

**How can you have your say?**

If you received this brochure by post, you can return the survey card enclosed. You can also write to Council by emailing council@clarence.nsw.gov.au by post to Locked Bag 23 Grafton NSW 2460.

We will have community information sessions from 5.30-7.30pm at:

- Grafton Council Chambers, Monday October 23
- Maclean Council Chambers, Tuesday October 24
- Yamba Treelands Drive Community Centre, Wednesday October 25
- Iluka Library, Thursday October 26

We have also produced a dedicated webpage at [www.clarenceconversations.com.au/financingourfuture](http://www.clarenceconversations.com.au/financingourfuture) with background information on Council's financial position and the need for the additional revenue. Council will consider this matter again at its November meeting.

Thank you for taking the time to read this letter and the attached brochure. Please also complete the attached survey and use the reply-paid facility to return it to us. The decision for Council to proceed with the SRV proposal is not one councillors would take lightly. Significant time over the past 12 months has been spent reviewing Council's costs and revenue options. Council believes the four-year plan adopted in June this year is a responsible plan that can result in the organisation being financially sustainable by 2020/21. Council is committed to that goal.

Yours sincerely

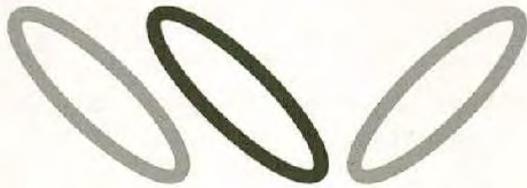
Ashley Lindsay

Jim Simmons

**General Manager**

**Mayor**

The Lord Mayor,  
 Do you realise that people on the Dole or elderly pensioners are being robbed of 5 wk pension a year. when asked why we were told its to pay for the sewage. On £440 a wk could you or your developers manage. I think not.



DOC # _____
DOC LOC. _____
G      05 OCT 2017
CLARENCE VALLEY COUNCIL

October 2017

### **Proposal for a Special Rate Variation (SRV)**

Dear resident

Clarence Valley Council is seeking the community's views on whether to apply to the Independent Pricing and Regulatory Tribunal (IPART) for approval to raise ordinary (general) rates through a Special Rates Variation (SRV) by 8% (inclusive of the assumed 2.5% p.a. rate peg) each year for three consecutive years to 2020/21 (a cumulative total increase of 25.97%, inclusive of the assumed annual rate peg of 2.5%). The increase would be retained permanently in Council's rate base. The attached brochure provides information on the impact of the proposed SRV on your rates and you can see what your estimated rates would be for the next three years by going to the rates estimator at [www.clarence.nsw.gov.au/ratesestimator](http://www.clarence.nsw.gov.au/ratesestimator)

If Council decides to apply, it needs to notify IPART by December and make the application by February 2018. IPART would announce its decision in May 2018.

### **Why does Council need to apply for a rate rise?**

Council has to achieve a balanced general fund net operating result (before capital grants and capital contributions) by 2020/21 to meet the NSW Government's Fit for the Future Operating Performance Ratio benchmark. To do this Council must eliminate the general fund 2017/18 budget deficit of \$15.3m (inclusive of depreciation) by 2020/21.

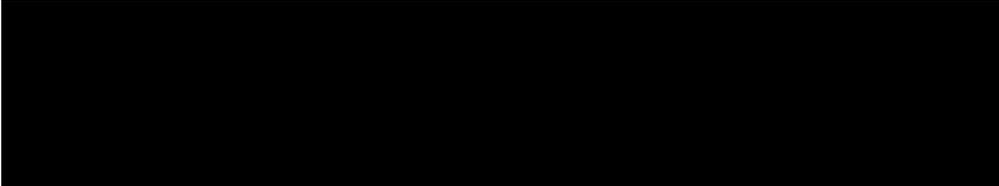
As part of moves to reach that target, in June this year Council adopted a four-year plan that included a range of improvement strategies (savings measures) that increase each year from 2017/18, reaching \$8.6 million in 2020/21. This involves reducing our costs and contributions to some services and increasing charges for others.

We've cut employee numbers by 27 this year – one executive, three managers and 23 other positions. These measures still leave the organisation short of the target of a balanced General Fund Net Operating Result by 2020/21. If Council is to proceed without the proposed SRV further cuts to services would be needed. In May and June this year Council went to the community with options to make additional savings that might avoid the need for a Special Rates Variation, but there was general agreement those measures would potentially cause substantial damage to the social fabric of our community and result in the closure of many valued Council assets.

For Council to be financially sustainable in the long term it must achieve at least a break-even result in its general fund. If Council does not get to that position it will not be able to undertake the timely renewals of essential infrastructure like roads, bridges, sporting fields, playgrounds and community facilities. They would deteriorate and could potentially fail.



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Hi,

I cannot believe my eyes when we all get a new letter asking to increase rates again, only after surveying us all last year if we wanted rates to increase.

Since I have moved out of home, almost on a yearly basis have I received a letter stating that the council has requested a special temporary increase in rates to help source help to efficiently manage its financial spendings in the Clarence area. Yet I have never seen the rate increase drop back to the original amount that was stated in each letter.

Eg: it will only be an increase of 2% for 12 months.

Yet the next year the next rate increase is on top of the temporary amount stated in the previous letter.

I understand that you need money to continue managing the community. But when you are not spending our money correctly in the first place. When it is expensive enough compared to other places (for a town that doesn't offer a lot- even though we love it) it seems ridiculous. Our wages are not going up. Yet we are expected to keep forking out more money in every aspect of our lives. And if we do get a pay rise, all that means is prices go up to cover that pay rise, and the cycle continues and we get no where.

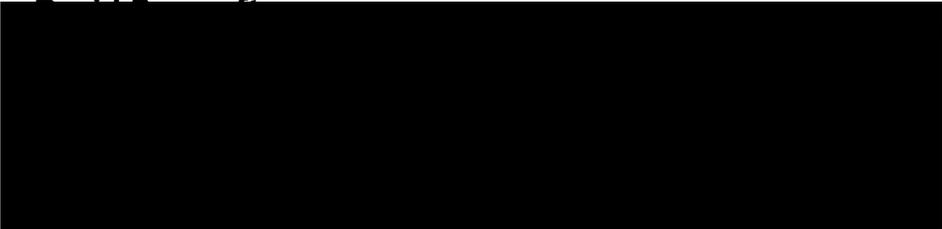
Please consider your spending and truly work out why our council continuously needs to increase its rates. When other councils are not.

Something needs to change. And it should not result in the community paying more to substitute bad spending. No other company would get away with it. Why can councils.

Kind regards

Hard working community member struggling to make ends meet, who is not on government payments.

Sent from my iPhone



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Good Morning

I received your letter by post regarding the SRV application.

Firstly – why send it out “ To The Resident” – I thought that it would be for rate payers information not people who are renting a property. It appears that it went to everyone.

What a waste of money! I am sure that the Council is aware of how people in the community feel about this SRV application.

Anyway, Council does not take any notice of the ratepayers – this was evident with the approval for the service station on the corner of Yamba Road and Treelands Road.

My feeling is that there should be other means for council to raise money to cover their costs – maybe lower wages?

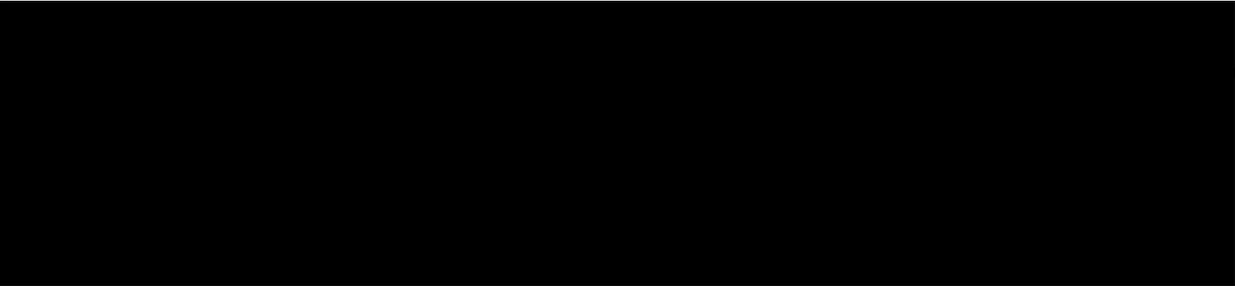
Why not try to get all stamp duty raised in our area sent to the council and not into the big box in Sydney – that surely would assist a great deal.

I must admit I am very disappointed in council and therefore they do not get my support in much at all.

Have a great day

Kind regards





I am lost for words but I have some questions but in doing so, I don't think I want your answers because you will just be using a lot of words that mean nothing.

Why don't the rate payers under this Council ever get heard??

Every time I hear about the Council it is how projects that have been delegated by Council run into some problem needing more financial input ?

Was it the ratepayers that got Council into this position with the deficit?

Why under this proposal does Yamba Residential pay more than all the other Residential ?

Why does this survey get posted out to all Residents as stated on the receiving envelope ?

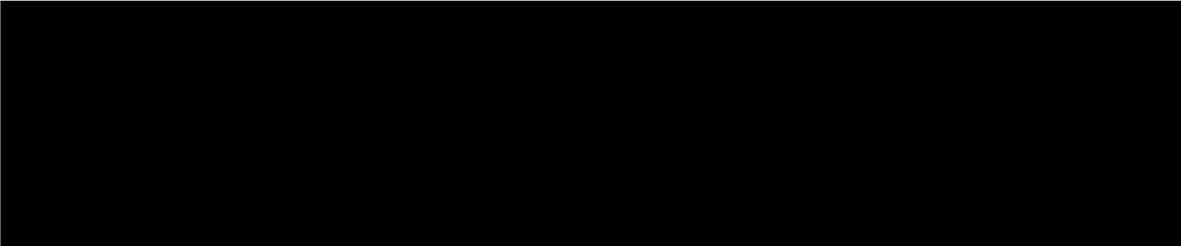
Is it not just the ratepayers that this concerns not rentals?

How much money has been wasted on this survey ?

I object to the proposal and I am a ratepayer.



Yamba



Good Afternoon.

It is puzzling why Council is still pursuing this application for a substantial rate variation when I was of the opinion that rate payers have already been asked to indicate their feelings in this regard. I also thought that the application had been submitted and rejected by the IPART. Council needs to consider that the Clarence Valley is not in the higher economic structure of the State with generally higher than normal unemployment and also a large number of pensioners and people on fixed incomes. These people have adjusted their living standards to low interest rates on their investments and have learned to live within their means. Council needs to do the same. In recent years councils expenditure on several infrastructure projects, i.e, Grafton Library, would seem to have been ill founded considering the economic state. One question in particular that I would like explained is what happens if council fails to "Fit for the future" by the prescribed date. Is it not possible that Council can show that steps have been taken and an extended time frame can be applied. Council indicates that the initial application for the rate variation is for a three year period but has also indicated that this may be extended into the future. This is hardly a comfort to ratepayers to ask for a three year plan but if it doesn't work you will extend the period to suit yourselves. Council needs to look at its past performance and make some realistic evaluations of other means to become "Fit for the future".

Regards 

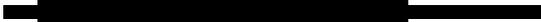
Sent from my iPad



To Ashley Lindsay,

we do not support the 8% SRV increase. We feel that the rates we are paying at present should be enough. If the council aren't able to manage with the money that they collect now, there are not doing there job correctly. We also feel that a lot of our money is being wasted internally with staff issues. If this increase goes ahead a lot of families who are doing it tough will be struggling even more.

Regards



General Manager, CVC Council, All

It seems CVC is repeatedly purposeful applying to IPART about raising rates.

This email has some observations about how Council currently manages our rates and what ratepayers should expect before we pay more.

Previously I asked Mayor Jim Simmon and all of Council to show how rates are already spent to improve the state of revenue, yet I continue to see no accountability for actions and spending, and no increased revenue from the spending CVC does.

I acknowledge CVC initiatives for savings, so this is not an email about criticism.  
This email is to generate a way of thinking revenue not by taxing.  
Smart money management will reduce rates over time, not increase rates.  
Please read on.

A good business does not spend, spend, spend like a lottery winner who is broke in 2 years.  
A good business spends to generate income.  
Anybody can spend, spend, spend but a good corporate manager spends to reward year after year.  
Good business looks at the strategic portfolio, and invests in itself.

Spending public money should return something to the taxpayers.

The problem is that CVC rates seem to be viewed as a luxury account, a disposable income account.  
Wrong thinking.  
Further, CVC rates should support ratepayers in a balanced way (vs benefiting only the visitors) but that is not what seems to happen.

Example A. Local example of poor management and duplicated spend:

Recently CVC sent 3 men and 2 trucks for several days to remove bollards and chop down trees in the foredune of the Crown Reserve (which was totally illegal by the way and contrary to Council's own sign in the foredune). This work crew assignment totally disregards that days of CVC staff and resources were already spent to install concrete markers to designate the holiday-only primitive camping area. The markers already exist and yet that work effort (i.e.our rates spent) disregarded. Further the area where the trees were chopped down were outside those designation markers, which were located to provide a setback off the foredune. This is a double and unnecessary spend. Further, if Council were prosecuted for damage to the Crown Reserve foredune it would cost more and target CVC individuals also.

Example B. Another example - strategic safety initiative:

Council grades the Diggers Headland Road 4 times a year and yet it remains mostly seriously dangerous and untrafficable. Too dry or too wet it is very dangerous. The road to Diggers Camp is a failed access for growing traffic. Yet Council promotes traffic through camping and does not want to seal it.

From the finance perspective, only HALF of Diggers rates can pay the Interest to seal the dangerous road and the other half can pay it off in ten years (or 25% over 20 years).

Benefits:

- Once sealed the road saves maintenance money, so there is another gain there.
- To manage the cost of upkeep, restrict the size of vehicles that are allowed to use it.
- Charge a Visitor Toll (either via an extra camping fee or a toll road) and then visitors are also paying their own way to drive our roads.
- Sealing Diggers Rd becomes a permanent investment for Diggers ratepayers, plus adds safety to a hazard.
- Seek collaborative support from National Parks to install speed reduction (raised zones) for wildlife protection on the blind corners. That is the least our NP taxes can do for the local wildlife. NP visitors currently use this road and yet they do not return anything to residents for the rates that maintain it.
- NOTE: Tourism to Diggers is a cost-only liability to Diggers ratepayers. It does not bring revenue to Diggers Camp. There are no businesses here.
- 

Diggers ratepayers already pay enough rates for a safe access, yet it remains dangerous due to poor management of our rates.

Ideally, in this scenario, the benefit should be passed back to Diggers ratepayers in time and Rates reduced by the savings!

#### Example C. Accountability

CVC was supposed to provide a (now-years-overdue) accountability of costing for the camping and still nothing. The report from September 2011 Item 12.159/11 DIGGERS HEADLAND (R44430) CAMPING SUSTAINABILITY REVIEW FOR CLARENCE COAST RESERVE TRUST

Under Financial Implications last page of that report, the last sentence of the paragraph says "should council resolve to perpetuate the camping, a full financial review including that of the fee structure should be undertaken. Council continues spending on this (see above chopping own trees, and removing bollards recent spend) but have those actions been accounted in a financial review?

Council brings down water trucks to deliver water. Has that been costed and accounted.

Ratepayers pay for campers from Qld to chop down our dune care restoration and then leave us to pay \$\$\$+ over by damaging our road that damages our vehicles and is a road hazard every time we drive from our homes.

Accountability is a fair expectation. It's a fair ask.

None of the above strategic considerations require a rate rise.

The rates simply need to be more strategically managed.

Diggers Camp has lost 3 years since CVC wanted to raise rates and that is lost revenue and a new road here that we still do not have.  
that damages our cars.

I ask Council to find ways for the tourists to pay-for-use.

This is highly necessary thinking by Council.

We can raise rates indefinitely, but Council will always be "the broke lottery winner" if Council cannot change the way it thinks about money

Please manage the rates we already pay and then ask ratepayers to support paying more.

Until then I will seriously object and I will also ask others to object.

Thank you for taking your time to read this.

I hope that it will initiate some positive actions on ways to spend money or reduce costs.

If anybody does not understand how rates can be reduced by better managing in the above examples

I am happy to explain in more detail.

Warm regards,



If you want to unsubscribe, please use [this link](#)



## Media release

Mayor: Jim Simmons  
General Manager: Ashley Lindsay

5 October 2017

### **New tool to help people estimate impact of proposed rate rise**

A new tool has been developed to help people estimate the impact of a proposed Clarence Valley Council rate rise on their property.

Council is considering applying to the Independent Pricing and Regulatory Tribunal (IPART) to increase rates above the State Government's pegged limit. The proposal is to increase rates by 8% each year (inclusive of the rate-pegged limit) for three years from 2018-19, with the cumulative 25.97% increase to be retained permanently in council's rate base.

Council General Manager, Ashley Lindsay, said the simple tool offered an effective way for people to work out what a proposed Special Rates Variation (SRV) would mean on individual properties.

"All people need is their property number and access to the internet," he said.

"People can visit [www.clarence.nsw.gov.au/ratesestimator](http://www.clarence.nsw.gov.au/ratesestimator) and, in a couple of clicks, work out how much the proposed rise would cost them.

"If people don't have internet access, we have facilities available at all Clarence Valley libraries.

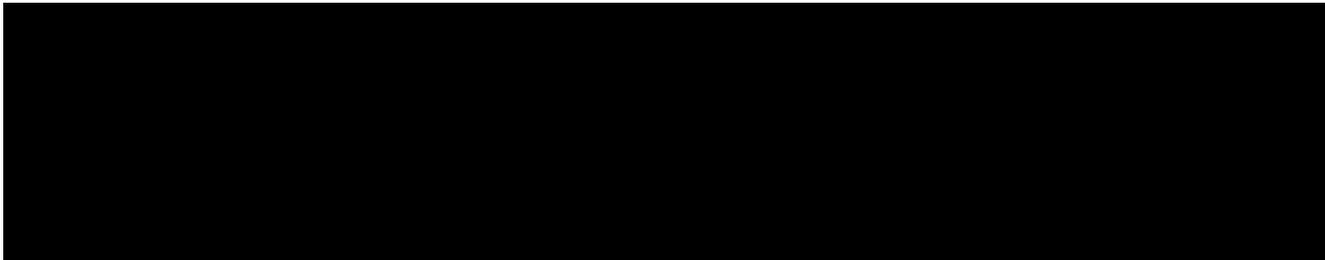
"We hope people take advantage of it."

Submissions on the proposal can be emailed to [council@clarence.nsw.gov.au](mailto:council@clarence.nsw.gov.au) or made in writing to Locked Bag 23, Grafton, 2460. Submissions close 4pm, 3 November.

Release ends.

For media inquiries contact Clarence Valley Council communications coordinator, David Bancroft, on [REDACTED] or [REDACTED].

Clarence Valley Council  
Locked Bag 23  
Grafton, NSW, 2460  
Australia



I wish to lodge my opposition to the proposed SRV by Clarence Valley Council.

I believe the proposed increased is manifestly excessive. The CVC electorate is a low socio-economic area, where a large majority of ratepayers are on pensions or other benefits. To be able to meet these increased payments, will have a large effect on their quality of life.

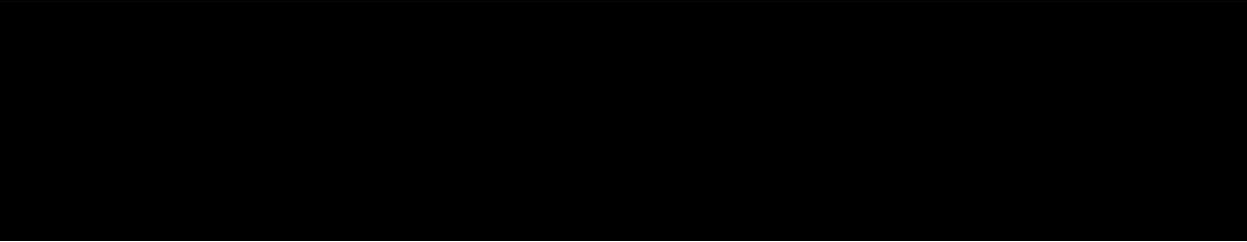
I am of the opinion, that CVC can find other cost saving measures to assist with getting the budget back in order.

I am concerned about the large amount of property which CVC has acquired and does not use. These can be sold off.

Trusting the administration of CVC will take notice of any submission made on this matter.

[Redacted signature line]

[Redacted address line]



Dear Sirs & Mesdames,

I wish to submit my views on the proposed increase in rates for the Clarence area.

First let me say that your card for ratepayers to vote on this proposal is lacking in options, especially Q5 which does not give the option to say what difference we would accept incorporated in the rates rather than the proposed cumulative 8%. In this, I would propose a lesser amount since low income families and individuals will also be faced with the follow-on of shops increasing their prices to cover their increased rates. When one considered the price of food, for example, (which seems to go up frequently) where are low income households expected to find the additional costs not only for rates but also food which, after all, is an essential? If we ignore the costs of clothes (also an essential) which many families have to cover for children growing up and needing larger sizes, there is still the cost of petrol or bus fares which need to be covered. This isn't just a question of extra rates but the ongoing costs associated with living in the Clarence Valley.

