

MINUTES OF THE ECONOMIC & COMMUNITY SUSTAINABILITY COMMITTEE  
MEETING HELD IN THE COMMITTEE ROOM, INVERELL SHIRE COUNCIL, 144  
OTHO STREET, INVERELL ON WEDNESDAY, 08 APRIL, 2015, COMMENCING AT  
10.30AM.

PRESENT: Cr J A Watts (Chairperson), Crs D F Baker, P J Girle, P J Harmon and  
A A Michael.

Also in attendance: Crs H N Castledine, B C Johnston and D C  
Jones.

Paul Henry (General Manager), Ken Beddie (Director Corporate and  
Economic Services), Brett McInnes (Director Civil and Environmental  
Services) and Stephen Golding (Executive Manager Corporate and  
Community Services).

APOLOGIES:

There were no apologies received.

SECTION A

1. CONFIRMATION OF MINUTES

*RESOLVED (Michael/Baker) that the Minutes of the Economic and Community  
Sustainability Committee Meeting held on 11 March, 2015 as circulated to members,  
be confirmed as a true and correct record of that meeting.*

2. DISCLOSURE OF CONFLICT OF INTERESTS/PECUNIARY AND NON-  
PECUNIARY INTERESTS

There were no interests declared.

3. BUSINESS ARISING FROM PREVIOUS MINUTES

Nil.

SECTION B  
ADVOCACY REPORTS

Cr Jones NBN Tower - Fernhill

Cr Jones advised the Committee of his view that a meeting of the  
Fernhill Residents should be held to gauge the support for the re-  
establishment of the NBN Tower proposed in that area.

SECTION D  
DESTINATION REPORTS

1. REQUEST TO LICENCE LAND – STRAHLEY S5.10.83

CSOP-A *RESOLVED (Girle/Baker) that the Committee recommend to Council that:*

- i) *Council enter into a Licence Agreement with Mr Rob and Mrs Jacqui Strahley  
for Part Lot 3 DP 738104, Inverell for a two (2) year period with a further two  
(2) year option;*
- ii) *the Licence fee be \$200.00 per annum (GST Inclusive) with a 3% increase per  
annum; and*

- iii) *the Licence Agreement be subject to any other terms and conditions as negotiated by Council's General Manager.*

2. 2015/2016 DRAFT ESTIMATES & OPERATIONAL PLAN S12.5.3

DCS-A *RESOLVED (Michael/Harmon) that the Committee recommend to Council the following works be funded from the Urban Works Vote and be included in the 2015/2016 Budget:*

A. Inverell and Villages - Urban Renewal and Upgrade General Fund Water Fund

Urban Construction and Asset Renewal \$ 297K  
(Subject to report to Civil and Environment Committee  
Noting additional funding required for the Gilgai  
drainage project will need to be allocated from these  
Funds).

B. Footpaths and Cycleway Construction

\$ for \$ Contribution to PAMP Program \$ 220K  
(RMS approved the 2015/2016 Program)

C. Urban Drainage Construction/Reconstruction

Drainage Constructions – Funded from Stormwater  
Management Service Charge – See separate section below

D. Village Works – Community suggested projects

Ashford	\$ 5K
Delungra	\$ 5K
Gilgai	\$ 5K
Yetman	\$ 4K
Oakwood	\$ 1K
Bonshaw	\$ 1K
Graman	\$ 1K
Nullamanna	\$ 1K
Elsmore	\$ 1K
Stannifer	\$ 1K
Gum Flat	\$ 1K

E. Asset Maintenance Program (new Item) \$ 100K

<b>GENERAL FUND GRAND TOTAL</b>	<b>\$ 643K</b>	
<b>WATER FUND TOTAL</b>		<b>\$ 0K</b>

1.2 Finance and Assistance Grant – Local Roads Component (ACRD) 2015/2016 Program

*RESOLVED (Baker/Michael) that the Committee recommend to Council that the budget allocations for the 2015/2016 ACRD Program be noted and a further report be presented to the Civil and Environmental Services Committee in respect of the funding allocations and individual works proposed to be undertaken under this program.*

1.3 RMS Supplementary Block Grant Program

*RESOLVED (Michael/Baker) that the Committee recommend to Council that the allocation of the \$160K RMS Supplementary Block Grant Program be the subject of a further report to the Civil and Environmental Services Committee Meeting.*

1.4 Roads to Recovery Program

*RESOLVED (Baker/Michael) that the Committee recommend to Council that the budget allocation for the 2015/2016 Roads to Recovery Program be endorsed and a further report be presented to the Civil and Environment Committee in respect of the specific projects to be funded.*

1.5 Block Grant Program – Regional Roads

*RESOLVED (Harmon/Michael) that the Committee recommend to Council that the 2015/2016 Block Grant Program be endorsed.*

1.6 Variations to Budget

*RESOLVED (Harmon/Baker) that the Committee recommend to Council that:*

- i) the information be noted and projects be endorsed;*
- ii) Council provide an allocation of \$150,000 for joint industry promotions and assistance;*
- iii) the following 2015/2016 Strategic Capital Infrastructure/Projects Program projects be endorsed:*
  - Shade Shelter Gilgai Playground Equipment WHS \$ 25K
  - Community Building Partnerships Program \$ for \$ \$ 60K
  - Solar Lighting Campbell Park \$ 50K
  - Amenities Renewal/Asset Upgrades \$ for \$ Grants \$ 380K
- iv) the transfers to and from Internally Restricted Assets be endorsed.*

At this juncture, the time being 11.27am, Cr Jones left the meeting.

