Residential Rate, Come-By-Chance	1.949733	\$ with minimum of \$140.00
Ordinary Residential Rate, Rowena	1.949733	\$ with minimum of \$140.00
Ordinary Business Rate, Non-Urban	1.108908	\$ with minimum of \$140.00
Ordinary Residential Rate, Non-Urban	1.017835	\$ with minimum of \$140.00
Ordinary Business, Mining	6.2545	\$ with minimum of \$143.00
Ordinary Rural Rate	0.549585	\$ with minimum of \$160.00
Rural Irrigable 0 Rate	0.549455	\$ with minimum of \$160.00
Rural Irrigable 1 Rate	0.579889	\$ with minimum of \$160.00
Rural Irrigable 2 Rate	0.645843	\$ with minimum of \$160.00
Rural Irrigable 3 Rate	0.72875	\$ with minimum of \$160.00
Rural Irrigable 4 Rate	0.86903	\$ with minimum of \$160.00

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Rural Irrigable 5 Rate	0.971357	\$ with minimum of \$160.00
Rural Irrigable 6 Rate	1.214244	\$ with minimum of \$160.00
Rural Irrigable 7 Rate	1.621	\$ with minimum of \$160.00
Rural Irrigable 8 Rate	2.19448	\$ with minimum of \$160.00
Rural Irrigable 9 Rate	4.3456	\$ with minimum of \$160.00

B. WALGETT WATER CHARGE

Recommendation:

That Council resolves to make the Walgett Water charge, \$669.82 per assessment on lands subject to the charge in accordance with Section 501 of the *Local Government Act 1993*.

C. LIGHTNING RIDGE WATER CHARGE

Recommendation:

That Council resolves to make the Lightning Ridge Water charge, \$595.65 per assessment on lands subject to the charge in accordance with Section 501 of the *Local Government Act 1993*.

D. COLLARENEBRI WATER CHARGE

Recommendation:

That Council resolves to make the Collarenebri Water charge, \$695.50 per assessment on lands subject to the charge in accordance with Section 501 of the *Local Government Act 1993*.

E. CARINDA TOWN BORE WATER CHARGE

Recommendation:

That Council resolves to make the Carinda Town Bore Water charge, \$292.60 per assessment on lands subject to the charge in accordance with Section 501 of the *Local Government Act 1993*.

F. CARINDA BORE WATER CHARGE

Recommendation:

That Council resolves to make the Carinda Bore Water charge, \$278.00 per assessment on lands subject to the charge in accordance with Section 501 of the *Local Government Act 1993*.

G. ROWENA WATER CHARGE

Recommendation:

That Council resolves to make the Rowena Water charge, \$344.00 per assessment on lands subject to the charge in accordance with Section 501 of the *Local Government Act 1993*.

H. CUMBORAH WATER CHARGE

Recommendation:

That Council resolves to make the Cumborah Water charge, \$311.75 per assessment on lands subject to the charge in accordance with Section 501 of the *Local Government Act 1993*.

I. WALGETT SEWERAGE CHARGE

Recommendation:

That Council resolves to make the Walgett Sewerage charge, \$315.65 per assessment on lands subject to the charge in accordance with Section 501 of the *Local Government Act 1993*.

J. LIGHTNING RIDGE SEWERAGE CHARGE

Recommendation:

That Council resolves to make the Lightning Ridge Sewerage charge, \$298.90 per assessment on lands subject to the charge in accordance with Section 501 of the *Local Government Act 1993*.

K. LIGHTNING RIDGE PUMP ASSISTED SEWERAGE CHARGE

Recommendation:

That Council resolves to make the Lightning Ridge Pump Assisted Sewerage charge, \$220.20 per assessment on lands subject to the charge in accordance with Section 501 and 541 of the Local Government Act 1993 and that application of the charge must be confirmed/approved by the engineering department.

L. COLLARENEBRI SEWERAGE CHARGE

Recommendation:

That Council resolves to make the Collarenebri Sewerage charge, \$341.70 per assessment on lands subject to the charge in accordance with Section 501 of the *Local Government Act 1993*.

M. DOMESTIC WASTE MANAGEMENT SERVICES

Recommendation:

That Council resolves to make the Domestic Waste Management charge (availability charge) in accordance with Section 501 of the Local Government Act 1993, \$31.40 per annum and furthermore, the annual service charge (user pays charge) in accordance with Section 496 of the *Local Government Act 1993*, \$287.35 per annum.

N. WASTE MANAGEMENT SERVICES FOR NON-RESIDENTIAL PROPERTIES

Recommendation:

That Council resolves to make the Waste Management Availability charge for Non-Residential Properties in accordance with Section 501 of the *Local Government Act 1993*, \$31.40.

O. CHARGE FOR WATER SUPPLIED TO NON-RATEABLE PROPERTIES

Recommendation:

That Council resolves to make the charge for water supplied to non-rateable properties in accordance with Section 501 of the *Local Government Act 1993* the same as the charge applicable to rateable properties in the same service area.

P. CHARGES FOR SEWERAGE SERVICES TO NON-RATEABLE PROPERTIES

Recommendation:

That Council resolves to make the charge for sewerage services to non-rateable properties in accordance with Section 501 of the *Local Government Act 1993* the same as the charge applicable to rateable properties in the same service area, except for Lightning Ridge local sewerage area.

Q. CHARGES FOR SEWERAGE SERVICES TO LIGHTNING RIDGE LOCAL SEWERAGE AREA - NON-RATEABLE PROPERTIES

Recommendation:

That Council resolves to make the charge for sewerage services to non-rateable properties in accordance with Section 501 of the *Local Government Act 1993* \$220.20.

R. WALGETT PEDESTAL CHARGE

Recommendation:

That Council resolves to make the Walgett Pedestal Charge for additional sewerage charges in accordance with the Local Government Act 1993 on all properties satisfying the definition of a multiple dwelling property, \$315.65.

S. LIGHTNING RIDGE PEDESTAL CHARGE

Recommendation:

That Council resolves to make the Lightning Ridge Pedestal Charge for additional sewerage charges in accordance with the Local Government Act 1993 on all properties satisfying the definition of a multiple dwelling property, \$298.90.

T. COLLARENEBRI PEDESTAL CHARGE

Recommendation:

That Council resolves to make the Collarenebri Pedestal Charge for additional sewerage charges in accordance with the Local Government Act 1993 on all properties satisfying the definition of a multiple dwelling property, \$341.70.

U. WALGETT CISTERN CHARGE

Recommendation:

That Council resolves to make the Walgett Cistern Charge in accordance with the Local Government Act 1993, \$49.45 multiplied by the number of WC's and each urinal.

V. LIGHTNING RIDGE CISTERN CHARGE

Recommendation:

That Council resolves to make the Lightning Ridge Cistern Charge in accordance with the Local Government Act 1993, \$46.60 multiplied by the number of WC's and each urinal.

W. COLLARENEBRI CISTERN CHARGE

Recommendation:

That Council resolves to make the Collarenebri Cistern Charge in accordance with the Local Government Act 1993, \$53.60 multiplied by the number of WC's and each urinal.

X. INTEREST

Recommendation:

That Council resolves in accordance with Section 566 (3) of the Local Government Act 1993, to make the interest rate payable on overdue rates and charges 10.00% per annum for the 2007/2008 rating year.

Y. DISCOUNT FOR PAYMENT IN FULL

Recommendation:

That Council resolves in accordance with Section 563 of the *Local Government Act 1993*, to make the discount 3.6% for payment in full of total rates and charges (less any rebates) for ratepayers whose payments are received in full on or before the 31 August 2007.