I would submit that an increase of no more than 5% cumulatively would be more realistic.

In South Grafton in particular, we have no solid paths and are forced to mow the grass outside our own homes, or, as in my case pay someone to do so. We also have to contend with rubbish being thrown in our gardens and on the grass outside with no council rubbish bins in which the public can throw their garbage. The roads themselves are pretty bad with chipped surfaces for the most part. If we are expected to pay extra rates will these things be covered?

I believe the problems in general to be the bad financial management of council..

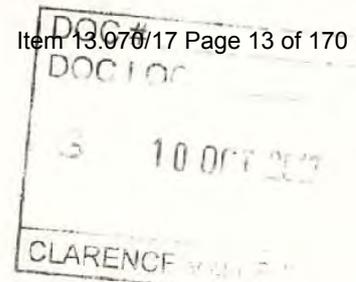
Yours truly



General Manager Ashley Lindsay

Mayor Jim Simmons.

5th October 2017.



submission

Regarding rates values opinion survey card, according to vocabulary, the term resident and ratepayer, refer to longterms thus as beneficiary of the grant of income from register with the Department of Social Services, persons agreement to stay may conform to only a three week contract.

Adhering to Local Government Act 1919, housing measurement, and over the counter note of minimal requirements to meet was a note that they must be at least 120m<sup>2</sup> and modern.

Experience to be a legal citizen, has had fact that rate rise quarterly was upto 3.5% thus documents mention a 2.5%. With past involvement by CW were seeing responsibility of Occupancy Grants but taking of that appraisal in for exampling righteous Investment the full amounts, not transferring Ownership Deeds which never met Legal requirements.

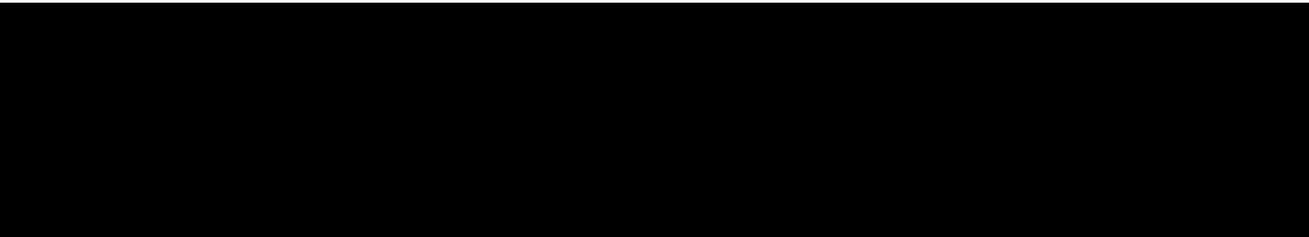
See the pie chart of intention to spend the applications on certain Projects, doesn't appear to include the Housing for in the Affairs the current counted 450 agents Office, which register the CW assumption, the tenants for example are residents and ratepayers for services.

It was proven omission of the Not transferable right to Own and have appropriate title, an offence, yet proceeded to ignore the legislation, constitution, ordinances and so where did the money go to if as CW claim the history periods are abandoned, leaving the appointment of Society dsp unlawful.

Client Service Officer Office address, appears to be unidentified in updates on Nsw matters, with Family & Community Servives, avoiding the Issues, Liable for Settlement, and with Council did state they are not responsible for this action of grants, land, house and property anymore, it is incomplete the title Contract correct, designed from infrastructure seen to please only vehicle drivers or leisure people, spending upon other peoples promised income and assets. That consume additive has not had accumulation and Payout righteous to Receive Full Quotation. The Commonwealth Consolidated Act does provide reimbursement clauses as earn time valuation plus the contract particular circumstances owned and so as Centrelink following order to breach, how could CW assist authorisation official Document or direct it formally.

sincerely,





Dear Sir or Madam

We are very concerned with the new rate variation rises and shrinkages etc connected to an unknown, named, "Fit for the Future campaign" E&OE

It is our belief "Fit for the Future" is NOT our responsibility, Why each ratepayer should be singled out for this additional financial ongoing impost. Prior to last Council election a group of your councillors posted publicly, Vote for us for NO rate rise, 75% of us did which appears to tell us Clarence Valley Voters there is no mandate for Council to be carrying out the cuts, cut backs and your property sell-offs to support this new impost. A large amount of money going to where? Although public financed, the management falls in your domain.

As reported there are Shire Councils whose General Managers have been reported earning as much as the P.M. and more.

On the phone, one Female Councillor said, Council has 6,000 pensioner rate payers and 26,000 non pension ratepayers, not enough to meet the wages bill, full & part time employment layoffs, "Council did not go far enough" to my horror, it was like telling me that was ok, those faithful persons jobs just gone was heart wrenching.

Yamba, Broomshead Maclean & Grafton etc are rich with tourism, everyday our roads are filled with Caravans to and from. You have several Caravan Parks, one couple said \$250 per week, Marinas with expensive moorings you have a wider range of other income fee streams as well as Developers, State and Federal grants some of which pertain to road maintenance and other due to public vehicles large and small registrations. People were put in panic to learn of closures to: a swimming pool, Ambulance service, Art Gallery use to have a Cafe closed due to a 33% increase impost these and other terrible losses needed for locals and tourism it appears.

We left Wollondilly Shire whose rates variations went beyond following "Fit for the Future" in excess of 50% I told myself this is like a ratepayer open cash grab every four years ongoing annually and growing to the point the FINANCIAL build up of all demands over continuous time may become an impossible financial burden to carry adding to possible homelessness.

Currently, It is well known, Power prices are crippling families and pensioners, in the United States they are half and in the U.K. even less. Due to current Privatisation on the power usage and again with poles and wires added impost is approx., taking up half of the bill alone.

With NSW Council amalgamations recently gone to Court the State Gov't LOST as reported giving you the right to claim it appears. Local government should be just that local government meeting local people needs.

I understand a Chamber of Commerce is not impressed, it can only hurt small business and tourism further. We say NO, to "Fit for the Future" as 75% officially voted NO then NO it should be, please return everything back not only for the ratepayers, tourists as well. Please check Iluka and other places whose public toilets are in need of liquid soap dispensers and paper towels please, our public amenities should suit us and tourism needs. Please reply.

Yours sincerely



Sent from [Mail](#) for Windows 10

**6/ 10 / 2017**

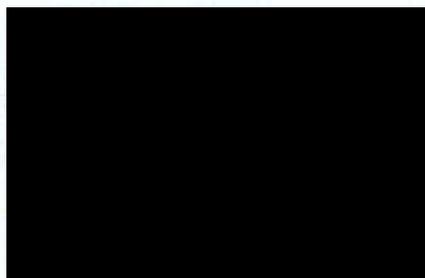
**CLARENCE VALLEY COUNCIL**

**To Whom This May Concern**

**Special Rates Variation**

As I'm a pensioner I feel 8% increase place on my rate will put more stress on me financially as I feel my pension is straights to the limit now .

I feel all pensioner will be in the same vote as me if the council ask us for the 8% increase What plan does the council have for us to pay our rates without being slug with the Overdue Rates Charge if I can't pay my rate on time I'll just have to wait and see. As the council has already asked the Clarence valley rates payers of the 8% increase and I believed that the rates pays voted against it so why is the council asking us to vote again it seems that this council does not listen to the rates payers of the Clarence valley overall our rates goes up every year together with water rates so when is this council going to give the Clarence valley rates payers a break from increases so I think the council should look at the pensioner and ask themself can a pensioner pay this increase looking forward to hearing from you and how are going to help pensioner without being slug with the overdue charges could the give me some advice what my rates would be if the 8% increase is approved as I'm against the 8% increase.



**SCANNED**

DOC # _____
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<b>M 09 OCT 2017</b>
<b>CLARENCE VALLEY COUNCIL</b>



Sir/Madam

I wish voice my opposition to the proposed special rates variation. I believe that council needs to be financially sustainable and viable, but this needs to be accomplished through good management, not by continually dipping into ratepayers pockets. If council needs to cut back its services then so be it. You cant spend more than you have. If council needs to cut its number of employees to save cost then do that. It happens everyday in the real world. Councillors are elected to manage the council efficiently, not just up the rates each year.

If I went to my employer and said you need to give me an 8% pay rise because I cant afford the payments on all of the things I have purchased, I am certain that their reply would be in the negative, just as council should expect rate payers to reply.



To Mayor : General Manager

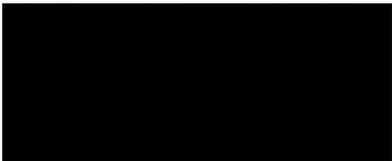
**Proposal for a Special Rate Variation (SRV)**

I refer to your letter of October 2017.

First to explain our situation. We are of advanced age and decided many years ago to be self-supporting in retirement. This was probably the wrong decision as we are now not eligible for the usual supports for the aged. We face financial struggles at times. It follows that an increase in the Council rates is not regarded favourably by us.

The following are a couple of expenditure items which we feel should be reduced or even eliminated:

1. Financial assistance to build up tourist numbers. Such expenditure does little for the rate payers but is beneficial to most small businesses in Yamba. It would be more equitable if the Chamber of Commerce assumed full control for this function.
2. Sporting activities - the organization in charge of running a particular sport should be responsible for most if not all of the costs.



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G	12 OCT 2017
CLARENCE VALLEY COUNCIL	

Clarence Valley Council

Reply Paid 88163

Tuesday 17<sup>th</sup> Oct 2017

Dear Sir

I am writing to confirm we do not approve the proposed SRV and deemed not necessary. apart from rates Councils have many other income streams. we see it as another ongoing cash grab hurting Pensioners & families as well as jobs for locals being shed assisting more homelessness, rent increases adding to further mortgage stress. Just inhuman. In a public Council vote previously 75% Voted No. Our answer is NO. is like another electric shock.

Yours faithfully

SCANNED

DOC #	_____
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M	17 OCT 2017
CLARENCE VALLEY COUNCIL	





Councillors,

I have completed your survey and will post it today.

While I support the SRV I would like to know the real cost-benefit to Council of the upcoming road race euphemistically called a rally which will take place on Council roads within the southern most section of the shire?

What liability does Council carry in the event of an accident or indeed a fatality?

Is Council aware of the particular hazards along the Brennans Road to Sherwood Creek section of the 'course'? In particular I refer to the vertical drop off the western embankment of Sherwood Creek Road between Brennans Road and Sherwood (Mountain) Road. Also the large tree trunks immediately adjoining the road on the same section.

Will Council ensure the road is repaired as soon as possible after the event?

Indeed if the proposed SRV is proceeded with, will Council undertake to maintain this important public road linking the Orara Way with the Pacific Highway on priority basis?

Respectfully

A small black rectangular redaction is located at the end of the letter, below the word 'Respectfully'.

Clarence Valley Council  
Prince Street  
Grafton  
NSW 2460

17<sup>th</sup> October 2017

Ref. Proposed Rates variation.

In all the years I have run a business in this city, not once was I able to say to people, "each one of you need to give me money so that I can keep my business running".

In business, how well it does depends on how hard the owners work, how well they think and how well they apply themselves to every task and situation.

In council no one has any responsibility to make sure it is successful. I am not saying all council employees do not apply themselves, I know many fine men and women who care about their position and work hard.

Let me share some personal examples I have had with the council, where they will not look forward or think outside the square. Let me also make some suggestions.

Examples:

Example 1.

I turned my small crops farm into a 40 lot sub division. At every corner I was fighting council, never once did a council head ask "how can we assist you?" What I did for Grafton was important. Once I was told I did not have the ability to run soil tests. (I have been running soil tests on this property for 12 years) I was also told that I had to provide \$250,000.00 to see what affect the shifting of soil would have on the water tables. I was able to explain to the council engineer that he did not have a clue what he was talking about. He finally agreed with me. I was also approached by two council employees who had met me on my property to give me a fine for shifting soil without permission. I suggested to them that they hold onto the "fine document" they were about to hand me, and that they return to council and check their facts before they made a very grave mistake. They never spoke to me again. It is also interesting to note that in council there is still a "stop work" document, telling me I am not allowed to continue work on the sub-division. I got legal advice and kept working anyway. It has turned out to be a very good development and a nice place to live, and forty more lots of rates being paid each year to council. The council also are not aware of how much money I saved the council by working with outside staff without informing the heads of council. It was a large amount of money and time.

As a business owner, I fought with council tooth and nail, regarding the outside of my shop. Battle finally won.

For the last 3 years I have attempted to assist the Grafton Golf Club to have a 30 lot plus sub-division setup on the edge of the golf course. I have visited two mayors and head employees of the council. I achieved nothing. The council are approving a fourteen lot sub-division. Fourteen lots of rates instead of thirty. Retired people who would like to live next the golf course and play golf will need to mow 1500 square meters of lawn. (Retirees do not want to mow lawns). If we had thirty lots we may well attract 6 new families to Grafton, who will bring their money to this city, spend their money in this city, have their family members visit this city.

Suggestions:

The decision makers, need to think outside the square. They need to set goals, such as building up the valley population by 15-20 thousand people. To do this they need to work with developers to provide affordable land and housing.

The council needs to look at what types of housing people will need in the future. How big the house lots need to be etc.

I would like the council to provide the rate payers with the 30 highest paid positions in council and also the 30 lowest paid positions in council. Just the amounts of money would be enough.

The council should setup a group of people to help set goals, and advise them how to achieve such goals.

The valley needs new businesses. Council needs to invite business to the valley and where possible assist them, not put obstacles in their way.

Grafton is a fine city, and I love living here. I have employed a lot of people in this city, provided land, and believe I have been a helpful citizen. The prize I am about to receive is an increase in rates.

Yours sincerely,





General Manager.  
Ashley Lindsay,

I am writing to ask if you can please explain to me, if we will be getting a rise in our pension to pay the 24 0/0, over the next three years for our rates? It seems no one cares if you cannot afford to pay this extra amount of money.

I am truly amazed at the amount of letters, brochures and survey cards that the council have sent to each household. (As an Ex-Printer, I know the cost for printing and paper) I sincerely hope the cost for all this printing did not come out of our rates money.

I have a feeling that it does not matter what your constituents have to say about the rise in their rates. Or the survey. You will go ahead and no one has a say.

Why did you bother to go all this expense?



Clarence Valley Council,  
Locked Bag 23,  
Grafton....2460.



*For the Attention of; The Mayor ,General Manager, & Councilor's.*

*Dear Sir's & Madam's,*

*I have just recently relocated back to Grafton after being absent for the past two(2) years. I first came to Grafton in the year 1958 on the railway as an engineman and moved away in 1961 on promotion and returned back to Grafton in 1985. The years in between 1961 and 1985 I had noticed Grafton and South Grafton had not shown a great deal of progress on my return but in the later years mid 1990's to the turn of the century and now, Grafton has exploded as far as beautifying the city but now I have a serious question to put to all of you.*

*The pensioner's especially the aged pensioner's are doing it tough in this electorate and the proposal of a special rate variation (SRV) as indicated in your flyer just received is not viable to the aged. Now my proposal to you is instead of Pensioner Rebate of \$425.00 per year I would like to propose of a 17% rebate ongoing instead of the current \$425.00 .The only way that I would agree to the SRV is if the 17% rebated is adopted and I think that would be the sentiment of all pensioner's concerned in this electorate.*

*I would appreciate it if you would respond to my adopted proposal, thank you.*



DOC #	_____
DOC LOC	_____
G	13 OCT 2017
CLARENCE VALLEY COUNCIL	

6<sup>th</sup> October, 2017.

To: The General Manager,  
Ashley Lindsay,  
Clarence Valley Council.

Dear Sir/Madam,

I consider it important that Council should be financially sustainable and viable, especially now this area is undergoing major renovation with the introduction of the new highway.

I have lived in the Yamba area for the past 38 years and I have seen enormous changes, both in population and infrastructure projects – in 1980 we constructed a motel here, and the council at that time was Maclean Shire Council – very helpful in every way to us ratepayers and operating as a viable Council.

Since the amalgamation of the Councils I feel the bureaucratic growth has been substantial, and the willingness to assist the ratepayer has diminished enormously. It is important that rate-payers enquiries are treated promptly and fairly, and to do this the Council needs to be solvent, therefore I support the rate increase.

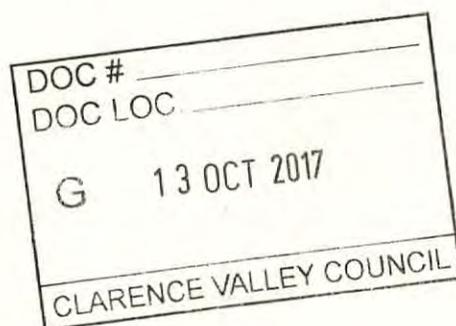
However, the monies gathered to support this increase must be carefully spent in proportion to the ratepayers that are paying the most – on reading the proposed expenditure by Council from the increase in rates, I can't help noticing how much Grafton seems to be getting, while the jewels in the CVC crown (Yamba, Maclean, Iluka etc), who have by far the highest rates, seem to be getting very little – this may seem over critical, but on talking to the locals in this area, this is the feedback I am getting.

The development of the new highway has already had a huge impact on the lower river, with more and more tourists arriving each year. Be it good or bad this is going to continue, and services to this area are of great importance, judging by what has happened to Coffs Harbour and Ballina.

If rates are to rise, please ensure they are wisely spent and not affected by parochial lobby groups without positive reasons to back their requests up.

We live in a beautiful area with many natural gifts, and they should not be squandered by self – interested groups concerned with only their own little patch.

Yours faithfully,





To the General Manager Mr A Lindsay  
Clarence Valley Council  
GRAFTON NSW 2464  
19th Oct 2017

Dear Sir

As you can see I have several items of concern as follows.

Reading our local paper, left me very distressed for Maclean High School requiring the use of a hall for their HSC students and the huge financial demand \$3,000 as reported, to me, felt like a horror grab for money it appeared..

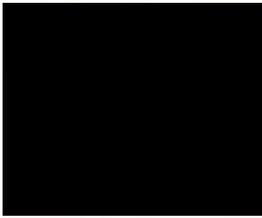
Proposed S R V I have serious concerns about, firstly Councillors new and old had posters at Maclean, vote for us, there will be no rates increase, we did, 75% last local gov 'election, I believed gave you a strong message, the sell offs took place, the trims, cuts began, very upsetting, horrendous sacking of 27 employees etc again ensuring another money grab it appears when the 25% SRV reaches end of 4th year a new S R V for the next 4 years and so on another money grab it appears, 4 out of 10 are in mortgage stress, the Nation is reeling in unbelievable Power Bill stress for elderly, single persons, couples, families with child care stress, this SRV is making people feel very uncomfortable for their future to be able to financially afford to keep a home, unless my husband is incorrect, the new Grafton Gaol jobs will be 4 hourly casual all of this affects living affordability decreases spending affordability decreasing the local business economy. you are adding to that. The ratepayer is not responsible for "Fit for the Future" never was, the rate was based on land value alone it appears Shire Councils have many forms of income apart from collecting rates, roads are financed by State and Federal, has been reported some G M's earning more than the PM CVC is heavy in tourism, marinas, moorings, caravan parks, for Gulmarrad there is no planned kerb & Gutter, paths, street lights, childrens park there is nothing. McIntyre is dangerous to drive on wet or dry, stones flying up and very bumpy as are other areas, nothing for the children it appears, .

Every Shire Council I believe should address the homeless in their Shire and make it a priority issue.

Now we have news that Council Amalgamations was incorrect and Maclean was financial previously as advised, I would like to see Maclean returned.

I wrote to the G.M. months earlier, about the proposed Yamba Port NOT having my approval, giving the reasons as I followed the damage done at Gladstone by the dredging, massive fish tonnages put in pits filled with fish and buried, locals unable to fish or even eat their own as told to me by a Gladstone lady, At Bali, the ships come only so far then they have their passenger transportation to and from the cruise ships to shore, that appears more satisfactory, suiting the fish and fishermen all still able to make their living. To date NO reply.

Yours sincerely  

DOC # _____
DOC LOC _____
G 16 OCT 2017
CLARENCE VALLEY COUNCIL

Dear Mr. Ashley Lindsay,

This you will probably be put in the bin but read it first.

To raise rates will do nothing but give more money to spend to do the same as now; there will be just more to waste. What the council need in my view is a work force that produces productivity and profit for the rate payers. The council should be run like a business with the aim of making a profit or at least pegging back the waste incurred in time spent idle.

All council employees write from the top of the ladder need to be accountable for the wages/salary they receive and be put on a work performance contract.

Employees need to be on a contract of employment and produce and record of their daily work for the hours they are paid.

Apply to the NSW government for more funding and a work plan they can view.

Put all work out for tender with penalty clauses for incomplete finish time. Explore new ways of any plant that uses power and reduce the carbon imprint.

Auction of all unusable plant and reduce the work force to a bare minimum with only emergency plant kept.