1.7 Rates

1.7.1 General Comments

*RESOLVED (Michael/Baker) that the Committee recommend to Council that Council utilise the maximum permissible rate increase allowed by the IPART/State Government of 2.4%.*

At this juncture, the time being 11.29am, Cr Jones returned to the meeting.

1.7.2 Rating Structure

*RESOLVED (Harmon/Girle) that the Committee recommend to Council that the General Base Amount and the General Ad Valorem Rates be determined utilising the maximum permissible increase allowed by the State Government and the categories be:*

*Residential – Inverell  
Residential – General.  
Residential – Ashford.  
Residential – Delungra.  
Residential – Gilgai.  
Residential – Yetman.  
Residential – Rural.  
Business – Inverell Industrial/Commercial.  
Business – Other.  
Farmland.  
Mining.*

### 1.7.3 Effect on Rates

*RESOLVED (Michael/Harmon) that the Committee recommend to Council that:*

- i) the information be noted; and*
- ii) the Interest Rate applicable to Outstanding Rates and Charges for 2015/2016 be the maximum allowable as advised by the Division of Local Government.*

At this juncture, the time being 11.39am, Cr Watts left the meeting and Cr Harmon assumed the Chair.

### 1.8 Waste Management Charges

*RESOLVED (Harmon/Michael) that the Committee recommend to Council that the following Waste Management Charges be adopted:*

- i) Waste Management Charge – All Properties \$ 70.00*
- ii) Domestic Waste Management - Occupied Charge:*

<i>Number of Services per Assessment</i>	<i>Annual Charge per Assessment</i>
<i>1</i>	<i>\$300.00</i>
<i>2</i>	<i>\$600.00</i>
<i>3</i>	<i>\$900.00</i>
<i>4</i>	<i>\$1,200.00</i>
<i>5</i>	<i>\$1,500.00</i>
<i>6</i>	<i>\$1,800.00</i>
<i>7</i>	<i>\$2,100.00</i>
<i>8</i>	<i>\$2,400.00</i>
<i>9</i>	<i>\$2,700.00</i>
<i>10</i>	<i>\$3,000.00</i>
<i>11</i>	<i>\$3,300.00</i>
<i>12</i>	<i>\$3,600.00</i>
<i>13</i>	<i>\$3,900.00</i>
<i>14</i>	<i>\$4,200.00</i>
<i>15</i>	<i>\$4,500.00</i>
	<i>Etc.</i>

- c) Domestic Waste Management – Unoccupied Charge \$ 40.00*
- d) Other Waste Management Charge*



- iii) Council advise the State Government that, Council has been independently assessed as having sound financial and operational performance, Council continues to seek operational and energy efficiency and that it is undertaking a full review and assessment of its road and road related infrastructure assets. Further that Council endorses the strategy of addressing the Operating Performance, Own Source Revenue and Infrastructure Backlog “Fit for the Future” Benchmarks of the General Fund through an increase in its own source revenues, including the option of a special rate variation commencing in 2017/2018; and
- iv) the Draft Estimates (incorporating the Operational Plan) for the General Activities for 2015/2016 be adopted and placed on public exhibition for a period of twenty eight (28) days as required by Section 405 of the Local Government Act 1993.

## 2. SEWERAGE ACTIVITIES

RESOLVED (Harmon/Baker) that the Committee recommend to Council that:

- i) the Sewerage Charges as listed below be adopted for 2015/2016:

Sewerage Charge Occupied	\$ 476.20
Sewerage Charge Unoccupied	\$ 298.30
Sewerage Charge Flats/Units	\$ 298.30
Sewerage Charge Nursing Homes	\$2,230.50

Sewerage Charge Hotel/Licensed Clubs	\$1,428.40
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Number of Services per Assessment	Annual Charge Per Assessment
1	\$ 476.20
2	\$ 774.50
3	\$1,072.80
4	\$1,371.10
5	\$1,669.40
6	\$1,967.70
7	\$2,266.00
8	\$2,564.30
9	\$2,862.60
10	\$3,160.90
11	\$3,459.20
12	\$3,757.50
13	\$4,055.80
14	\$4,354.10
15	\$4,652.40

Sewerage Non-Rateable Schools – WC's	\$ 69.00 per receptacle
Sewerage Non-Rateable Other – WC's	\$ 115.00 per receptacle
Sewerage Non-Rateable Urinals	\$ 69.00 per receptacle

### New Charge Structure for Motels and Caravan Parks

In accordance with the new charge structure for Motels and Caravan Parks the following charges are proposed with 2015/2016.