I was in business for myself and also a paid worker. If I didn't work hard for myself or the employer I would not have held my business or stayed employed. I didn't have smoko then lunch then afternoon tea in a 38 plus hours a week. I worked 6-7 days a week a got paid good wages for the 12 hours a day I worked.

This as well as the other employees made my business and my employment profitable because we achieved our goals and produced profit.

I not picking on anyone in particular but the work force don't achieve anything in a time table because there is little or no productivity. Council plant jobs take forever because there is too much time sitting down or getting ready to start work or finish work. Contactors will finish the job in half the time which will reduce the wage debt and produce finished work.

Contractors are for me the only way council can improve its infrastructure needs because contractors want to make a profit. Unions have given the worker too much in benefits and that has been the downfall of most councils, because the worker is sure if being employed by council he or she will have a job for life weather they sit on their bums or actually do something.

We had a council employee come and work with us on his days off and he said he was glad to go back on Mondays to council for a rest. He also told us of a purchasing officer who leased a whole lot of plant that was totally useless to council because the company he leased it from gave him and his family a paid for 3 week overseas holiday to Vanuatu plus other kick backs. He also told of many other forms of waste.

The next is council vehicles, the cost of leasing must be enormous and the running cost as well, mobile phones ect. Why don't you vehicle share and phone share, everyone doesn't need their own rate payer paid for vehicle or phone.

You will no doubt say I am too simplistic in my views and what I suggest wouldn't work but something has to change and putting up rates is not the answer in my view. This will in the future put more stress on rate payers who will default as the cost will spiral out of their ability to pay me included. Then it will cost the council more in debt recovery. I have to pay my rates by instalments on my instalments now let alone an exorbitant rise.

Yours Sincerely,

A large black rectangular redaction box covering the signature area of the letter.

I would like council to investigate the feasibility of substantial rate increases to the following areas as the rateable owners of these extremely up market homes/Mansions are currently not paying enough annual land rates.

These owners all operate thriving local businesses, And or are retirees after up to 50 yrs of dual income careers.

They mostly own up to 7 vehicles, late model work utes and trailers, Caravans, trailers <sup>FXD</sup> for extreme offroading and or remote Aust wide touring, as new His & Hers luxury private vehicles, P.W.C.s, Golf buggies worth \$10,000 inc clubs equipment, (stiff [REDACTED] if they have massive credit card bills.) Their own fault [REDACTED]

These rateable home owners & the offspring grand kids great grandkids are the most prolific users of 100% of Councils infrastructure, and currently pay no where near enough in rates. (\$2,900 - 3,300 + S.W.T. 99-2000 my 1st rate notice \$1,200 / Now 2017 \$2,300 +

My annual rates are the same as if I had a single private Hospital & medical policy. On my income this is but a pipe dream.

The only council infrastructure I use is C.B.D roads to get from the Sth hill to Grafton, & the highway North / Highway Sth. 2005 was the last trip on Casino Rd. I do not use the parks/sporting fields/ Halls, 4 trips to library a year.

With a puppet system of Government in Aust, where critical decisions are made by foreign powers.

Low income, unskilled 50 yr old + computer illiterate workers are being advised to start panicing now,

Automation (Robotics) Automotons are a near future threat to every single relatively unskilled Job. Full-time cleaners, with full skills & health to match, which is critical) are currently the only trade (unskilled) that is safe at this time.

With sicko Politicians currently inbed with all forms of renewable astronomically expensive energy sources, threatens to drive the costs of petrol & food beyond the reach of ~~6.4M~~ 2.8 M. Australians.

Food For Thought?

P.S. Due to the controversial nature of this submission a personal response is expected.

P.S.II I am aware that riverBack or Frontage property. ratepayers are paying fair rates (\$4,500-5,300)

DOC #	_____
DOC LOC.	_____
G	18 OCT 2017
CLARENCE VALLEY COUNCIL	

# Yamba + Iluka



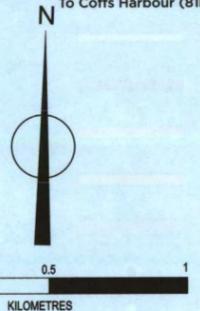
Should be paying much higher rates

All new housing estates last 10yrs owners not paying the share of rates



Grafton  
Clarence Valley

**Legend**

Bom Bom SF Mountain Bike Trail

# Clarence Valley

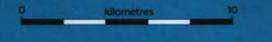


- C** Council Chambers
- +** Hospital
- M** Museum
- ♻️** Bowls Club
- T** Public Toilets
- P** Parking
- L** Library
- PO** Post Office
- +** Church
- One way street
- ⛺** Picnic area
- M** Motel
- H** Hotel
- ⛴** Caravan Park
- ⛴** Camp ground
- U** Self-Contained Units
- B** Bed & Breakfast



### KEY

- City
- Town
- Village
- Locality
- Highway
- Major Connector
- Minor Connector
- Tourist Drive
- Other Road
- Unsealed Road
- Track
- Forest Drive
- Walking Track
- Railway Line
- Motel
- Hotel
- Resort
- Holiday Units
- Bed & Breakfast
- Farmstay
- Caravan Park
- Camping Area
- Picnic Area
- Hospital
- Bowling Club
- Golf Club
- Lookout
- Lighthouse
- Museum
- Airport
- Gliding Club
- Vehicle Ferry
- River Cruises
- Locked Gate



like, snap, tag!  
  
 @myclarenc valley  
 #myclarenc valley

Clarence Valley



13-10-17

Dear Mr. Lindsay,

With regard to the CVC's request for rate payers views on the proposed rate increases I would like it known that I would reluctantly agree only if the subsidy for pensioner rebates was increased by a minimum of 25%.

My reasons for this view are :-

- a) A large proportion of the CVC ratepayers are recipients of Aged Pensions. In the case of many who do not receive superannuation benefits this is their sole income.
  - b) The increased cost of living in the area of food and power bills is currently imposing severe hardship on us and an increase in our rates would make it almost impossible to maintain a debt-free and respectable standard of living.
  - c) In my case as a married woman teaching in Queensland I was denied permanency by the State Education Dept. and consequently have no retirement income from superannuation. Through a combination of thrift and hard work I managed to buy my home - I only hope I can keep it.
- Yours faithfully,

## Council values your opinion...

Please read the attached letter and pamphlet about Clarence Valley Council's consideration of a Special Rates Variation application for an 8% increase each year for three years (inclusive of an assumed rate-peg of 2.5%) carefully before completing the survey below and using the reply-paid facility to return it to us.

**Q1.** Before receiving this information were you aware Council was considering applying for a Special Rate Variation?

- Yes
- No

**Q2.** How would you rate your level of understanding of Council's proposal for a Special Rate Variation?

- Low
- Medium
- High

**Q3.** How important is it for Council to be financially sustainable and viable?

- Not Important
- Important
- Very Important

**Q4.** How satisfied are you with the quality of infrastructure, services and facilities provided by Council in the local area?

- Not Satisfied
- Satisfied
- Very Satisfied

**Q5.** Do you support the Special Rate Variation as proposed?

- Yes
- No

*Handwritten signature*

Delivery Address Attachment G  
Locked Bag 23  
GRAFTON NSW 2460

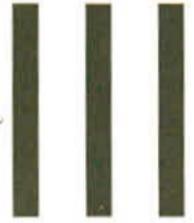
Item 13.070/17 Page 37 of 170

No stamp required  
if posted in Australia

The wording of this opinion poll seems to ignore the "elephant" in the Council Chambers - namely the degree of profligacy and mis-management which has led to the blow-out in our finances. If I mis-managed my budget with the

Clarence Valley Council  
Reply Paid 88163  
GRAFTON NSW 2460

Same degree of recklessness I would be homeless rather than a hard-pressed elderly rate-payer currently expected to help extricate our local representatives out of their embarrassment.



Clarence Valley Council

Ref; Special Rates Variation

Council Members

I strongly disagree with the Special Rates Variation increase for the following reasons.

1. I have had to remove the lantana and groundsel for the front of my property, at my own expense which I believed that I was the councils responsibility to spay.
2. The council has stated that Ellem Ln, was designated for grading three times per year which has not occurred.
3. Being a dirt lane, it continues to badly corrugate during dry weather and ruts, slips and pothole during and after wet weather. Leaving myself to fill in the larger holes. This also causes extra wear on vehicles which use the lane.
4. I have asked for the road to be sealed. To which the reply for council was not in the foreseeable future.
5. I am thankful to the council for sealing the entrance to Ellem Lane, which has now made it safe for the school bus to move off the main road and safely pick up the school children. However, that is in need of repair also.
6. There are six families that live on Ellem lane, with a seventh being developed. So my question is, that you would like us to pay extra for services to we currently receive and have not been receiving. An in return you will do what?



Grafton

DOC #	_____
DOC LOC.	_____
G	19 OCT 2017
CLARENCE VALLEY COUNCIL	

Clarence Valley Council,

In response to you survey concerning the Special Rate Variation", you fail to give enough space for RATEPAYERS to respond, but you would like us to accept what you want.

Firstly, it is an appalling injustice to your ratepayers that you addressed an important document such as this to RESIDENTS and not ratepayers. Is this because you believe residents who are not ratepayers will provide you with the responses you required? In our opinion this only shows how inconsiderate this council has become.

As for the actual survey, how many times do the ratepayers have to tell council that they should learn to live within their budget as do the ratepayers. Many of the ratepayers (who pay your wages and expenses) are already on severely restricted incomes and struggle to find the increases in rates you require. Council has become an extremely extravagant and wasteful organisation who seem to believe that you can tax (or rates) your way out of debt. This never works. Reducing the outgoing costs is the only way to curtail expenses

We will answer your survey, but would like to submit several opinions to which Council should respond.

**Q1. Before receiving this information were you aware Council was considering applying for a Special Rate Variation?**

Yes. We could not believe the arrogance of this Council. It has not stayed within their budget and expect the ratepayers to again bail them out.

**Q2. How would you rate your level of understanding on Councils proposal for a Special Rate Variation?**

High. We understand this Council cannot live within their budget and because of previous General Managers and poor decision making, this Council is now in the red, whereas about 5 years ago, they were in the black with funds in the bank.

**Q3. How important is it for Council to be financially sustainable and viable?**

Very Important. It is extremely important that Council is financially sustainable and viable, but council must still live within their budget.

**Q4. How satisfied are you with the quality of infrastructure, services and facilities provided by Council in the local area?**

Not satisfied. What infrastructure. We get nothing from this council, only roads, poor repairs, and water damaged (Flood) roads never repaired properly.

**Q5. Do you support the Special Rate Variation as proposed?**

No. Definitely not.

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G	20 OCT 2017
CLARENCE VALLEY COUNCIL	

This is now the worst Council we have lived under and been ratepayers of. Copmanhurst Council was quite good. Nymboida Council was a good and fair council. Pristine Waters was useless and this current Clarence Valley Council is one sided and everything happens 'down river' Grafton is a city in its own right, so why is it now becoming second rate and a poor cousin to Maclean, Yamba, etc.

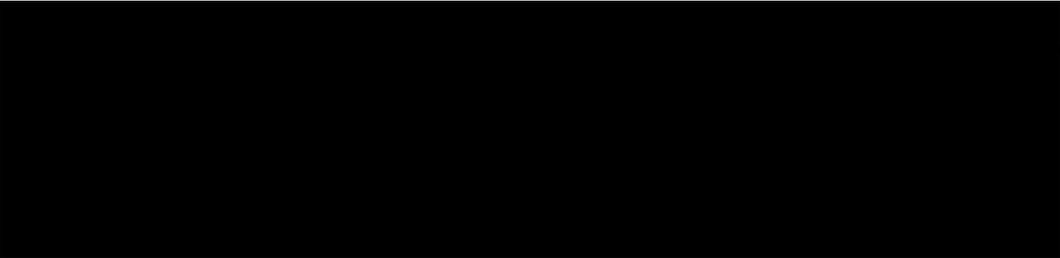
Since the last amalgamation This Council has never even equalised rates throughout the entire council area. We are supposedly one council, so why are rates not the same throughout the area. This has been a bone of contention since the amalgamation. All areas should be rated equally. Rates should be equal throughout the Council area.

Maybe to enable equal services throughout the council area, a WARD SYSTEM should be introduced into council. Unless you live 'down river' you are not equally represented in Council. Also, just look at where the most money is spent and it is not in Grafton.

Why do businesses in Grafton support all other areas and yet council cannot even provide the funding for security cameras. Grafton residents pay the most in rates and still do not get the support and services they deserve.

The river at Grafton is so underused. It would be a great tourism area. Wake up Council and support Grafton. Unfortunately, the true colours of Council show whenever funding is announced. Yamba, Maclean, Iluka.

We do not expect Clarence Valley Council will even consider our opinion as it is not what they wish to hear, but we do not agree with the proposed Special Rate Variation.



---

Thank you for inviting the Ratepayers to have a say regarding the above. Firstly let me say that I feel Privileged to live in the CV and even more Privileged to be on the Canal in Yamba. I have owned property here since 2006 and have been living here since Jan.2014, in which time I have seen many changes both in the Valley and indeed on the Council. Since my first rate bill back in 2006 I felt we were heavily penalised for the Privilege of residing in the Valley and now I see there is a move to go even further to balance your books that seem to have gone completely out of control by mismanagement and incompetence from consecutive councils. Why should we the Ratepayer give you more money to fritter away, there is no guarantee it will make things better. I feel council should look for more ways within their control and within Council itself to try and balance their books. My Wife and I are currently paying \$3479 per annum plus \$60 for our pontoon plus water rates, under your new SRV this would increase to \$4048 by 2020/21 and we get no more than Ratepayers paying \$1891, yes I know the block is worth more but my point is I get nothing for it. How about doing some maintenance on our Canals' like a dredge here and there our pump some sand to the revetment walls, if I saw some extra services on the Canal I would have no objection to the SRV. As you would know our maintenance on the canal adds even more cost to our blocks which I feel should be maintained by Council. Thank you for the opportunity to express my views and I look forward to seeing a happy and cohesive Council working for the Ratepayers.

REGARDS





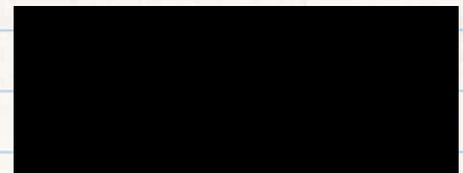
THE GENERAL MANAGER  
CLARENCE VALLEY COUNCIL

DEAR SIR,

AS THE OWNER OF A WATERFRONT RESIDENCE AT 7 TAINE COURT  
YAMBA I AM A HIGH RATEPAYER

I REQUEST THAT COUNCIL GIVE CONSIDERATION TO A RATE  
RISE TO THE MANY PRIVATE RESIDENCES WHO ARE OBVIOUSLY RUNNING A  
BUSINESS FROM <sup>THEIR</sup> ~~THEIR~~ PREMISES.

IN YAMBA THESE ENTERPRISES ARE OBVIOUS BY THE COMMERCIAL  
SIGNS AT THE FRONT OF HOMES, INVITING POTENTIAL CUSTOMERS TO  
TRADE WITH THEM, THIS IS BOTH UNFAIR TO BUSINESSES TRADING IN  
DESIGNATED COMMERCIAL ZONES, WHICH ATTRACT HIGHER RATES AND  
THE SURROUNDING RESIDENTIAL OCCUPANTS WHO BEAR THE COST  
OF INCREASED TRAFFIC USAGE OF THEIR ROADS



DOC # _____
DOC LOC. _____
G 24 OCT 2017
CLARENCE VALLEY COUNCIL

## CLARENCE VALLEY COUNCIL

IF YOU HAD NOT EMPLOYED THE LAST GENERAL  
MANAGER WE WOULD NOT HAVE THIS PROBLEM NOW

YOUR COUNCILERS TAKE NOTES FROM YOU IN  
SHOPPING WORLD AND PHONE NUMBERS AND  
CANNOT GET BACK TO YOU AFTER 6 MTHS

THE ULMARRA POOL WHAT A DISGRACE KIDS  
ARE SWIMMING IN THE RIVER.

THE WHOLE COUNCIL NEED TO HAVE A GOOD  
LOOK AT ITSELF

ALSO THE MATERIAL THEY ARE USING ON  
THE ROADS WITH NAILS, SCREWS AND  
REINFORCEMENT IN IT



DOC #	_____
DOC LOC	_____
G	24 OCT 2017
CLARENCE VALLEY COUNCIL	



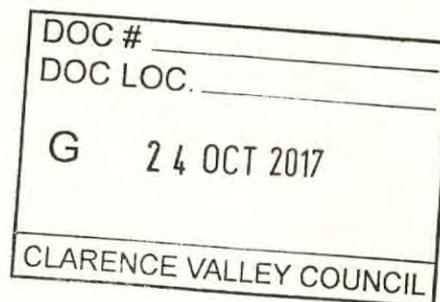
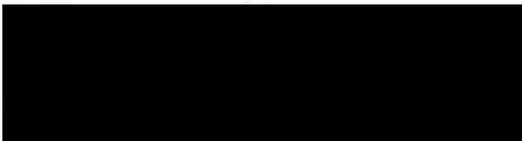
As a business operator in the Clarence Valley Council precinct and owner of several parcels of land, we would like to strongly object to Council increasing the rates to what they are saying it needs to be.

Up until the last year or so our business, cattle producing, has had it quite hard making ends meet, with prices of our products we have had to purchase in running our business going up constantly and the price of cattle staying static and well under a sufficient price to meet day to day living. We had to tighten our belt, go without quite a few things, watching what we spend constantly. But still making a living.

Now Council is also a business and it also needs to do the same thing, maybe cutting down on a lot of wastage and mismanaged funds, making do with older equipment, not always having the up to date state of the art machinery, both in office out and out.

So from our point of view a rate increase is deemed unnecessary.

Yours faithfully





Dear Councillors

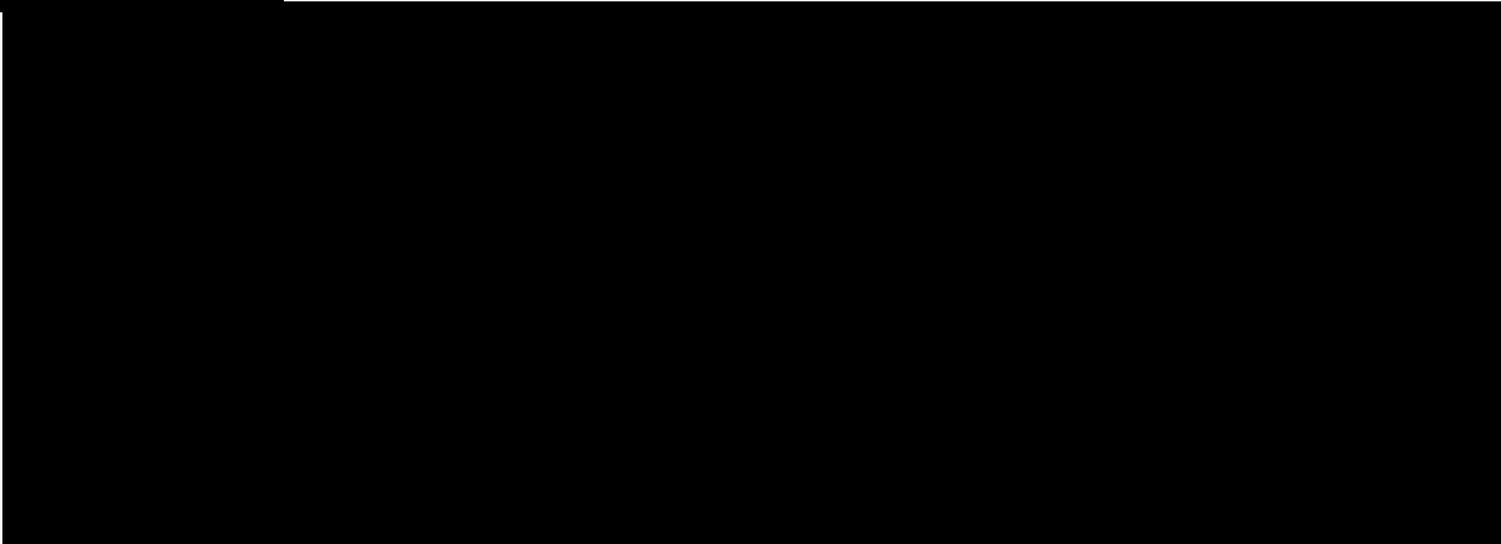
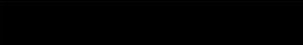
I am in favour of the rate rises.  
Something has to happen one way or the other and we don't want to lose any amenities.

I don't have curb and guttering on my street and the surrounding street; I would like to see that as soon as possible.

Just connect my uncurbed part of my street to the existing curbed sections. Thank you.



Kind regards





Dear council

I for one do not agree with you putting up our rates, as a country rate payer we get nothing from this council, our rubbish bins get picked up each fortnight when they are crawling with maggots and that also is the case with the town bins.

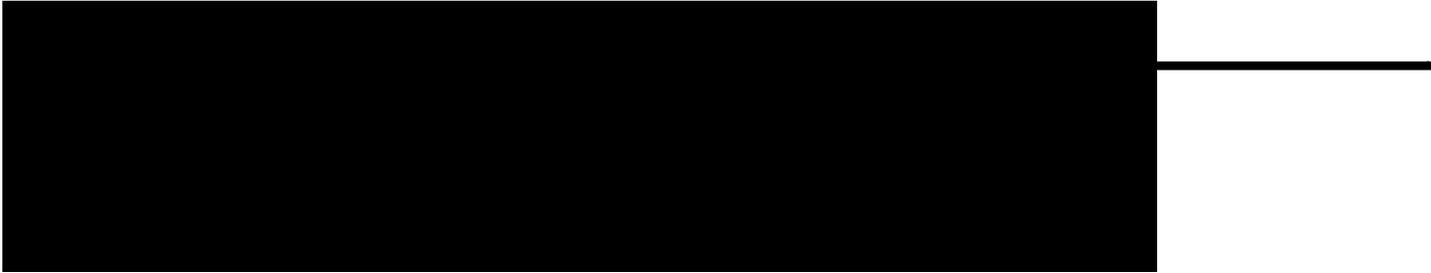
The staff that were dismissed, one can only hope the executive you cut was the fool that cost the rate payers 6 million plus by buying a block full of asbestos, but then he would not have had the only say in that fiasco.

Council needs to get rid of anything that is not of benefit to the local majority like cultural centres, a lot of money is wasted in supplying services to aboriginal communities and they do not even turn up for the day

Why are you not doing more for the homeless in this town I believe the money given to the soup kitchen is a pittance, haul in your waste and live within your means like the rest of us, if you have not got it then don't spend it.



My vote to your question is a resounding "NO"



NO 8% SRV E



are against the proposed special rate variation as reported in the Council Notice in the paper.

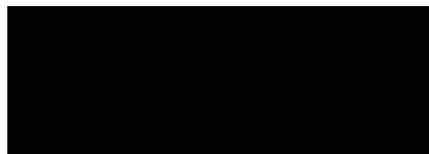
Just as Ratepayers need to live within their means, so does the Governing Body and the members who we elect to oversee this spending.

We note with alarm the Council's response (be it staff or Councillors, we dont know) that ratepayers can afford to pay more rates because of the pecentage rise of median income levels. Obviously who ever said this has no understanding that median means the middle score, and therefore there are plenty of people below this percentage increase. Also this comment does not take into account all other factors which have increased in price over these five years. Ratepayers do not have a pot of gold with a never ending supply of money.

Council has been erroneous in declaring they are in this situation because of rate pegging. The CPI for our economy has been well below the rate pegging level for many years, and when you factor in the approved increases above the rate pegging which ratepayers have been forced to pay, then Council should have been in a good financial position.

We believe there are many ways Council could increase their bottom line by adequately using their infrastructure to its full potential. A perfect example of what could happen over the whole Valley is the success of the Primitive Camping at Maclean Showground. What a win for the Council's coffers, and great for the Show Society to have so much maintenance done on what was an aging infrstructure. Why do we not have more of these situations in the Valley? If businesses were getting a resulting boost to business because of these types of projects, then the resultant flow on would be amazing for the whole valley.

Where is the list of projects local Not For Profit groups could do for Council? That's right it doesn't exist...and the ratepayer must foot the whole bill for maintenance which could be done by these groups. If Council can't afford the time or effort to do these types of jobs then put it out to the Community. There is the potential to do millions of dollars of maintenace this way, and leave the dollars for the big projects.





Dear hmm, whoever because no one EVER ACTUALLY REPLIES!

I'll put it as plainly as I can, your ratepayers are pissed off, I'll even try to be polite..... (Try being the operative word here, because I'm done with this utterly crap, irresponsible and useless council).

First point:

I don't support the council 8% SRV. Don't even try it. You try this [REDACTED] every year and it's rejected by us, the people who PAY Your wages, I'd suggest you cut your expenditure, your staffing levels, your plans for stupid super depots which aren't required and if you actually did what you're supposed to be doing.... (Oh yeah and stupid glossy brochures, postage and reply postage, utter wastage!)

Second:

On to things you are supposed to be doing, Steve (I think it was, but I was not in a position to take notes being out for the day on my motorbike) who I think is in charge of roads maintenance, was supposed to reply to my email that was promised 4 or 6 weeks ago..... Pfffft, we don't expect much, but considering my original email to council was ignored for 3 weeks and then after having a counsellor email directly to the GM and Mayor I got a 45 minute (or maybe longer, dunno) phonecall basically apologising for how [REDACTED] the council is including the 3 week wait for a reply (some 10 day my policy you've got there), he told me how the council is poor, how they had a crew supposedly fixing things (yeah they filled half a dozen potholes, woooo... How about the great big holes or mounds in the road). He promised to write to me outlining our phonecall and other things going on that was about 4 to 6 weeks ago..... Chop chop, Christmas is coming! I'd like my reply and a few other things....

Third:

I will cheerfully raise a motion to secede the Nymboida region from the CVC amalgamated council at a community meeting should the council not start performing the duties that we pay it to perform! I mentioned this in the previous email but clearly the council doesn't see the residents pissed off and complaining as important, so maybe having your council [REDACTED] and new local councils reformed will wake you all up??

Fourth:

While I'm at it, I believe many members of the community have written to council to ask for its support for marriage equality to be made known and for the CVC to join "Mayor's for Equality" (google it). I too would like to see this happen and is like to urge the council to do this as a matter of haste, [REDACTED]  
[REDACTED]

Finally:

So, now I've been blunt once again but fairly polite, and I'll hazard a guess that the council never bothers with a reply, but if you do, how about replying to BOTH my emails, but just to add to the FUN of discussing anything with the council I'll CC the Daily Examiner, because maybe if you can't be bothered replying to your ratepayers maybe they'll look in to it for me?

Or perhaps I should just forward my emails to every council email address I've got?

Regards,

DOC # _____
DOC LOC _____
Attachment G
G 23 OCT 2017
CLARENCE VALLEY COUNCIL

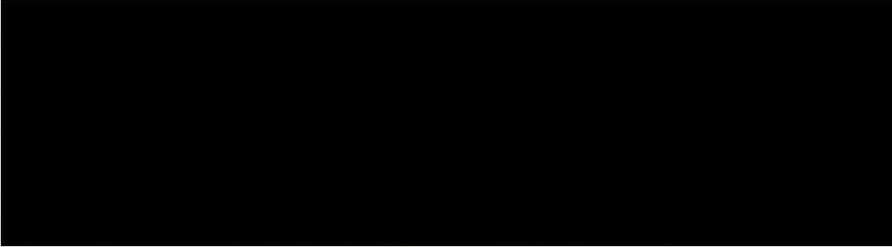
Discretion / The Inspector

I have noticed how filthy  
 mycless / well front is looking  
 pity the same cant be said for  
 Ophion - Mrs. A mess. There  
 was. Ash sometimes No respect  
 A makeover for this Mep - Bo.  
 That's all it was - Ash.

Bo. worse than the well front  
 will ever be y our Mrs. S. - I  
 have never seen a more dirty  
 e Ophion. Mrs Mep which includes  
 empty stops e filthy foot ps. AS.  
 Does anyone from Council ever  
 inspect this horrible Mep, if  
 not someone should

how there's this soldier on a  
 horse, it's a bit No from me

The General Manager  
Clarence Valley Council  
Locked Bag 23  
Grafton NSW 2460

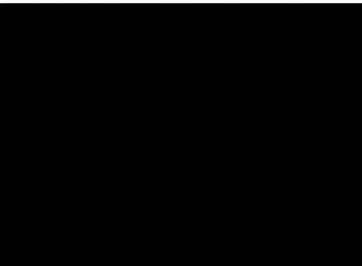


Dear Sir/Madam,

I am writing in relation to the proposed special rate variation. I currently pay \$7,949.30 in rates annually to the Clarence Valley Council. Given my property borders the Clarence and Armidale Shires I pay an additional \$5733.00 annually to the Armidale council. I fully appreciate that rates are imposed based on the value of the property however based off the services I receive from your council I simply can't afford to pay an additional 5.5% p.a. on top of the assumed 2.5% rate peg. I'm a beef cattle producer and yes the last two years have been good for our industry but the that doesn't make up for the last twenty years that have been average at best. With the rise in cattle prices we have also seen a flow on of price increases for most of the inputs we purchase. Inflation in the costs I have to manage including the proposed rate increase by your council is running well over the annual CPI rate of 1.9%.

I believe the council needs to look at other measures including "pay to use" for more of the facilities and services currently provided to rate payers. Rural rate payers such as me are subsidising the provision of facilities and services in town. There needs to be a fairer allocation between who uses and who pays for the services provided by council. Alternatively more costs have to be cut from the council budget just as any other business would do to its budget when faced with the same situation.

I do not support any increase in rates over and above the 2.5% peg.



DOC #	_____
DOC LOC	_____
G	25 OCT 2017
CLARENCE VALLEY COUNCIL	

Dear Councillors,

It is the nature of bureaucracy to drive inefficiency and this is clear in the options bureaucracies - State and Local have given to Council:

- a. Increase Rates
- b. Slash Services

The bureaucracies have informed you that after a severe cost cutting exercise that they had neglected themselves to undertake for the last 10 years, that their preferred option is for more money to be extracted from rate payers.

There is a third option no bureaucracy would ever promote: innovation - above all else, bureaucracies fear change and risk - and innovation represents both change and risk.

Here are some examples:

Recently council wished to reduce the dog ownership for rate payers from 3 dogs to a maximum of 2 dogs. The reasoning simply was to align with other councils. The objections to this included:

- What other councils do is not relevant
- Council has better things to do than tell people how many dogs they can own
- A waste of money and resources acting like 'big brother'

Proposition:

Clarence Valley is the largest council by area and this represents a large portion of costs not faced by other smaller councils - but what other councils do IS relevant if the council area is large and what step they undertake to reduce rate rises and eliminate costs.

Innovative Idea: If constituents were to pack recycle bins more tightly, shared with neighbours - could recycle bin collections be done monthly and how much would this save over a year?

Innovative Idea: Co-pay for amenities and services. Could council fund half the cost of the pool/grounds with community fund raisers building funds via Residents Associations to co-pay the remainder? If communities want these services that service their towns and villages - why should a resident on the other side of the county that does not use these facilities pay for it?

Innovative Idea: Remove non-core parts of council such as the part of council that formulated, lobbied and tried to implement the new Dog Ownership Regulations and other parts of council that insist on 'aligning with what other councils are doing', much of what council bureaucrats propose is determined by ALGA - not residents .

Proposition:

Clarence Valley Council councillors have an opportunity to become the council other councils emulate - in the last election the constituents elected an innovative, eclectic and interesting group of people now being led by and bullied by the bureaucrats. We expect more.

Innovative Idea: Fast track Clarence Valley Innovation for RESIDENTS. Change direction of council from why something cannot be done, to why it can and should. This ultimately will increase revenue for the Clarence.

I requested information on establishing an Air BnB. To do so legally requires a DA to be lodged!

Innovate on this - become a leader, not a follower. Short stays brings money into Clarence and CVC should BE CASHING IN ON IT. Inspect, Register and Charge.

Innovative Idea: Much red tape exists for new business ventures in the Clarence and residents/council would benefit from a streamlined process to start new business ventures (ie. how difficult would it be to set up 12 houseboats on the Clarence for hire to tourists? How difficult would it be to set 12 Golf Buggies for tourists to hire to explore the Bundjalung?). I can tell you the answer to both of those.

Here is where CVC is failing - there are plenty of ideas like these that CAN contribute to revenue for the CVC but the first step is to reject the only two options being forced on us because the bureaucracy does not want to shrink itself further. While plenty of costs (many of which are attached to functions carefully excluded from publication in the initial consultation to the public...) can still be removed from the budget - but some clever revenue options should also be pursued outside of a generalised rate hike.

DOC LOC. \_\_\_\_\_

G 26 OCT 2017

CLARENCE VALLEY COUNCIL

21/10/17

To whom it may concern

Dear sir or madam.

I have purposely deleted my personal details from this letter because of any retribution as a result of what I'm about to say!

[REDACTED]

As one of the rate paying public contributing to your salaries & in receipt of your letter" to the resident", I'm definitely against your proposal. My reason being is that, once you implement your proposition, there is now way [REDACTED] that you'll ever remove or reduce it, but in fact, would still include as you put it, 'THE ASSUMED 2.5% RATE PEG' & in fact someway or other you'd all find a manipulative way to include the yearly CPI adjustment as well.

[REDACTED] I very  
much doubt it because.

[1] What happens if State/Federal Governments funding loans are available to you for a certain project you have on the Councils priority list that's confront you all?

[2] I personally cannot see where the Council can operate proficiently without something like the above happening over that time period with possible compounding of the debt problem.

[3] If confronted by something of detrimental importance between 2018 & 2020/21 period & the availability of [1] above. What happens then? The debt would be compounding like a rolling snow ball.

[REDACTED]

I like many of Maclean residence would like to see the back of Grafton as part of the Council & go back to controlling our own destiny. Not that it makes any difference but, go back to two Councils, let Grafton have from south of Cowper/Brushgrove/Lawrence & Maclean with these & the area to the North.

For the past 45 year I've operated our household budget on mega income without financial loans or borrowings & certainly no credit cards. I'm proud to say we have no debts except those of rates/car regos & insurances & when received go straight into our budget book & paid in full by their due date. Sorry but, my answer is no to your proposal.

**David Bancroft**

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**From:** Karen Toms  
**Sent:** Monday, 30 October 2017 3:59 PM  
**To:** Council Email  
**Subject:** Fwd: SRV

Please accept this email as a submission to the SRV

Thank you  
Karen

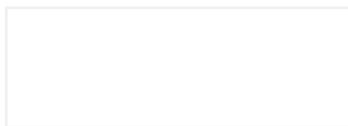
Sent from my iPhone

Begin forwarded message:

From: [redacted]  
Date: 30 October 2017 at 3:27:58 pm AEDT  
To: "[Councillors@clarence.nsw.gov.au](mailto:Councillors@clarence.nsw.gov.au)" <[Councillors@clarence.nsw.gov.au](mailto:Councillors@clarence.nsw.gov.au)>  
Subject: SRV

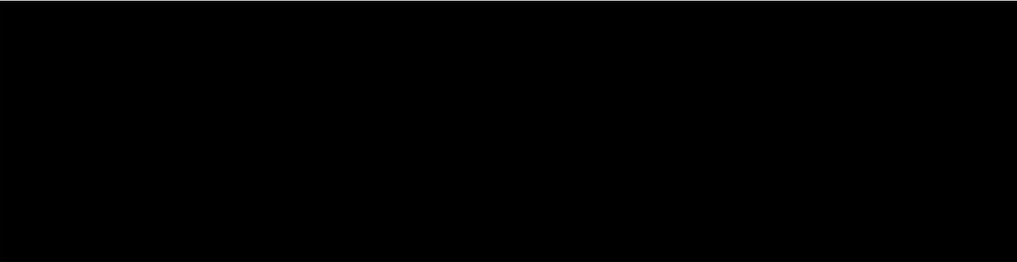
To whom it may concern,

I [redacted] do strongly oppose the proposed Special Rates Variation that you wish to impose upon us, as i did previously,.The waste just goes on pouring good money after bad the fiasco at the Depot, the blown out costs with the carpark at maclean, still no Supermarket the next thing will be the buy back of the original carpark.When a friend who has become handicapped wished to go out the wall and there was no access, i and others Pat Shepherd Ratepayers requested signage for entrance of walkway to allow wheel chair access .We were told that it was not councils road, i questioned the placing of speed bumps to be told it was not council.Last week i saw council workers replacing some of the speed bumps, the buck goes on too much confidentially and secrets.



Karen Toms  
Councillor  
**Clarence Valley Council**  
Locked Bag 23, GRAFTON NSW 2460  
P: 0403 195 178  
[www.clarence.nsw.gov.au](http://www.clarence.nsw.gov.au)





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**Importance:**

High

Dear Council,

Please note I DO NOT support the proposed variations/raises to rates in the Clarence Valley.

I do not consider that you have consulted sufficiently with the community and when you have I consider that you did not listen.

Best,



I wish to object to the SRV as it is excessive and only shows to prove council inability to manage the finances of the valley.



**David Bancroft**

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**From:** [redacted]  
**Sent:** Monday, 30 October 2017 3:37 PM  
**To:** Council Email  
**Subject:** Special Rates Variation proposal and revised planning documents

As a late submission in regards to latest rate increases one suggestion as a local mother of teenagers, who has watch kids struggling with both physical and mental health in recent years. Due a lack of exercise ,fresh air and a sense of community and connection with each other . Kids of all ages need to get back to old school entertainment that accidentally involves fun exercise. I have been lucky enough to watch my twin teenage boys in recent times create a positive and healthy environment at our local Maclean skate park and lets face it in times gone by most parents wouldn't let their children go to the park due to a bad crowd . That i beleive has changed dramatically and as i live close by to the park more and more parents are allowing their kids of all ages to return to the skate park giving them exercise and connection with kids of all ages . I would love to see this nurtured by our council and see a revamp and an extension of our existing Maclean skate park involving local kids and adults to ensure this space is used positively and encorage youth exercise and health. To make this larger would allow more kids of different levels to join in and create a destination skate park increasing people and visitors ro Maclean with their famlies . The more traffic at a skate park the less nonsense as parents are always around for little ones and olders kids are forced to respect little ones and each other . I beleive our funds need to look after our youth and if they are getting outside exercising, repecting and teaching each other the fun of the great outdoors ( NOT IN FRONT OF SCREENS ) Putting some extras and love into our existing skate park can only be positive for our kids future mental and phsical health . I know this as i have watched my boys and a lot of their friends turn the skate park into a fun and happy place to go and got out of their rooms and ride all afternoon as i did with the old bmx dirt track years ago only meters away .

Thanks [redacted]

**David Bancroft**

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**From:**   
**Sent:** Monday, 30 October 2017 11:21 AM  
**To:** Council Email  
**Subject:** Special Rates Variation proposal and revised planning documents

Dear Sir

Thank you in providing the opportunity to comment on the proposed rate increase.

Council must improve on their current financial performance and quality of their work before submitting the rate payers to any increase.

**Road maintenance is a good example where improvements are required.** Recent work on Armidale road took weeks to complete and is already showing signs of requiring rework. The condition of the Armidale Rd between the Coffs Harbour Rd and Coutts Crossing is in poor at best with numerous large pot holes and severe shoulder drop off and edge break. Patching of poor pavement that has been completed in the past now requires rework and this section of road is now in the worst condition it has been in for the past 20 years. There has been little maintenance on this road in recent years and the line marking also leaves a lot to be desired. I know this is a regional road that attracts funding from the state government to assist council with maintenance costs, it would be good to see some funding expended on maintaining this road. The use of the spraypac truck to provide bitumen seal on patching is only a temporary treatment and unless work is followed up bitumen reseals to water proof the pavement this work is a waste of time.

Improvements in maintenance work technique must be made else any increases in general rate will only be squandered as it has in the past. Poor work and the cost of rework is a drain on available maintenance funds.

**David Bancroft**

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**From:**   
**Sent:** Monday, 30 October 2017 3:01 PM  
**To:** Council Email  
**Subject:** Special Rates Variation Submissions

To Whom It May Concern re the Special Rates Variation Submissions,

I do not support Council's proposed SRV and can see nothing but future pain and problems for the valley if the suggestion goes through in its current state.  
My vote is an unequivocal NO to this special rate variation.

**David Bancroft**

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**From:**   
**Sent:** Tuesday, 31 October 2017 8:20 AM  
**To:** Council Email  
**Subject:** Submission - Special Rate Variation

**SUBMISSION – COUNCILS 26% SRV**

To Clarence Valley Council  
council@clarence.nsw.gov.au

To ensure that there is No Misunderstanding of my Submission

Please note: I Am Opposed To:

\*ANY Special Rates Variation (SRV)

\*Some of the proposed Service Cuts and Council overlooking other savings.

\*The nonsense being circulated by Councillor Baker, and apparently supported by other Councillors (with the support of the acting GM and Council), which was then propagated in the Daily Examiner with a claim that Residential Rate Increases as a result of the 26% SRV will be between \$19 and \$50 per year.

\*Council's incorporation of a \$13M+ loan in to their IP&R documents.

Rather than the inclusion of the proposed \$13M+ Loan:

I recommend a moratorium on All Loans from All Council Funds until 2025.

**WITH REGARD TO THE PROPOSED 26% SRV:**

Local People simply can't afford it.

In case you suffer from the same apparent unawareness of Local Peoples inability to pay significant Rates increases that appears to have afflicted Councillor Baker in his recent claim to Residents that: "I'm unaware of any census demographic information that proves anything about people's ability to afford anything."