Motel Residence	\$ 476.20
Motel Restaurant	\$ 476.20
Motel Ensuite	\$ 149.15
Caravan Park Residence	\$ 476.20
Caravan Park Amenities Block	\$1,428.40
Caravan Park Ensuite Cabins	\$ 149.15

- ii) *the Draft Estimates (incorporating Operational Plan) for the Sewerage Fund for 2015/2016 be adopted and placed on public exhibition for a period of 28 days as required by Section 405 of the Local Government Act 1993.*

### 3. WATER ACTIVITIES

*RESOLVED (Harmon/Michael) that the Committee recommend to Council that:*

- i) *a water charge of \$346.50 be adopted for 2015/2016;*
- ii) *a charge of \$1.37 per kilolitre be adopted for commercial water consumption for 2015/2016;*
- iii) *a charge of \$1.37 per kilolitre, 0 to 600 kilolitres and \$1.60 per kilolitre over 600 kilolitres be adopted for residential water consumption for 2015/2016;*
- iv) *a charge of \$0.75 per kilolitre be adopted for water consumption - Abattoirs, plus a 20 per cent early settlement discount for 2015/2016;*
- v) *a charge of \$0.36 per kilolitre adopted for Raw Water consumption for 2015/2016; and*
- vi) *the Draft Estimates (incorporating Operational Plan) for the Water Fund for 2015/2016 be adopted and placed on public exhibition for a period of 28 days as required by Section 405 of the Local Government Act, 1993.*

### 3. LAND MATTER (LISTING) S5.2.3

*RESOLVED (Michael/Baker) that the matter be referred to Closed Council for consideration as:*

- i) *the matters and information are 'Matters affecting the security of the council, councillors, council staff or council property.' (Section 10A(2)(f) of the Local Government Act, 1993);*
- ii) *on balance the public interest in preserving the confidentiality of the information outweighs the public interest in openness and transparency in Council decision-making by discussing the matter in open meeting; and*
- iii) *all reports and correspondence relevant to the subject business be withheld from access to the media and public as required by section 11(2) of the Local Government Act, 1993.*

## SECTION F QUESTIONS WITHOUT NOTICE

Cr Baker Chamber of Commerce & Industry

Cr Baker congratulated the Chamber of Commerce on the current TV marketing campaign.

Director Genesis Accounting S12.24.6  
Corporate and

Economic Services  
Director Corporate and Economic Services, Mr Ken Beddie advised the Committee that Council has been approached by Genesis Accounting regarding the Melton Shire Council v Commissioner of Taxation Tax ruling in which the Federal Court issued a Consent Order declaring that no tax under the GST law is imposed on any property transactions. The ATO accepted the Consent Order allowing Melton to take advantage of certain concessions previously only available to the Commonwealth and the State.

DCS-A

Council has been invited to participate in a class action against the ATO regarding GST paid on all sales of assets, seeking a refund for the last 6 years.

*RESOLVED (Baker/Michael) that the Committee recommend to Council that Inverell Shire Council accept the invitation and participate in the class action against the ATO.*

#### SECTION H GOVERNANCE REPORTS

1. GOVERNANCE - MONTHLY INVESTMENT REPORT S12.12.2/08

*RESOLVED (Harmon/Michael) that the Committee recommend to Council that:*

- i) the report indicating Council's Fund Management position be received and noted; and*
- ii) the Certification of the Responsible Accounting Officer be noted.*

#### SECTION G CONFIDENTIAL REPORTS IN CLOSED COMMITTEE (SECTION 10A(2) OF THE LOCAL GOVERNMENT ACT 1993)

At 12.56pm, the Chairperson offered the opportunity to members of the public to make representations as to whether any part of the Committee Meeting should not be considered in Closed Committee. There was no response from the public.

#### CLOSED COMMITTEE REPORTS

*RESOLVED (Harmon/Baker) that the Committee proceed into Closed Committee to discuss the matters referred to it, for the reasons stated in the motions of referral.*

Upon resuming Open Committee, at 1.00pm, the Chair verbally reported that the Committee, with the Press and Public excluded, having considered the matters referred to it, recommends as follows:

1. LAND MATTER S5.2.3

GM-A

*That the Committee recommend to Council that:*

- i) the report be received and noted, and*
- ii) Council provide the Investigation Unit with information which identifies the subject land as being lawfully used and occupied and is needed for an essential public purpose.*

#### ADOPTION OF RECOMMENDATION

*RESOLVED (Girle/Baker) that the recommendation from Closed Committee be adopted.*

There being no further business, the meeting closed at 1.01pm.

CR J A WATTS

CHAIRPERSON