Might I suggest you avail yourselves of Councils own reports, which clearly show:

An analysis of Local Peoples relatively low incomes in comparison with the NSW average,

The shape of the local age pyramid which clearly shows an above NSW average number of Local People are over the age of 60,

Local Peoples dependency on Pensions and other Government Benefits,

Our Valleys low SEIFA scores etc.

If the figures in those reports are insufficient to convince you of the relative poverty in Our Valley:

Might I suggest that All Senior Staff and Councillors Try and Exist for a Month on the Base Rate provided by the Australian Age Pension while remembering that many People in the Valley actually get by on Less than the Pension provides.

As some of you are aware:

The negative impacts of increased taxes such as SRV's and the other cost increases being proposed by Council multiplies in their negative effects throughout the local economy.

**Many local business owners and operators are already suffering from the cumulative effects of running a business in a poor local economy with relatively low discretionary spending ability.**

**Councils proposed 26% SRV reaches its maximum impact just after the bridge and highway workers from other areas have left the Clarence.**

**This also coincides with the impact of the highway bypass on the area and the subsequent decrease in passing trade, which will be particularly significant in upper river areas such as Grafton and South.**

**As a result:**

**The increased user fees and charges,**

**The 26% SRV,**

**The loss of the current workers from other places and**

**The loss of passing trade**

**Will All result in negative impacts on the Valley's economy at approximately the same time.**

**We already have too many closed and empty shops in the CBD's of our main towns.**

**Councils 26% SRV and other tax increases will make this worse.**

#### **SOME OF THE PROPOSED SERVICE CUTS AND COUNCIL OVERLOOKING OTHER SAVINGS:**

**Council's proposals to increase DA and associated costs such as the massive 67.60% in DMU charges will further disadvantage the local economy.**

**The proposed increases to Cemetery charges and the removal of Local Peoples ability to pay Councils bills through their local Post Office or agency is nothing short of a cruel and horrendous assault on many of our elderly residents.**

**To increase many of the Cemetery charges by over 50% in an area where many families already crowd source to pay for funerals is beyond comprehension and shows a total lack of awareness and compassion for Local People.**

**The original proposals to close the Iluka Library and significantly reduce funding for the Regional Gallery also showed a lack of basic comprehension of what makes a healthy Community.**

**The decision to reduce support for Tourism, which is one of the few growth industries remaining in the Valley, shows a lack of understanding of the need to grow the Valleys economy.**

**Councils Draft 2017/18 Budget shows the following changes from the original 2016/17 Budget:**

**User Charges have increased by approximately \$4.7M from the previous year**

**(\$10.5M to \$15.2M)**

**Statutory and Regulatory Charges have increased by approximately \$0.6M from the previous year**

**(\$1.4M to \$2M)**

**And General User Fees have increased by approximately \$1.5M from the previous year.**

**(\$16.8M to \$18.3M).**

**These are significant changes and their impact on the local economy is negative.**

**What is Conspicuously Absent from Councils attempts at expenditure reductions is:**

**Further analysis of Councils massive workforce.**

**CVC currently have one of the highest Full Time Equivalent employment numbers of All Councils in NSW.**

**The Most Recent Office of Local Government Council Comparison Data For 2014/15 Ranks Clarence Valley Councils Full Time Equivalent (FTE) Staff Numbers At Rank 134!!!**

**Of ALL 153 Councils Surveyed Only 20 Councils, In All Of NSW in 2014/15, Have Staffing Levels Higher than Ours.**

**Councils response to this obvious concern appears to be the initially claimed reduction of 24.5 FTE positions has since been increased to 27 FTE.**

**Since release of those initial claims, we have been told that 16 of those FTE's are already vacant**

**And**

**Another 5 are coming from the Mythical Super Depot of Eternal Promise in Tyson Street.**

**Councils draft budget for 2017/18 shows the following Increases from 2016/17:**

**Salaries, Wages & Oncosts have increased from \$38M to \$39.98M**

**And**

**Other Employee Costs have increased from \$817,574 to \$902,031**

**The expenditure of approximately \$41M per year on maintaining Councils current workforce represents a huge burden on the Local People who pays those bills.**

**Councils draft budget for 2017/18 also shows increases from the original 2016/17 budget for:**

**Contracts: which have increased from 15,211,986 to \$15,324,307.**

**Councils 2016/17 budget also shows a massive blowout for Contracts to \$18,108,771.**

**How much of that money for the current year, and next, is intended for employment for Council work?**

**Council currently have a workforce of 600 people.**

**How many extra employees are concealed under the Contracts budget?**

**As Council have consistently refused to provide details of the Awards and Classifications and the numbers employed in those categories:**

**It is Not possible for the Community to know how their \$41M and their \$15M are being spent.**

**It remains obvious that Council could significantly reduce costs in this area.**

**Council exists to serve the Local Community.**

**It is Not the Local Communities role to support Councils bloated workforce.**

**Council could also make savings through reductions in:**

**Councils near half a million dollars a year expenditure on Advertising**

**Councils provision of over 300 mobile phones and 180 motor cars.**

**The Fleet Review (which included the cars) was completed in 2015.**

Since that time Council have had 3 or 4 Meetings to discuss the Reports implementation.

There is a willingness on the part of the Local Community to work with Council to find savings.

It has been proposed that a member of Councils senior staff meet with members of the Community, once a month between now and next year's budget cycle, to examine possible savings and for any savings found to be deducted from the proposed SRV.

Council have Refused this Invitation to work with the Community.

#### **COUNCILLOR BAKERS SHEET:**

As to Councillor Baker's technicolour Sheet which has been handed out by Councillors across the Valley and used at Councils SRV Meetings to 'show' the impact of the SRV:

It is obvious that the use of the 10-year time line for the 3 years of the SRV Rates Rises results in a reduced amount per year when divided by those 10 years.

This is skewed even further by the underlying assumptions of Only a 2% Rate Peg after the 3 SRV years (an assumption which is clearly Not supported by the available evidence) and a magical belief that there will be No other changes over those 10 years that will impact Councils performance.

Councillor Baker's Sheet made it on to the pages of the Daily Examiner in two separate articles, which told Local People that:

"His figures, which match those of the council's planners, show the SRV would cost an extra \$19 a year for the Valley's lowest paying ratepayer, to \$191 for the highest."

This claim was then corrected to:

"His figures, which match those of the council's planners, show the SRV would cost an extra \$19 a year cumulatively over 10 years or the Valley's lowest paying ratepayer, to \$50 a year for the highest in the residential categories. \*"

And is still available on line at:

<https://www.dailyexaminer.com.au/.../srv-on-base-rat.../3183276/>

Another Daily Examiner article titled "Ratepayers happy to pay once figures explained"

Has the following claims referenced to Councillor Baker:

"He researched the figures and came armed with a spreadsheet that show the highest SRV increase would be \$50 a year in the Yamba residential C category and dropped as low as \$19 a year."

That article (complete with pictures of Councillors Clancy and Toms) is also still available on line at:

<https://www.dailyexaminer.com.au/.../ratepayers-happ.../3183370/>

Councillor Baker assured People at the South Grafton SRV Meeting, in front of Council's Acting GM, that his Sheet had the support of Council.

Council do Not appear to have contacted the Daily Examiner and asked for a correction to the false and misleading impressions being created across the Valley through their use of the Council endorsed Sheet.

What is claimed in both articles are outright lies and Council appears to have made No effort to inform the Community, through the Daily Examiner, of the misleading statements or to supply the correct costs to ratepayers.

**It was obvious at Councils SRV Meeting in South Grafton that Councils proposed SRV was Not supported by the members of the public who attended.**

**It is equally obvious from the following account, posted in The Clarence Forum, of Councils SRV Meeting in Yamba that such Public rejection of Councils SRV was Not isolated to South Grafton:**

**“I did not hear any one agreeing to, let alone applauding the 26% rate rise.**

**But then we all knew that the meeting was about the council trying to convince us that it is a sensible measure that is necessary to make council 'fit for the future', because failing that we will be at the mercy of an Administrator and that is likely to be much worse for us.**

**From where I was sitting I heard at least 4 people, apart from me that were critical of the fact that Council had mismanaged the finances and are now expecting us ratepayers to fill in the shortfall.**

**Nobody I could hear was showing any willingness to pay more than the rate peg as it is stipulated.”**

**Council needs to Work With the Community to explore ways to grow the local economy.**

**Without such measures, future SRV's, more tax increases, and an even poorer local Community are inevitable outcomes.**

**Misleading claims and increasing taxes are steps in the wrong direction that will eventually lead to the 'slash and burn Administrator' Councillors have encouraged us to fear.**

**To quote Councillor Toms immediately Before the Last Council Election:**

**“The stupid thing about the excessive rate increases is they will not fix the problem we face. Even the experts agree.”**

**Quoted from:**

**<http://northcoastvoices.blogspot.com.au/.../policy-platforms-...>**



**David Bancroft**

---

**From:**   
**Sent:** Tuesday, 31 October 2017 8:31 AM  
**To:** Council Email  
**Subject:** Submission - Special Rate Variation -

Dear Councillors

I hope you are aware that slugging ratepayers with a permanent rate rise to this degree is counter-productive. Some ratepayers are living in areas where the rating costs are a great percentage of their incomes. Some might decide that it's cheaper to rent, especially if they can receive rental assistance. For those wanting to enter the housing market, rates are a big consideration and if they are not just, people just won't bother to purchase in our beautiful valley. We want more homeowners who will have a vested interest in these towns and will bring (up) their families here.

Just to round some figures for easy use; 53,000 residents Vs 26,000 ratepayers.

Big discrepancy on who benefits from Council services and who is financially contributing to the running costs. Look at how this can be better balanced. Consider systems where the user pays. Small access payments to leisure areas that have been developed and are maintained by Council, reduce costs to mum and dad owner/builders to encourage growth, parking meters, Council owned business interests. I input ideas last time you ran a survey and I hope others did too. Thinking of the valley as a co-operative society and opening Council's minds to new possibilities of sustainment, is hopefully the way to move forward without debt.

If Council is in debt for min. \$15 million, and there are approximately 26,000 ratepayers; fundamentally if all ratepayers paid another \$600, that would get Council out of debt. You can do the equations over a year or two and everything is done. If Council can't find some solutions to being debt free after being bailed out by the people then they are showing the higher governments that they really are not capable of the task and they will never be Fit for the Future.

Lastly Council needs to take the walk of shame for wasting money. Money wasted on unnecessary things like this latest payment to the printers and Australia Post (we recv'd 2 surveys) \$10,000 to a consultancy firm to interview for the managerial job (you guys were perfect for the job), to sift soil and truck it to Queensland (you should have halted development and let the animals graze it AND it's a flood area AND Tyson St is full of kids), selling Bruce St depot and the building in Victoria St, only to rent them back! Ludicrous!

You can comment that my letter is not perfect for facts but it's pretty well close to the mark. Be open and honest and I'm sure most ratepayers will see to bail you out but not as a permanent cash cow.

Council needs ideas, plans and action for the future and maybe should seriously go to the next sale and buy their own cows.

Sincerely,

[Mail](#) for Windows 10

**David Bancroft**

---

**From:**   
**Sent:** Tuesday, 31 October 2017 8:16 AM  
**To:** Council Email  
**Subject:** Submission - Special Rate Variation -

>  
> As a resident and home owner with a young family, I completely oppose councils SRV which clearly opts for the easiest budget fix; make the people pay. As the representative body for people of the Clarence Valley, it should be a no-brainer that CVC exhaust all other avenues for saving, and raising revenue, before directly taking money out of local residents pockets, many of whom are already struggling to make ends meet. Who is it CVC is serving here?  
> I would sincerely like to know.  
> Best regards,

**David Bancroft**

---

**From:**   
**Sent:** Tuesday, 31 October 2017 8:11 AM  
**To:** Council Email  
**Subject:** Submission - Special Rate Variation -

I do not support Councils SRV

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Virus-free. [www.avast.com](http://www.avast.com)

**David Bancroft**

---

**From:**   
**Sent:** Tuesday, 31 October 2017 8:08 AM  
**To:** Council Email  
**Subject:** Submission - Special Rate Variation -

I do not support Councils SRV !

**David Bancroft**

---

**From:**   
**Sent:** Tuesday, 31 October 2017 7:49 AM  
**To:** Council Email  
**Subject:** Submission - Special Rate Variation

I Do NOT Support Councils Proposed SRV I can only just afford the rates we have now and on a single pension I would have to sell my house because of the rates. The amount of rates we pay is more expensive than in Sutherland shire in Sydney, Grafton is a small country town and our rates are already high. Please listen to the people of Grafton and keep our rates the same.

Sent from my iPad

**David Bancroft**

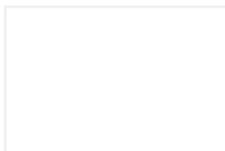
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**From:****Sent:**

Tuesday, 31 October 2017 7:26 AM

**To:**

Council Email

**Subject:**Submission - Special Rate Variation 

Dear Council.

I STRONGLY OPPOSE the 26% SRV rise.

Being a senior this will determine whether I eat, or pay the rates, buy life saving medications.

If council impose the 26% rate rise on ratepayers to pay for councils mismanagement of public monies, this will force many people to sell their homes, and onto the streets.

It will force more business's to close in the C/V towns.

Again, I strongly oppose this 26% rate rise.

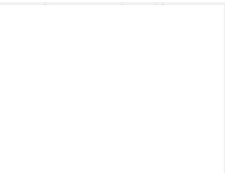
I can't afford it.

I ask you to re consider this massive rate hike.

I would like to see administrators brought in, as the situation with Clarence Valley could not get any worse than it already is.

And still council continue with the so called super depot, that ratepayers did not want.

Regards



Sent from my iPhone

**David Bancroft**

---

**From:** [redacted]  
**Sent:** Monday, 30 October 2017 11:05 PM  
**To:** Council Email  
**Subject:** Submission - Special Rate Variation [redacted]

I [redacted] 100% DO NOT support the rate rise at all!  
Thank you.

[Sent from Yahoo7 Mail on Android](#)

**David Bancroft**

---

**From:**   
**Sent:** Monday, 30 October 2017 10:55 PM  
**To:** Council Email  
**Subject:** Submission - Special Rate Variation

Subject : Submission re SRV

Dear Sir/Ma'sm,

If I understand this issue correctly, Council is striving valiantly to ensure it is Fit For The Future as the paramaters decree.

That is good. Council members have been voted in to represent **all** the people living in this shire, whether they are land owners or not, business operators or otherwise.

Council tells us that they are making economies on the running of the council. We cannot agree or disagree on this, because we are not told much about it.

Council feels that it also needs to make us, land owners, pay more so that they can then balance the budget, and feel confident that they will be deemed Fit For the Future, which in effect means that all councillors will keep their jobs and be able to live reasonably well.

I have worked since I was 17, have been careful with my money, and yet I have become dependent solely on the Govt Pension. It gives me no joy to say this, as I feel I could have had a much better retirement, but that is now water under the bridge, and I need to get on with life as it is, and not as I feel it should have been.

The age-pension is meant to keep the wolf from the door, and not much more. I own a very modest house with a postage stamp for a backyard in the residential area of Yamba, yet, I find it difficult to pay the rates **and** all the **other fees and charges** that the Council demands.

IF, as you suggest, the rates go up in more than the stipulated peg-rate, then I will have yet another difficult decision to make. I doubt that I will actually go hungry; however, it will bring me to a point where I cannot visit a doctor or a specialist, because money does not stretch that well; and to a 78 year old, doctors and specialists are as important as bread and butter, and cost a lot more! So, with no relief for pain, I may well find that I cannot go out at all. I could easily fall into a depression and who would blame me if I think life like this is just not worth living.!

These days most of my circles of friends are the 70, 80 and over. Believe me, the preceding paragraph describes how we oldies think. Unfortunately many of us have been taught to not speak of depressing subjects, but we do . . . amongst ourselves. I am hoping that you will get the benefit of an insight into what is happening to many residents.

So please, please, DO NOT put the rates up any higher. Many came to this beautiful place for a contented retirement, not for this frustrated living on the edge.

If you truly cannot find ways to manage the budget, then maybe someone else can. Do the right thing by the residents and allow that to happen, OR, work assiduously to lift the game.

Do not punish the residents – especially the sick and the aged – for inefficiencies in the running of the council.

I can NOT pay any more on the rates or the services you provide.

**David Bancroft**

---

**From:**   
**Sent:** Tuesday, 31 October 2017 6:21 AM  
**To:** Council Email  
**Subject:** Submission - Special Rate Variation

I do NOT support Councils proposed SRV!

Sent from my iPhone

**David Bancroft**

---

**From:**   
**Sent:** Monday, 30 October 2017 10:49 PM  
**To:** Council Email  
**Subject:** Submission - Special Rate Variation

Special rate variation submission.

I do NOT agree with the rate increase.

**David Bancroft**

---

**From:**   
**Sent:** Monday, 30 October 2017 10:05 PM  
**To:** Council Email  
**Subject:** Submission - Special Rate Variation -

Hello CVC, Having found the suggested petition against the SRV online difficult to find we register 2 x NO against the SRV in an area where rates are already too high and CVC needs to start hearing it's already suffering community and work with it  
Regards

**David Bancroft**

---

**From:**   
**Sent:** Friday, 3 November 2017 1:38 PM  
**To:** Council Email  
**Subject:** Submission - Special Rate Variation - request follow up

I am re sending this email as I have not as yet received a detailed reply

---

Lynne Wilson  
8 Pilot Street,  
Yamba 2464 NSW  
Ph. 66 462 556  
email: [lynnewilson100@hotmail.com](mailto:lynnewilson100@hotmail.com)  
May 26, 2017.

For the attention of all Clarence Valley Councillors and Council  
Dear Councillors,

Please find below my strongest objection to the proposed increase in rates in the Clarence Valley.

As a retired resident with a regular sized residential block in Yamba, my new rates will be \$10,720 per year (before water rates and the new emergency services levy which will quadruple to \$430) and this is will increase as the value increases on the UCV of the block.

Just because we have water views our land value is high. Many retired residents in the areas of Yamba with high land values will be unable to continue to live here with this immoral and abhorrent tax.

I don't believe that you have any real understanding of the impact and the consequences this will have on elderly ratepayers.

It is not the resident's fault that the Council cannot balance their books and the proposed tax is legal theft.

The Clarence Valley residents have been asked for their feedback and submissions on various council matters.

I, the undersigned am in agreement with the following proposals and suggestions and would like to be kept updated via email of any new developments and considerations.

Proposal No.1

The people of Clarence Valley can NOT afford the increases in taxes (SRV, user charges and fees etc.) This can be easily proven with census demographical information.

In short form - NO rate rises.

Proposal No. 2

Increasing the taxes WILL damage the local economy more! There are store fronts closing all over the valley and families struggling to make ends meet. Again, refer to the census for statistical purposes and facts.

Proposal No. 3

We NEED breathing space to deal with the underlying causes.

We can have this breathing space by the sale of UNWANTED and UN-NEEDED assets/properties that are costing us money in maintenance.

We need a COMPLETE list of those properties please.

Proposal No. 4

The people of the Clarence Valley would like to establish an OPEN committee between local people AND council with the sole aim of identifying SAVINGS rather than the SRV (rate rises) and have them meet monthly.

Proposal No. 5

We need Council to provide ACTUAL costs and expenditures.

Council's Service (Business Plan) contains NONE of the information required to appreciate where more than 40 MILLION DOLLARS of OUR money is spent on Council's massive workforce.

I thank you for your consideration of these matters and hope to hear back from you at your earliest convenience.

Yours faithfully,

Lynne Wilson

**David Bancroft**

---

**From:**   
**Sent:** Monday, 30 October 2017 7:58 PM  
**To:** Council Email  
**Subject:** Submission - Special Rate Variation

I Do NOT Support Councils Proposed SRV

Regards

**David Bancroft**

---

**From:**   
**Sent:** Monday, 30 October 2017 8:15 PM  
**To:** Council Email  
**Subject:** Submission - Special Rate Variation

I do NOT support councils SRV"

Sent from my iPhone

**David Bancroft**

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**From:**   
**Sent:** Monday, 30 October 2017 6:56 PM  
**To:** Council Email; ipart@ipart.nsw.gov.au  
**Subject:** Submission - Special Rate Variation

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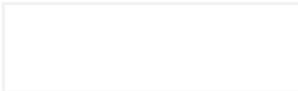
## SRV Submission

I am 100% opposed to any further Rate Variations for the following reasons

- 1 CVC has demonstrated that it is incapable of managing its own affairs, and no further injection of funds will fix that.
  
- 2 The Elected Councillors of CVC have consistently engaged staff who continue to mislead both Councillors and Ratepayers, are often rude and unhelpful and while that situation continues a further injection of funds will achieve nothing.
  
- 3 I attended the Public Consultation Meeting some months ago along with 6 others and a few Councillors. I was disgusted to hear no mention of plans to save money by
  - (a) Improvement of Senior Staff efficiency and management skills
  - (b) Rectifying the worryingly obvious low staff morale, which is apparently due to staff having no confidence or trust in the “management team”
  - (c) Reinstatement of initiative in operational staff (at present the operational staff will do nothing until specifically instructed “from above” because of their fear of repercussions and even demotion or dismissal)
  - (d) Plans to increase efficiency in the workforce
  - (e) Cessation of engaging Consultants to do the most simple of jobs that should be done in-house by staff, who are either incapable or too tired, or both.
  - (f) Use of CVC’s own resources for procurement, to make huge savings. e.g. Quarries
  - (g) Encouragement of new development, growth, businesses and industries. Without this, the Valley economy will just continue to shrink, and from my experience the management staff are determine to discourage/and or obstruct any form of development, and turn away some golden opportunities. e.g. the proposed girder plant for the Pacific Highway, subsequently snapped up by Coffs.(if you need any more examples I will be pleased to provide them

4 I have read that Council intends to spend a lot more on road maintenance and construction, which has been almost non-existent in recent years. This sounds good, and many of my fellow rural ratepayers in particular are crying out for it. However, from my observations, nearly every job undertaken on roads by Council fails completely, often within a few days. The cause of this, which I suggest is obvious, must be addressed and rectified before there is any point in increasing expenditure (see 1 above)

4 If Councillors are prepared to make a few simple decisions, starting with the immediate replacement of incompetent managerial staff. I would be more than happy to pay more in rates to get the Valley back on track. Until that happens, count me out.



**David Bancroft**

---

**Subject:** FW: Submission - Special Rate Variation -

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**Sent:** Wednesday, 1 November 2017 2:17 PM

**To:** [council@clarence.nsw.gov.au](mailto:council@clarence.nsw.gov.au)

**Subject:** Special Rates Variation Submission

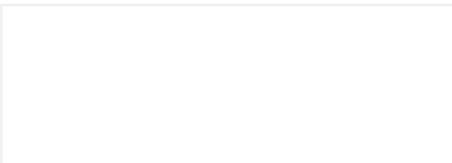
Councillors

I do not support your application for a SRV, council needs to look elsewhere for money saving aspects, and stop spending money on projects that at the moment are unnecessary.

Council needs to regain the confidence of us the ratepayers before they ask us to trust them with a further increase in our rates. They need to look a staffing levels, we have double the average FTE staff of councils in NSW, the need to look into their review of vehicles and mobiles that has been completed but as yet nothing has been implemented, there needs to be a stop put on spending on projects that we cannot afford. Also no more borrowing from internal budgets to prop up the General fund, or for that matter from outside sources.

We are not fit for the future financially and council has done nothing to prove to us ratepayers that they are willing make the hard decisions to make us fit. Their solution is to ask us to pay more money, they have already increased costs of basic services and cut other services, closed a rural pool, and threatened to close others and libraries. This is not the way to exhibit confidence in their ability to balance our books and make us fit for the future.

**I DONOT SUPPORT YOUR APPLICATION FOR A SPECIAL RATES VARIATION.**



**David Bancroft**

---

**From:** [redacted]  
**Sent:** Monday, 30 October 2017 4:38 PM  
**To:** Council Email; \_Councillors  
**Subject:** Submission - Special Rate Variation [redacted]

I did not attend the Yamba meeting regarding the SRV last week as it would have been detrimental to my health to do so.

This email is to voice my strongest possible objection and contempt for the obscene proposal of the rate rises over the next 3 years....and then it will continue to increase, as our UCV rises..and so on and so on and so on!

We are already paying \$8500 for our residential block waterfront. Just because the land value is so high doesn't mean we are rich...as is the case of many people we know in similar circumstances.

We retired at 60, 6 years ago and now have this burden upon us which I know is affecting my health.

I do not believe that the CVC has any idea of the impact this is having upon people.

People I know who are elderly are in disbelief and are too old and frail to get themselves to meetings to object.

What are you going to do for the residents of the Valley?

What are you going to do for people like us? ....no use saying you can pay in small installments as it still has to be paid.

Is the idea to force us out of our homes?...sell up and move to an area where rates are reasonable?

Do you have any ethics regarding this?

How would you feel if you had elderly parents facing this crisis?

Why should we be paying anymore in rates than anyone else?

It takes 4 months to get a reply to letters and emails regarding the washouts overlooking main beach....and we are still waiting for the stormwater drain for [redacted] residents to link into, to be put there. We have a letter dated 2012 stating that this would occur and now have damage to our properties because of NO ACTION!

Over 5 years later nothing is happening!

Find a way CVC , that doesn't involve rate increases...you just can't keep taking our money...it's as simple as that!

[redacted]

**David Bancroft**

---

**From:**   
**Sent:** Monday, 30 October 2017 6:11 PM  
**To:** Council Email  
**Subject:** Submission - Special Rate Variation

I do not support your submission to special variation rate rise.

Regards

Sent from my SAMSUNG CIA listening device.

**David Bancroft**

---

**From:**   
**Sent:** Monday, 30 October 2017 4:47 PM  
**To:** Council Email  
**Subject:** Submission - Special Rate Variation -

Dear Councillors

I do NOT support the Council's Proposed SRV.

As our elected representatives I ask that you listen to the voices of your community whose opinions you were elected to represent.

Yours faithfully

**David Bancroft**

---

**From:**   
**Sent:** Tuesday, 31 October 2017 9:02 AM  
**To:** Council Email  
**Subject:** Submission - Special Rate Variation

I do NOT support Council's SRV.

[Sent from Yahoo7 Mail on Android](#)

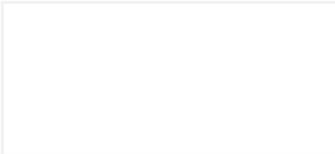
**David Bancroft**

---

**From:** [Redacted]  
**Sent:** Monday, 30 October 2017 4:11 PM  
**To:** Council Email  
**Subject:** Submission - Special Rate Variation [Redacted]

I do not support cvc's proposed SRV.

regards



**David Bancroft**

---

**From:** Treavor King [redacted]  
**Sent:** Tuesday, 31 October 2017 9:56 AM  
**To:** Council Email  
**Subject:** Submission - Special Rate Variation - [redacted]

I do not support the special rate rise  
Regards

[redacted]  
Sent from my iPhone

**David Bancroft**

---

**From:** [redacted]  
**Sent:** Tuesday, 31 October 2017 11:18 AM  
**To:** Council Email  
**Subject:** Re: Submission: integrated planning documents

Resubmitting submission for latest IPART process.

Thanks [redacted]

On 12 Jun 2017 13:39 [redacted] wrote:  
Submission:( Opposition ) Integrated Planning Documents.

----- Forwarded message -----

[redacted]  
Date: 8 Jun 2017 20:36  
Subject: Submission: Long Term Financial Plan  
To: <[council@clarence.nsw.gov.au](mailto:council@clarence.nsw.gov.au)>  
Cc:

Re council proposed rate increase.

Dear Acting General Manager and Elected Representatives,

Clarence Valley Council area is one of NSW lower socio-economic communities and as such is not able to afford a rate increase over an already relatively high rate structure.

Council is proposing to reduce staff numbers which is expected to save over \$ 2 million per year. Good.

I submit that rates must not be increased.

All staff need to be multi skilled and efficient.

For instance the practice of engaging consultants must cease.

Not only will money be saved but if staff do such work in house, far better outcomes could be expected as staff will have a personal commitment to the work.

There is great potential for savings by streamlining services within the organisation.

One small example is the wasteful practice of posting letters to people who have reported a water supply fault.

In my experience (twice) I have been advised by mail that the matter will be attended to shortly, although the fault had been long since rectified by outdoor staff! Ridiculous!

Council must live within its means and prudently only do work that can be afforded.

This pertains to all departments.

By cutting costs council will be able to trade its way out of current difficulties and still provide good service to the Valley.

Councillors have been reluctant to rationalise staff in the past, citing a fear of harming the local economy via the reduced employment multiplier.

A combination of the substantial proposed rate rises far above pegging, together with continuing council waste would have a much worse consequence economically.

Thanks to all elected Representatives and senior staff for the effort to reform council finances.

Rates increase of 26% is not a viable option in this instance.

Rates increase will not address the fundamentals but tend to exacerbate the situation ultimately.

I trust that IPART will again recognise the facts and decline this counterproductive unsustainable proposal.

Yours faithfully,

## SUBMISSION TO CLARENCE VALLEY COUNCIL

### OPPOSING APPLICATION FOR S R V – OCTOBER 2017

#### (1) FINANCIAL SITUATION

While the problems facing Council in achieving a balanced budget, ( caused mainly by inadequate funding by former Councils in previous years), are understood, the effect on many ratepayers now , must also be recognized and taken to account .

#### (2) CONSECUTIVE INCREASES

As I Part recognised last year, while an “above–inflation” increase for one year can be absorbed, consecutive & cumulative “above– inflation” increases, for another three consecutive years will impose a heavy burden on some ratepayers. .

\* Would Council consider one or two years between each “above– inflation” increase .

#### (3) RETIREES ON FIXED INCOMES.

Particularly in the Lower Clarence , many ratepayers are retirees on FIXED INCOMES , often with properties with above average valuations due to long occupation , who want to see out their days , where they have lived for years .

##### (a) “AVERAGE “/ “INDIVIDUAL “ RATE OF INCREASE

While the average increase totals \$315, over 3 years , & may look reasonable, for some properties in the lower Clarence the increase is 75% higher at \$550. Our pensions will NOT increase by that amount, and the effect of Pensioner Rebate is unknown .

##### (b) SERVICE CHARGES IN ADDITION

In addition to “general rates”, other service charges add a further \$1666, or 63% , to “general rate “making a total increase of \$623, in total rates.

##### (c) PROPERTY REVALUATIONS

Any further property revaluation , will increase these expenses even further , or are no revaluations expected ?

#### (4) OTHER SOURCES OF INCOME

##### (a) COST ASSOCIATED WITH AMALGAMATION

\* Further action should be taken, to seek recompense from the Government, for the high, extra costs of roads & bridges in outlying areas, imposed on Clarence Valley by amalgamation.

Particularly for residents in the former Maclean ( now the Lower Clarence ), which was financially secure before amalgamation , this is a major issue. Financing these costs with a combination of high values & consecutive above–inflation “general rate” increases , against FIXED Retirement incomes, is particularly unfair.

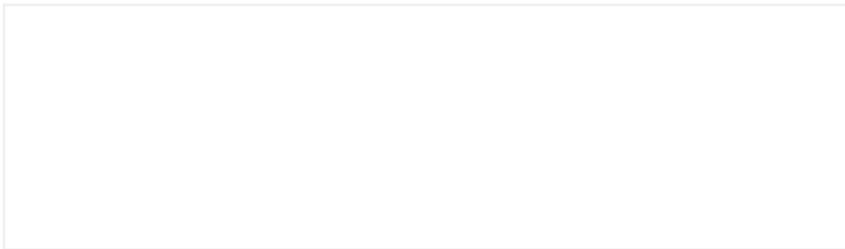
\* IF Government assistance is not forthcoming, consideration should be given to raising the base rate in those areas ,to make them self- funding, rather than being subsidized by other established areas .

(5) EXTENSION OF USER PAYS

Further consideration should be given to extending the “ user pays “ principle, to more of the services provided by Council , and reducing services not being well used by ratepayers.

(6) CONCLUSION

From the above it will be recognized that we are OPPOSED to AN APPLICATION TO I PART, FOR ABOVE -INFLATION INCREASES, FOR THREE CONSECUTIVE YEARS .

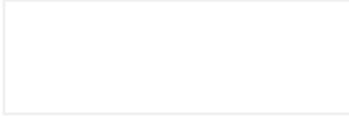


**David Bancroft**

---

**From:**   
**Sent:** Tuesday, 31 October 2017 2:20 PM  
**To:** Council Email  
**Subject:** Submisison - Special Rate Variation -

I DO NOT support councils proposed SRV.



Sent from my iPhone

**David Bancroft**

---

**From:**   
**Sent:** Wednesday, 1 November 2017 5:11 AM  
**To:** Council Email  
**Subject:** Special rates variations submissions

I do not support councils proposed SRV...

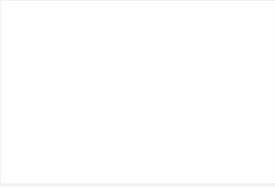
Sent from my iPad

**David Bancroft**

---

**From:**   
**Sent:** Wednesday, 1 November 2017 6:27 AM  
**To:** Council Email  
**Subject:** SPECIAL RATES VARIATION SUBMISSIONS

I Do NOT Support Councils Proposed SRV



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This email has been checked for viruses by Avast antivirus software.  
<https://www.avast.com/antivirus>

Submission re CVC's proposal for a Special Rate Variation (SRV)

Firstly we wish to lodge a complaint re the distribution of the notices to the residents re the above. As a postage paid item we would have expected to receive a copy in our private PO Box the same as people in Maclean. This was not the case, so we had to ring CVC & have one posted out after finding out, only one week ago, that they had been "delivered".

As was the case with the notification re Brooms Head Coastal Zone Management Studies in the past, people not residing permanently in the local area do not receive any notification re the proposal. This puts them at a disadvantage as they don't get the opportunity to voice their opinions. They don't have the benefit of hearing about it through the local media. How are they aware it's on the CVC website? Why wasn't it sent with the Rate Notices?

Secondly we would like to know how the average ordinary rate figure of \$949(2017/2018) for Residential A was calculated as there are no properties, belonging to people we have spoken to in Brooms Head, which have an ordinary rate of less than \$1000? We're sure that the properties in other places like Angourie, Wooloweyah, Wooli & Minnie Water wouldn't have many ordinary rates below \$950 to bring the average down either.

No mention has been made of the increase in land values for the current rating period. How much extra is the CVC receiving when our property alone went up by \$123000?

If the CVC is not deemed "Fit for the Future" by the NSW Government, will it be because we, as residents, don't agree to the SRV to prop up their previous mismanagement eg The Grafton Super Depot, Maclean Carpark?



**David Bancroft**

---

**From:**   
**Sent:** Tuesday, 31 October 2017 7:46 PM  
**To:** Council Email  
**Subject:** I DO NOT Support Councils Proposed SRV

I DO NOT Support Councils proposed Special Rate Variation Application



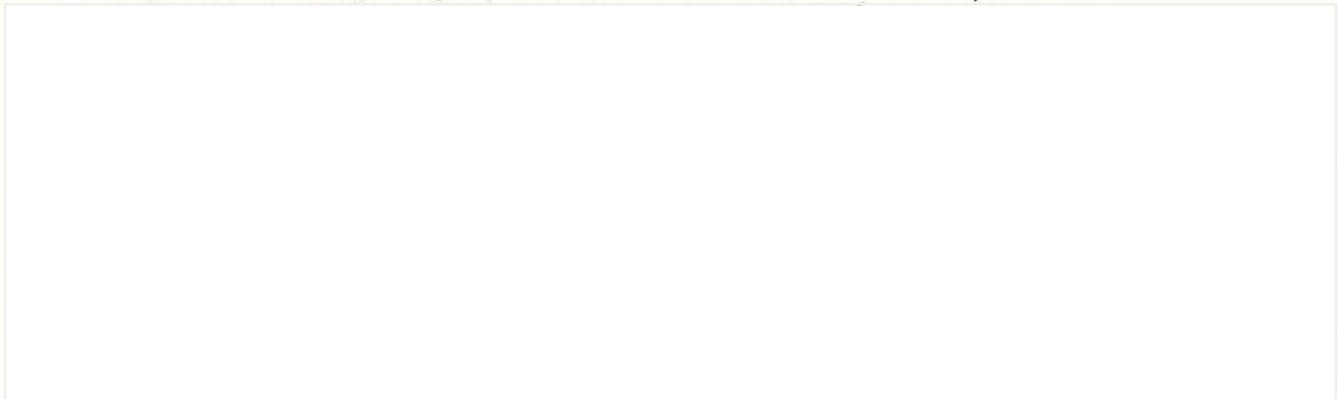
The Clarence Valley Council  
Locked Bag 2  
Grafton 2460

29/10/17

We wish to make this submission to council regarding the proposed Special Rates Variation, which has been caused by the Unaffordable spending by Council on very expensive bridges and large new buildings And other unnecessary actions, including the felling of mature trees.

These outrageous rate 8% per year (ad infinitum) increases are not affordable by us, making it mandatory for us to sell up and leave .

We are both in our eighties and nineties and no doubt will have trouble selling, because of your proposed rate increases.



DOC # _____
DOC LOC. _____
G      30 OCT 2017
CLARENCE VALLEY COUNCIL

DOC # _____
DOC LOC. _____
G 30 OCT 2017
CLARENCE VALLEY COUNCIL

**To:** General Manager, Clarence Valley Council

**And:** Mayor and Councillors', Clarence Valley Council

### **SPECIAL RATES VARIATION APPLICATION.**

In no way do I agree with you idiotic nor of the wastage of funds for this survey application. This whole fiasco was brought into being, by the previous General Manager and supported by staff and councillors, even after it was pointed out by the elder members of staff that new of the dumping of asbestos at that location many years ago.

Also, the work practices of the contract company have apparently not been investigated by Council, prior to awarding the contract, 'low quotation price, delaying and other tactics to increase agreed contract price'.

As can be seen now, the supposed discovery of asbestos has given them an added increase.

I and many other constituents are of the idea that the shortfall should be paid for by the ex - General Manager and those who supported him to approve of this financial mismanagement.

**To:** **General Manager, Clarence Valley Council**

**Mayor and Councillors', Clarence Valley Council**

## David Bancroft

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**From:**   
**Sent:** Wednesday, 1 November 2017 8:57 AM  
**To:** Council Email; \_Councillors  
**Cc:** ipart@ipart.nsw.gov.au  
**Subject:** Objection to Proposed SRV

Dear Councillors

Regrettably I am unable to support the proposed SRV, and will endeavour to explain why I feel this way.

I appreciate the situation the Council finds itself in, and overall, the basic causes can be sheeted back to the forced amalgamation of the 5 Councils and 2 County Councils in 2004. None of the assurances given by the State Govt at the time have eventuated and I have always been disappointed that our Council has never applied serious pressure, through our State Member, for either reversal of amalgamation or compensation for the resulting mess.

In my opinion the current "Unfit for the Future" classification cannot be fixed by an injection of the additional \$10mill from a 26% SRV increase. To me, our situation is comparable to the Whitlam Governments failed attempts to fix Australia's Indigenous Communities problems 40 years ago by handing out unlimited cash. Cash is not the answer, simply because it's not shortage of cash that is the problem.

In my opinion some examples of the basic problems are -

1 From 2004 - 2016 CVC engaged a series of GM's who failed to perform, and I think every one came to the Valley after a long career of failures elsewhere, each compounding the failings of the previous, and one serious result has been ever-declining staff morale and productivity. Regrettably, each GM employed, for obvious reasons, 'Yes Minister' Directors of the same ilk.

2 The SRV proposes to increase roads expenditure by over \$7 Mill. This is a nonsensical idea - one doesn't need to be an expert to notice that the very few road construction and maintenance jobs done by CVC in recent years have usually been a complete failure, often within less than a week, requiring re-doing up to 5 times. So more money to spend would simply go down the spout as well. The roadworks problems are not related to shortage of cash.

3 Council staff now have a strong preference to engaging Contractors or Consultants for everything possible, which obviously relieves staff of having to use any expertise from their own training/experience. From my experience this can work, but it has two major pitfalls - firstly, the cost goes up exponentially (Contractors are there to make money, not friends) and secondly (and more importantly), Contracts and Contractors need to be well managed. The current staff of CVC has proved that this is beyond them - every job seems to blow the already exorbitant budget clean out of the water. An SRV would only exacerbate this.

4 CVC seems to be the only Council north of say Taree that is not regularly announcing exciting new expansion of development, industry, growth, amenities etc., and in fact is striving to close existing assets when others are opening new ones. It is no secret to anyone in the development industry that from 2004 to early 2017 CVC, through its staff, has actively discouraged and impeded new development, and even turned away many golden opportunities. There has to be some simple reasons for this, and I suggest that an SRV would not change anything, and is definitely not the answer.

5 There seems to be areas of CVC's Budget which would benefit from a major review, but never get a public airing. One small example of a Budget Review, that might certainly interest Ratepayers, would be to look at the performance and productivity of the 148 Staff in "Environment Planning and Community" Department, including "Care and Support, Community and Cultural", with 94 Staff? I'm not even sure what it means, what they do, or what it costs, but I presume 94 staff would eat \$10 - 15 Mill p.a.? Are we getting value for money? Can we afford it?

6 A couple of years ago I made a submission on a couple of simple and painless ideas that could generate quite a few easy million dollars of additional income for CVC, and the response I got from staff (it was certainly not put before Council) led me to swear "never again will I waste my time doing that!".

7 Comparable neighbouring Councils having huge areas of non-rateable land, huge lengths of rural roads, worn-out timber bridges and low population densities, are Richmond Valley and Kyogle Shire. Both have had their problems in the past and have really struggled to survive. But guess what? Both now appear to be going gang-busters. I wonder why? Could it be vastly improved management, morale and productivity? Their "turnaround" has certainly not been because of a 26% SRV.

I regret that I cannot support a SRV but am grateful for the opportunity to say so, and to explain why. I trust that my reasoning will be put before and considered by the decision-makers in the whole SRV/Fit for the Future process

**David Bancroft**

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**From:** [Redacted]  
**Sent:** Wednesday, 1 November 2017 9:51 AM  
**To:** Council Email  
**Subject:** Special Rates Variation Submission

[Redacted]

>  
> I DO NOT support councils proposed SRV.  
>  
> [Redacted]  
>  
>  
> Sent from my iPhone

DOC # \_\_\_\_\_  
 DOC LOC \_\_\_\_\_  
 G 01 NOV 2017  
 CLARENCE VALLEY COUNCIL

26-10-17

Regarding the Rates Variation information

I would like to point out that Lawrence is rated in parity to other smaller towns such as Maclean and we do not have footpaths for children, prams older people collecting Mail at the Post Office



**David Bancroft**

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**From:**   
**Sent:** Wednesday, 1 November 2017 12:04 PM  
**To:** Council Email  
**Subject:** SPECIAL RATE VARIATION

I do not agree with the application for the SRV.

**David Bancroft**

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**From:**   
**Sent:** Wednesday, 1 November 2017 2:18 PM  
**To:** Council Email  
**Subject:** SPECIAL RATES VARIATION SUBMISSION

Councillors

I do not support the coming application for SRV for the following reasons,

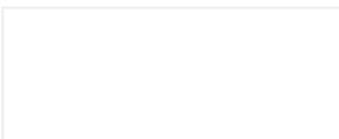
1. IPART noted as part of its report of their rejection of the 37% SRV application the number of FTE positions. The current average FTE hours for NSW councils is 294, but CVC current FTE is close to 600, CVC needs to address this issue as part of their attempt cost saving measures. And stop using creative accounting in an attempt to show they are trying. WE see through this.
2. CVC has not addressed the issue of mobile phones, computer and vehicle use for employees, an internal audit was done, but to date no measures have been taken to reduce the supply of these items and is there a private use payment attached to the private usage of these items?
3. We are one of the lowest socio economic areas in NSW. Average weekly wage is up to \$500.00 per week less than the state average, according to the latest statistics provided, also we have one of the highest unemployment rates in the state. People cannot sustain further rate rises. This is also seen in the number of houses that are in arrears in rates and are now going to auction.
4. The increases in service costs over this last year, I am sure this is an area council will continue to implement increases each year, as these increases are not subject to IPART approval, the closure of the Ulmarra pool and other regional pools, threatened closure of mobile libraries, once again servicing outer regions of the Valley, people in these outside areas have a right to these services, for their mental and physical health, many live on a government subsidised income and the cost of fuel to get to Grafton is very prohibitive. These increases and or closure in facilities and reduction in services all point to a local economy in crisis.
5. Council needs to take note of their spending in areas like the super-depot, council was told prior to signing contracts that the area was an asbestos dump, then made a cursory attempt at testing, then used those findings to sign contracts, now we have a \$7M blow out in costs and the backup contingency funding is almost exhausted. When will we start seeing the \$1M per year saving that our previous mayor touted as an incentive to proceed with this project. Now we have a carpark that will run overbudget due to failure on councils behalf to conduct suitable soil analysis. These shortcomings by Council at a time when council is deemed "not fit for the future" should have been put on hold, and could have been as contracts were not signed.
6. The roadworks, goal and bridge projects have not brought the money into the local economy as council predicted, this can be seen by the number of closed shops in the main streets, these companies are not employing locals as once thought. The goal in particular, to work on that site you need a clean criminal record check, sadly approximately 65% of locals asked to work at the site could not provide a clean records check. The contractors for these projects are bringing in outside workers accommodating them in donga type housing that Council passed a DA, therefore not injecting money into our area, also causing stress to the residents in the area with increased traffic flow and noise.
7. Council takes \$295 K from local businesses to promote tourism but does very little to entice everyday tourists to town, when all the construction finishes, the area will need tourism to continue to survive, as people will not take a 10 kilometre deviation to visit.

8. Previous Council renewed the GMs contract 18 months early, only to have that GMs leave in circumstances that remain "in confidence" and take approx. \$265K payout when his original contract was ended, this cost is a guess as that was also "in confidence"
9. The debacle of the unwanted boardwalk at Maclean, the people of Maclean did not want this, this was made very clear to council. We now have an area that is hot and uninviting, the quaintness of Maclean is what makes it a tourist attraction. Council is taking that away, by attempting to create a city area. Also the loss of funding for the Maclean Showgrounds due to failure on Councils behalf in forwarding a report to the Government on completion of their last round of funding. This is just abysmal, these current facilities are becoming dangerous and do little to entice outside participants in shows and events. That was money left begging due to councils inefficiency, our GMs attempted validation was pathetic, deadlines are deadlines.
10. Council needs to prioritise their spending and stop expensive monoliths that appear to double in cost after work commences. We as ratepayers are fed up with funding a spend happy Council, with no thought for the future of our children. Children that should be able to stay and live in the Valley, but cannot as there is no future here for employment, entertainment, closing pools and libraries, failure to upgrade infrastructure, ie: sewerage, water, road maintenance, lack of affordable services, high rates. These things are essential to a growing community and sadly lacking here.
11. Stop borrowing from other areas of council budget to prop up our general fund to appear sound for an application to IPART, the money in these other accounts is there to be spent on the budgeted item, an example water and sewerage upgrades and provision. No more borrowing from outside sources thus encountering high interest payments. WE CANNOT AFFORD IT.
12. The expense accounts of Councillors needs to be limited and audited. WE CANNOT AFFORD IT.
13. We need as promised in June by our new GM an updated list of council properties and what are the plans for these properties in the future, are they occupied? If so is the rent current market rent?

We are not fit for the future due to our poor financial standing. This new SRV will not make us so, if council continue to ignore the obvious, and keep trying to pull the wool over our eyes, with their double talk, continual lack of transparency, lack of integrity, and clearly a contempt for anyone that dares oppose their opinions. If a business ran along these lines it would quickly close. We need a council that is willing to work with the public, a council that listens to the public, a council that generates respect and confidence, clearly at the moment this council is lacking in these qualities. With broken promises and a lack of respect for us the ratepayers as is continually seen by comments made by certain councillors.

SO NO I DONOT SUPPORT YOUR APPLICATION FOR A SPECIAL RATES VARIATION, UNTIL COUNCIL DEMONSTRATES ITS COMMITMENT TO MAKING US FIT FOR THE FUTURE BY EXHIBITING ESSENTIAL SAVINGS AT COUNCIL LEVEL. AND A COMMITMENT TO US THE RATEPAYERS THAT THEY WILL CONTINUE TO BE AWARE OF THEIR RESPONSIBILITIES IN THE FINANCIAL SECURITY AND GROWTH OF OUR BEAUTIFUL AREA, AND TO RESPECTFULLY LISTEN TO OUR VIEWS ON OUR TOWN, AND YES WE DO KNOW WHAT IS GOOD FOR US.

Yours sincerely



The General Manager,  
Clarence Valley Council,  
West St,

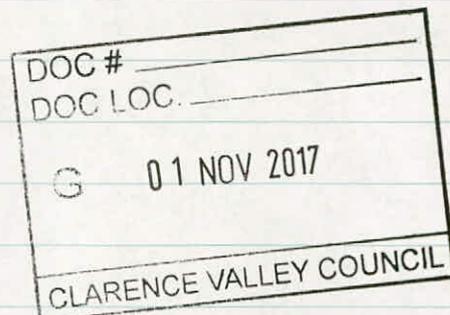
Since amalgamation of councils our rates have risen dramatically but very little work has been done in this area.

The walkways to the beach are in a disgraceful state and are dangerous for people using them.

These areas are in use every day by numbers of people locals and visitors to the area.

The northern end of the main beach is used by vehicles regularly although it was closed to traffic by the Ulmarra Shire Council in 1986 to make a safe area for children and for people to have peace away from traffic. The vehicles using these areas are also causing erosion along the front.

This is why I feel we are rated to highly now





Dear Sir,

Re: Proposal for a Special Rate Variation (SRV)

I object to the excessive increase in our rates over 3 years, what will we be paying in four years time?

Yours faithfully,



DOC # _____
DOC LOC. _____
G      01 NOV 2017
CLARENCE VALLEY COUNCIL

**David Bancroft**

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**From:**   
**Sent:** Wednesday, 1 November 2017 2:50 PM  
**To:** Council Email  
**Subject:** Special Rates Variation Submissions

General Manager,  
Clarence Valley Council.

I do not support Council's proposed Special Rate Variation.

Further cost savings can be made from discontinuing the "Grafton Regional Gallery" of \$640,000pa and the "Grafton Regional Airport" some \$300,000pa.

The only reasons these excessive costs to C V rate payers remain is that Cllrs want them and not the majority of the CV rate payers. The lower Clarence rate payers rarely use these facilities due to the distance from them.

**David Bancroft**

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**From:**   
**Sent:** Wednesday, 1 November 2017 5:48 PM  
**To:** Council Email  
**Subject:** SPECIAL RATES VARIATION SUBMISSION

Councilors

I DO NOT support the councils proposed SRV at all

From a rates payer & owner of 2 small businesses in the valley

**David Bancroft**

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**From:**   
**Sent:** Wednesday, 1 November 2017 7:48 PM  
**To:** Council Email  
**Subject:** Fwd: SPECIAL RATES VARIATION SUBMISSION

Sent from my iPhone

Begin forwarded message:

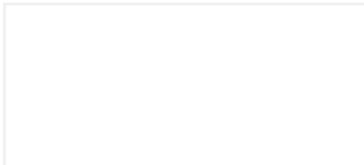
From   
Date: 1 November 2017 at 7:45:59 pm AEDT  
To: [council@clarence.nsw.gov](mailto:council@clarence.nsw.gov)  
Subject: SPECIAL RA TES VARIATION SUBM ISSION

Councillors

I DO NOT SUPPORT A SPECIAL RATES VARIATION

As a young person wanting to get into my own home, the high cost of rates and services and the loss of amenities is not an incentive for me to purchase in the Valley.

CVC provides no incentive for me to stay in the Valley, I am able to relocate with my job at will, having grown up here and my parents live here I would prefer to live here, but with all the council mismanagement that may not be affordable once the latest Government projects are finished.



**David Bancroft**

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**From:** [redacted]  
**Sent:** Wednesday, 1 November 2017 8:25 PM  
**To:** Council Email  
**Cc:** [redacted]  
**Subject:** Special Rates Variation proposal and revised planning documents

To whom it may concern

I am once again writing to express my concern and opposition to the size of the special rates variation proposed by Clarence Valley Council.

I believe this is the third or fourth time the community has been consulted on this proposal. The approach toward consultation by council in this case appears to be aimed at wearing the community down, rather than improving its approach or argument.

Points raised within my previous responses remain, including: the need for council to explore revenue raising options presented by increasing accommodation tariffs at its caravan and camping properties; applying fees at "free" camping locations across the valley; exploring further cost saving/recovery mechanisms attached to council facilities.

I do not consider that the current economic situation that applies to the valley's residents allows for the SRV to be absorbed within existing disposable incomes without severely impacting upon the valley's economic welfare.

There are many free riders that are not touched by this SRV - and who will continue to impose growing costs on those who are paying for council's services.

I am happy to, and will continue to, contribute to the council's call for input.

Best regards

[redacted]

Sent from my iPhone  
Before printing, please consider the environment

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**David Bancroft**

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**From:**   
**Sent:** Thursday, 2 November 2017 4:52 AM  
**To:** Council Email  
**Subject:** Proposed Rates Variation

General Manager  
Clarence Valley Council  
Prince Street  
GRAFTON NSW 2460

I wish to express my concern on the proposed rates variation, paying an increase of 8% over 3 Years (24%) will affect my personal budget immensely. I am a home owner & investor in the Clarence Valley paying two rates per annum.

May the Council please look at reducing spending in areas such as fleet vehicles, wages, and asset purchases.

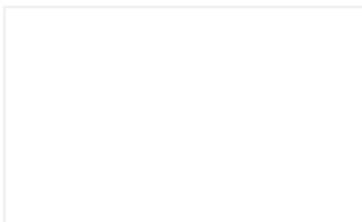
In my local community we maintain council land and nature strips (as council NEVER do maintenance in the area). My husband has been mowing the local bus shelter and community hall for 5 years now.

I welcome any councillor to come & inspect the beautification (council quoted) of our area that has NOT been maintained since completion in 2013.

My question is if we are to pay more rates are our services going to improve??

I do not wish to pay any increase in rates, only the CPI each year.

Kind regards



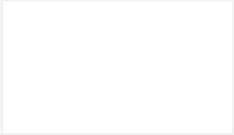
**David Bancroft**

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**From:**   
**Sent:** Thursday, 2 November 2017 9:20 AM  
**To:** Council Email  
**Subject:** Objection to Special Rates Variation

To Whom It May Concern

As a ratepayer I wish to express my outright objection to the Council's proposed special rates variation.



Monday 30<sup>th</sup> Oct.

To whom it may concern,

Attachment G

Item 13.070/17 Page 114 of 170

I write to the reply to the councils asking community residence, to reply to Councils increasing general <sup>rates</sup> at 2.5% for, for three consecutive years. My husband & I are not in favour of any increase at all.

We are very old age pensioners depending entirely on the old age pension to meet our daily commitments. We have NO super annuation or investments we depend wholly on our old age pension to meet our day to day commitments, & any rate increase would make things more difficult. I thank you for the opportunity to express our thoughts.

Sincerely

**David Bancroft**

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**From:** [redacted]  
**Sent:** Thursday, 2 November 2017 9:38 AM  
**To:** Council Email  
**Subject:** SRV

Dear Council

My husband and myself totally oppose the SRV - it is wrong to expect ratepayers to be able to simply pay the extra money It is unaffordable for hundreds of people in the Clarence Valley - pensioners are struggling as it is and this rate rise will cause more hardship Definitely against Thank you [redacted]

[redacted]  
Sent from my iPhone

**David Bancroft**

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**From:**   
**Sent:** Friday, 3 November 2017 4:47 AM  
**To:** Council Email  
**Subject:** SRV

I DO NOT support councils Proposed SRV  
Regards.

Sent from my iPad

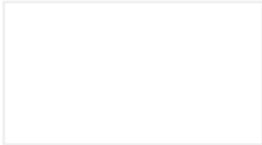
**David Bancroft**

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**From:**   
**Sent:** Friday, 3 November 2017 7:19 AM  
**To:** Council Email  
**Subject:** SPECIAL RATES VARIATION SUBMISSIONS

Please include my vote against a special rate variation as I DO NOT Support Councils Proposed SRV.

Regards



# SRV

## SUBMISSION

**Prepared by**

**For the**  
Clarence Valley Council

**In respect of**  
The proposal for a Special Rate Variation of 8% for 3 years

**11/02/17**

**Overview:** The application for a Special Rates Variation I feel needs more exploration by the current administration into areas that can reduce the deficits. There are items like the regional airport that is operating at a loss of at least \$300,000 per year. About two years ago I attended a meeting in the Maclean community hall, and my question at that time was "what do you intend to do about the extensive cost overruns on council projects" I was told that this was going to be attended to and that it would not happen again.

**WRONG** We have just seen a very simple car park blow out to an embarrassing figure.

**WHY**, I was under the impression we had fully qualified personnel writing the specifications for tenders and then seeing that the tenderer completed the tender to the specifications. It appears nobody has heard of fixed price tenders!

**Support:** The current figures of Passenger numbers for the Grafton regional airport look like about 18103 for the 16/17 year. **This equates to a \$16.57 cost to the ratepayer for every passenger** that uses the Grafton airport. On top of this we just read about the extra \$70,000 required because the airport manager resigned and a replacement service had to be found immediately and then a replacement candidate downstream by the end of January. So this will send the cost to the ratepayer up to about \$20 per passenger which is ridiculous. If that was not bad enough we have the operator REX airlines advising that they do not make any profit on this service, so how many companies can do that and for how long I really would have to guess.

**The cost over run on the Maclean Car park**, is yet another project which has had a huge cost over run. One wonders how a simple car park that has to carry vehicles with no greater load than perhaps 3 or 4 tons could cost so much. When the previous occupation of the site had heavy vehicles like trucks and articulated vehicles using the same site.

On other costs I feel that the maintenance area could benefit from better work planning as I have seen the Arborist group working at Chatworth for five days without having effective equipment for the job they were doing. They travel from Grafton each day and have one cherry picker, one front end loader and one small tip truck. NO TREE CHIPPER. So they take down one truck full then that has to go to the local Maclean tip so there is so much time wasted instead of having a chipper that could do everything on site. To add to this you have the OH&S people who have to be there for traffic control for five days. A local Tree specialist could have done the same work in 1 day saving a huge amount on traffic control alone. This was not an only incident there was two weeks of this on the Iluka road as well. So I believe the engineers have to get much smarter in using resources.

We seem to spend a heap on community facilities, I am not sure I have seen the benefit of the expenditure and I am sure other rate payers feel the same. So I believe this needs to be reduced.

**Conclusion:** I believe that a rate increase to get CVC out of trouble may be required but this should only be for the three years, as I believe there are a lot more efficiencies that can be done to bring the council back to financial health. It is very obvious this council management has been living beyond its means for some time and there are areas where the council is involved and rate payers are paying out for but really we should not be involved in.

I believe it is a time that we should get back to council basics and get the books in order. People are doing it tough and the council should also look at more austerity in its operation.

**David Bancroft**

---

**From:**   
**Sent:** Thursday, 2 November 2017 8:48 PM  
**To:** Council Email  
**Subject:** Submission with regard to Councils SRV

Hello,

As a local rate payer of CVC, I do not support a rate rise of 8% per year for the next 3 years. Clarence Valley has a high rate of unemployment, low wages and high elderly population. All will be hit hard financially with such a huge rate rise and passed on through rent. We already pay high council and water rates. Combined with higher living costs such as electricity, these costs will become unsustainable.

Thanks

**David Bancroft**

---

**From:**   
**Sent:** Thursday, 2 November 2017 8:39 PM  
**To:** Council Email  
**Subject:** Submission SRV Rate Rise.

To All Councillors,

We strongly object to this rate increase. As Councillors were voted in on a "No Rate Rise" ticket, we are very disappointed that this increase is being proposed. Projects need to be assessed more carefully so that work undertaken keep finances within budget.

As Pensioners we would have difficulty paying the higher rate as it increases each year. The rebate for Pensioners needs to be increased if the higher rate is implemented.

Sent from my iPad

The General Manager  
Clarence Valley Council  
Locked Bag 23  
Grafton NSW 2460

2 November 2017

Dear Sir

### **Submission on Council's Proposed SRV**

The Greater Maclean Community Action Group submits its objections to the rate rises proposed under the current SRV plan.

Council's mismanagement of its whole area of operations has placed its ratepayers in this position of deficit, and now seeks to cut essential services to pay for the outcome. These are essential services are core functions of local government, that they are there to provide and maintain, not take away. Now it appears the community is to be held to ransom over these basic community needs and expectations.

The impact of such savage rises will not be able to be met by many people in the council area – we have demography of about one third of the population being pensioners, out of work, and retirees. These people simply cannot afford to have a further impost in their lives. Council should already be aware of this.

There has been a continuum of incompetence in the running of this council ever since the unwanted amalgamations were forced on us some 13 years ago. This incompetence was identified to councillors in the last few years, but ignored (until recently, with the “resignation” of the former GM), but the damage has been done. Council has created this problem and has allowed it to fester, despite advices from some very competent persons in the community, and with proper management it should get us out of it. That does not include the cutting of services, nor the posting of exorbitant rates. The recent study by Professor Brian Dollery from University of New England has clearly identified Clarence Valley Council as the worst financial example of amalgamated councils to date. That, in itself, speaks for itself.

Council has consistently proven that it cannot budget nor manage its fiscal operations, yet continues to hire consultants (instead of using its own paid expertise), and worse, continues to pursue its highly controversial “super depot” in South Grafton which has had a massive costing blow-out way beyond all reasonable norms. Yet it is prepared to cut essential community services eg the recent threat to Iluka Library, the closing of Ulmarra Pool. McLachlan Park at Maclean is another example of money mismanagement, the original estimate and funding for the WHOLE of the redevelopment being blown at only half a park, and now reliance on an unexpected government grant to divert funds to finish the park off. Further, the new car park at Maclean still under completion has well and truly ‘blown the budget’, a fact which does NOT come as a surprise to the community.

People are now so confused with just what is happening with all this SRV hype over the last years that a blanket complacency has set in – a fatalistic attitude - “well Council will do what it intends to do in the end,

2.

so what is the point of making an effort”? This is NOT a reflection that people at large have no objection to or accept the proposed rate increases. Nobody simply wants to bother any more, they have had enough.

This Group has consistently objected to Council’s poor planning practices, and the selling off of vital public lands, all to no avail. There is no such thing as objective listening with (the majority of) councillors, who’s minds are made up well before any public interaction or formal meeting deliberations. People who express a difference of opinion to that of Council are styled as ‘keyboard warriors, minority groups, whingers” and the like, thus placing an automatic discredit to their inputs and approaches.

Council has done nothing in the past to really address the deficit problem, and it is not new. In fact this position started its downhill turn after amalgamation occurred, and certainly worsened under the more recent administration. Council has, in the past done everything it can to NOT listen, and to simply pay lip service to public input. It does not reply to correspondence in spite of its adopted policy; it does not make its expenditure on certain projects available; it has not been open and transparent to many enquiries; and staff have been given instructions “not to talk”. Everything at the public counter is recorded, both camera and audio. The public feel alienated. This is not the way a council should be run.

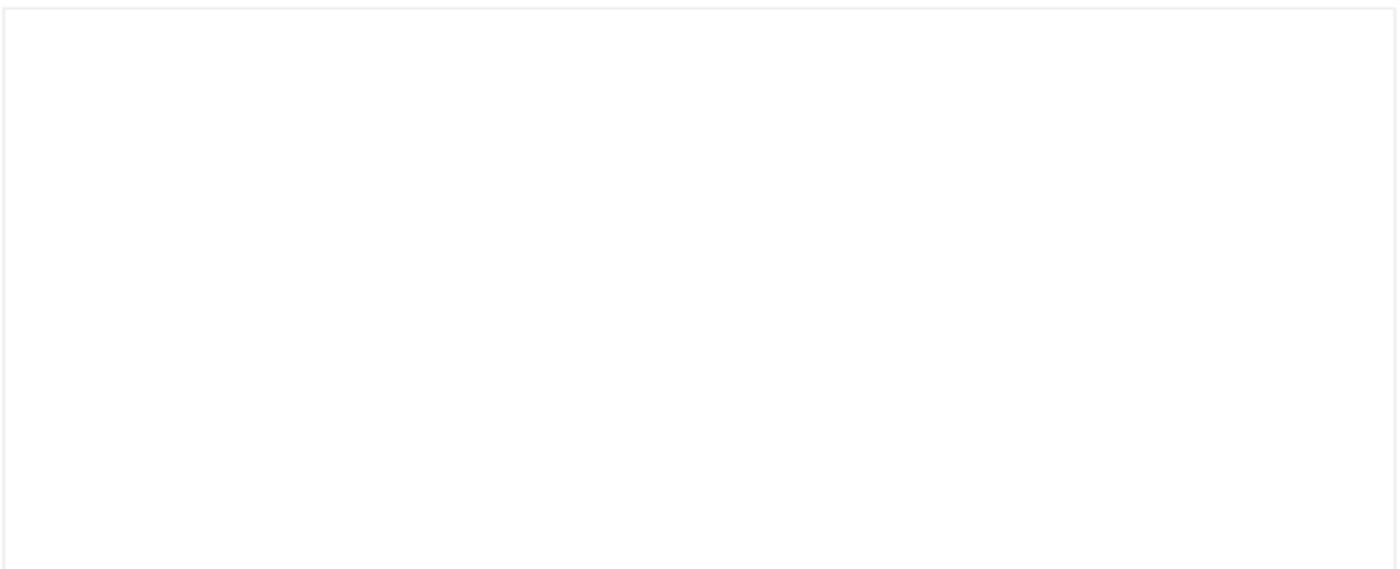
Both the current and the more recent past management must take a responsibility for the disastrous financial position. Where is that accountability? All we have seen is a presumably nice golden handshake for the “resigned” former GM, who surely has been part of the problem. An action Council should have taken three years ago.

Council’s own Guiding Principles will be severely compromised or indeed obviated if it cuts basic community services. These Principles are part of its charter under Council’s own Corporate Statements. The public should not have to expect to lose their libraries, their swimming pools, their parklands. It should not even be a consideration. Period.

And it should not be the responsibility of ratepayers to advise Council when and where maintenance needs to be carried out; this is a basic asset management function of any council and should be the responsibility of council staff.

This Group requests that there be no rate rise beyond the normal CPI expectancy, and that Council gets its management practices in order – then we, the community, can work cooperatively together with Council into the future. It’s a wonderful area to live, get it right and we can all prosper.

Yours faithfully

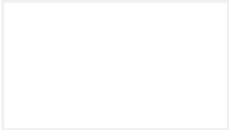


**David Bancroft**

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**From:**   
**Sent:** Thursday, 2 November 2017 7:50 PM  
**To:** Council Email  
**Subject:** SPECIAL RATES VARIATION SUBMISSION

I do not support council's proposed SRV.

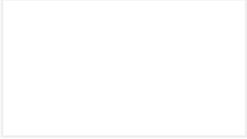


**David Bancroft**

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**From:**   
**Sent:** Thursday, 2 November 2017 7:47 PM  
**To:** Council Email  
**Subject:** SUBMISSION WITH REGARD TO COUNCILS SRV

I do not support council's application for a special variation.



**David Bancroft**

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**From:**   
**Sent:** Thursday, 2 November 2017 7:46 PM  
**To:** Council Email  
**Subject:** SPECIAL RATES VARIATION SUBMISSIONS

I do not support council's proposed SRV.

**David Bancroft**

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**From:**   
**Sent:** Thursday, 2 November 2017 6:09 PM  
**To:** Council Email  
**Subject:** Proposed Special Rate Variation

I wish to submit our strong objection to the compounding rate rises proposed by Clarence Valley Council. Firstly I would like a few questions answered:-

- 1 Your information package states that 27 staff have been reduced this year. What does this represent as a percentage of the Councils total staff numbers and how many of this number were full time permanent staff and how many part time or casual staff?
- 2 How many total salaried staff does council currently employ and how does this compare with the combined staff of the various Councils amalgamated in 2004?
- 3 In addition could you advise me of the same comparison with wages staff numbers now and prior to amalgamation?

Council's thinking and views still seems to be stuck in last century. An example of this is the new all singing all dancing depot being built in the middle of a residential area of South Grafton which reflects this type of thinking. I suppose this complex will have extensive workshop facilities for plant and equipment as well as stores facility both of which will have to be staffed and manned with support vehicles. Repair and plant maintenance facilities can be easily contracted out to local workshops which would reduce the staff requirement to a maintenance manager. The provision of vehicle refuelling could also be investigated to see if it was feasible. It also appears Council employs staff to undertake seasonal work such as mowing etc when this work could easily be contracted out at a lesser cost per year.

I have previously suggested that councils major plant could be underutilised and would again suggest that any plant or equipment that is readily available for hire in the area could be contracted out. Major plant such as graders rollers etc. that does work less than 1000 hrs per year should be critically evaluated. I make this statement with some experience having worked for 50 years for Local Government and State Government Authorities as a professional Civil Engineer. From that experience I am also aware of the potential industrial problems that would arise.

Sections of Engineering Management Staff could also be contracted out. This has occurred in various State Government Authorities based in Grafton. Public reaction has been minimal.

These options would be unpalatable to elected Councillors however the proposed rate rises have equally unpleasant effects on ratepayers, especially in the higher rated areas and the owners of commercial properties.

I am well aware the proposal for the SRV is for the General Rate but I am extremely concerned about the potential for high rises on the other rates such as water, sewerage, garbage that are not covered by IPART and that can increase at the will of Council.

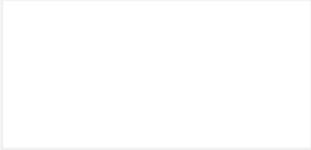
My understanding is that Council has made some unwise decisions in the past. The solution is not to throw money at the problem and then continue on with business as usual, the answer in to change the manner that council carries out its business and this may include reduction or elimination of some services. If this is not addressed in an appropriate manner then it is not a matter of if an administrator is appointed to run Councils business it will be 'when.'

**David Bancroft**

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**From:**   
**Sent:** Thursday, 2 November 2017 4:35 PM  
**To:** Council Email  
**Subject:** Submission S.R.V. Proposal Clarence

We wish to lodge our objection to the proposed rates increase. We are pensioners living solely on the age pension and are worried about being priced out of our home if rates go up faster than the CPI.



## Special Rate Variation Proposal

We are both totally opposed to an SRV in the Clarence Valley.

The Clarence Valley is a low socioeconomic area with a large retired population, many of whom live alone.

### *Age Pension and Self Funded Retiree Income*

On January 2017 the age pension threshold was reduced by around 20% . As a consequence of this many people had their pension reduced or lost it entirely. Others, like us are no longer eligible for the age pension when we reach age pension age in a few months' time.

The assets threshold to receive a part pension is now \$552,000 for a single person and \$830,000 for a couple. Invested in term deposits at 3% this would generate incomes of \$16,560 and \$24,900 respectively. *These amounts are substantially less than the maximum single pension of \$21,164 and couple pension of \$31,917.*

Higher returns can be obtained from shares ( higher risk, more complex to manage, many people don't have the financial knowledge/skills to do this) and superannuation (many people are not fortunate to have much in the way of superannuation).

Those who receive the age pension also receive a ***pensioner concession card*** and are eligible to apply for ***rates concessions***:

\$250 off ordinary rates and waste management

\$87.50 off annual water rates

\$87.50 off annual sewerage rates.

On top of this those on the age pension are eligible for a

***pension supplement*** (maximum – single \$1723.8 p.a., couple \$2600 p.a.)

and

***energy supplement*** (maximum – single \$366.60 p.a., couple \$551.20 p.a.)

Self-funded retirees can be *substantially worse off* than those on the age pension as their income may well be lower than the full age pension and they do not receive rates concessions.

Using the rates estimator on Council's web site I calculated that in 2020 -2021 our rates would be \$365 more per annum than in 2017-2018. This is a significant amount of money for people on such modest incomes. And we live in a small 2 bedroom, 1 bathroom house in O'Gradys Lane, Yamba, nowhere near the sea or river. Currently, our rates are \$2618.85 which is **10.5%** of the **\$24,900** income generated from investing **\$830,000** in term deposits at **3%** (if you can get a rate as high as that). That's a very large slice of a small income.

Using the rates estimator, I calculated that our overall rates would rise by **\$365** by 2020/21 which is a **13.9%** increase on our 2017/18 rates of \$2618.85. Looking at the general rates only, the corresponding increase would be from \$1031 to \$1299, that is a rise of \$268 or **25.99%**.

### *Council should curtail its expenditure*

Instead of the Council continually seeking to charge ever higher rates, we would like to see the Council make more effort to cut its expenditure and only fund essentials. We have seen many instances of money being spent unnecessarily by the Council and list a few examples of non-essential expenditure:

1. The new roundabout at the Coldstream and River Streets intersection in Yamba has improved traffic flow but was not essential.
2. We are regular library users but is it really necessary for the Library to purchase 4 or 5 copies of books by popular writers? We are willing to wait longer to read a book. What about only buying one copy for Bellingen/Dorrigo and another copy for Grafton/Iluka/Maclean/Yamba?

Is it necessary for the Library to buy 10 copies of a book for Book Clubs?

We think that it was a mistake to try to close Iluka Library. Instead of closing a branch would it not be better to reduce the hours that each branch is open?

3. Could the swimming pools have reduced hours?
4. Council expenditure on festivals and events could be reduced or cut out completely. We're not interested in going to them. We have plenty of activities that we engage in that don't cost the Council anything.
5. Removal of "noxious weed" trees on Yamba Road a few years ago. The trees did not need to be replaced as there were plenty of existing trees along Yamba Road.
6. Removal of the beautiful, old camphor laurel trees in Maclean and replacement with a waterfront precinct. It was lovely the way it was and will probably be replaced by a modern, urban development when most people want old, rural, countrified.
7. Refurbishment of Turner's Beach, Yamba amenities block. Nice to have but not essential – we're both regular users - and the ladies change room was more usable before the comfortable bench was replaced with an uncomfortable one and there were clothes hooks in the ladies shower cubicle. It might have been more cost effective to install drainage at the showers when the main work was done, rather than digging it up

8. Roads – can't you use a road material that lasts and doesn't get potholes every time there's heavy rain and minor flooding? The roads in Spain, France and Germany are fantastic compared with ours.
9. The beautification of the Yamba CBD quite some years ago. It was OK as it was. The walls at the Spar end of the street just make it difficult to cross the road.

***The Survey - answers***

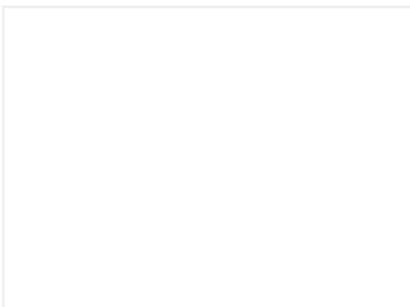
Q1 Yes

Q2 High

Q3 Very Important (What other answer could anyone with common sense give? However, the Council should not seek to increase rates above the rate peg to achieve this. It should cut expenditure.)

Q4 Satisfied. This does not mean that we want more services and facilities. We are very satisfied with some services and facilities but this does not mean that we are not willing to accept a reduction in them in order to reduce Council expenditure and not have a special rates variation.

Q5 No



**David Bancroft**

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**From:**   
**Sent:** Thursday, 2 November 2017 3:09 PM  
**To:** Council Email  
**Subject:** YOUR SAY ON RATES: Objection to proposed SRV

ATTENTION: Cr Jim Simmons, Mayor, Clarence Valley Council

Mr Mayor

I refer to Council's proposal to apply for a Special Rate Variation ("SRV").

At the last Council election on 10 September 2016, Clarence Valley ratepayers voted overwhelmingly for those candidates who vehemently declared that they would not vote in favour of a SRV. Why then are we even considering this option now? Because, at its meeting on 18 April 2017, "seven of the nine councillors voted to incorporate the proposal for a SRV of 8% per year for three years (including the estimated rate peg 2%) starting in 2018/19 to 2020/21 (with the cumulative increase of 25.9% to be retained permanently in Council's rate base), in Council's Integrated Planning and Reporting documents adopted for community consultation at the May 2017 Council meeting." [Daily Examiner 19 April 2017]

Ratepayers have already spoken on this subject, loudly and clearly, despite having since been betrayed by their deceitfully elected "representatives".

If Clarence Valley Council has been declared "not fit for the future", it is through no fault of ratepayers, but rather due to Council's severe and ongoing mismanagement of funds over many years. ["Council's General Fund has operated at a loss each year since the amalgamations in 2004." – Jim Simmons, CVC Mayor, Letters to the Editor, The Independent 3 May 2017]

Since this SRV issue raised its ugly head, I have certainly learned a lot about your Council and its appalling record of fiscal waste. Through closer scrutiny of Council's operations – via its own literature and meeting minutes, attendance at public "consultations", following discussions in print and social media forums, and talking to Councillors and fellow residents - I have discovered to my dismay that there is very much to be outraged and angry about. Not least, I have learned why this current Council has a well-earned reputation for lack of transparency and for treating people with disdain. I'm sure you are aware that public trust once squandered is very difficult to recover.

Council admits it remains incapable of implementing changes necessary to achieve economic sustainability, while at the same time providing even basic services to the community.

Put simply, Council needs to run like a business. Budgets must balance, costs must be contained, quality service must be provided to customers. Management and staff must be held accountable for performance and delivery of their role responsibilities, and be remunerated fairly and reasonably according to demonstrated KPI results. None of this is rocket science.

Unfortunately, some discretionary services will need to be treated as the luxury items they presently are – ones that we simply cannot afford while Council coffers are so badly depleted. For example, why are ratepayers expected to fork out exorbitant sums of money for gratuitous items such as airports and regional art galleries which actually benefit so few local residents? Meanwhile, core Council responsibilities and essential services such as roads and clean water continue to be woefully neglected. A major overhaul of priorities, performance and services is imperative.

If jobs need to be lost as part of this necessary culling process; sadly, so be it. Some of these services (and employees) may be reinstated once Council is operating on a sound financial basis. Meanwhile, Council should consider which of these functions could be sold to private enterprise, outsourced, scaled down or undertaken by volunteer community labour or service groups.

Simply increasing rates would be the easy way out – throwing good money after bad - without achieving the much-needed performance improvements. In proposing a SRV, Council is merely trying to pass the buck and put the onus on ratepayers to solve this financial fiasco, instead of laying the blame (and placing the responsibility for rectifying the problem) where it rightfully belongs – with Council itself.

Council is out of touch when it fails to recognise the enormous burden this proposed SRV will have on its constituents, many of whom - pensioners, families, low income earners and retirees, for example - are already facing a huge financial struggle just to meet everyday living expenses.

Clearly, a complete and thorough restructure of the whole Council organisation and its operations is long overdue. The only credible option would be for the current Council to step aside and allow a competent administrator to lead a performance review and identify operating efficiencies and cost savings for a healthy economic future.

SRV? My say? No way!

**David Bancroft**

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**From:** [Redacted]  
**Sent:** Thursday, 2 November 2017 2:51 PM  
**To:** Council Email  
**Subject:** Submission - Special Rate Variation -

ATTENTION: Cr Jim Simmons, Mayor, Clarence Valley Council

Mr Mayor

I refer to Council's proposal to apply for a Special Rate Variation ("SRV").

At the last Council election on 10 September 2016, Clarence Valley ratepayers voted overwhelmingly for those candidates who vehemently declared that they would not vote in favour of a SRV. Why then are we even considering this option now? Because, at its meeting on 18 April 2017, *"seven of the nine councillors voted to incorporate the proposal for a SRV of 8% per year for three years (including the estimated rate peg 2%) starting in 2018/19 to 2020/21 (with the cumulative increase of 25.9% to be retained permanently in Council's rate base), in Council's Integrated Planning and Reporting documents adopted for community consultation at the May 2017 Council meeting."* [Daily Examiner 19 April 2017]

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Since this SRV issue raised its ugly head, I have certainly learned a lot about your Council and its appalling record of fiscal waste. Through closer scrutiny of Council's operations – via its own literature and meeting minutes, attendance at public "consultations", following discussions in print and social media forums, and talking to Councillors and fellow residents - I have discovered to my dismay that there is very much to be outraged and angry about. Not least, I have learned why this current Council has a well-earned reputation for lack of transparency and for treating people with disdain. I'm sure you are aware that public trust once squandered is very difficult to recover.

Council admits it remains incapable of implementing changes necessary to achieve economic sustainability, while at the same time providing even basic services to the community.

Put simply, Council needs to run like a business. Budgets must balance, costs must be contained, quality service must be provided to customers. Management and staff must be held accountable for performance and delivery of their role responsibilities, and be remunerated fairly and reasonably according to demonstrated KPI results. None of this is rocket science.

Unfortunately, some discretionary services will need to be treated as the luxury items they presently are – ones that we simply cannot afford while Council coffers are so badly depleted. For example, why are ratepayers expected to fork out exorbitant sums of money for gratuitous items such as airports and regional art galleries which actually benefit so few local residents? Meanwhile, core Council responsibilities and essential services such as roads and clean water continue to be woefully neglected. A major overhaul of priorities, performance and services is imperative.

If jobs need to be lost as part of this necessary culling process; sadly, so be it. Some of these services (and employees) may be reinstated once Council is operating on a sound financial basis. Meanwhile, Council should

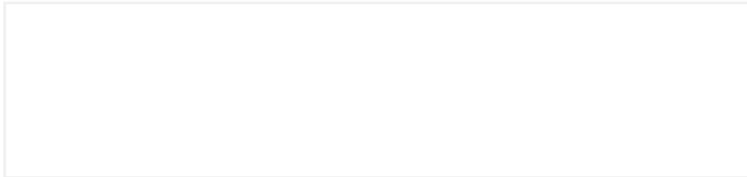
consider which of these functions could be sold to private enterprise, outsourced, scaled down or undertaken by volunteer community labour or service groups.

Simply increasing rates would be the easy way out – throwing good money after bad - without achieving the much-needed performance improvements. In proposing a SRV, Council is merely trying to pass the buck and put the onus on ratepayers to solve this financial fiasco, instead of laying the blame (and placing the responsibility for rectifying the problem) where it rightfully belongs – with Council itself.

Council is out of touch when it fails to recognise the enormous burden this proposed SRV will have on its constituents, many of whom - pensioners, families, low income earners and retirees, for example - are already facing a huge financial struggle just to meet everyday living expenses.

Clearly, a complete and thorough restructure of the whole Council organisation and its operations is long overdue. The only credible option would be for the current Council to step aside and allow a competent administrator to lead a performance review and identify operating efficiencies and cost savings for a healthy economic future.

SRV? My say? No way!



**David Bancroft**

---

**From:**   
**Sent:** Thursday, 2 November 2017 2:22 PM  
**To:** Council Email  
**Subject:** Submission - Special Rate Variation -

Raising the rates will make life further difficult for pensioners. At present my quarterly rates cost almost a full week income, or over a year almost a month's income. With insurances, vehicle registration, health costs, medical and hospital benefits, fuel, electricity, food, Medicare surcharge (\$430), etc, etc, all rapidly increasing, it's becoming difficult to exist and have a life. Our federal member granted himself a large pay rise AND tax cut and left pensioners in a state of great distress. Please CVC, how about less grand projects and consider ALL rate payers and not just the well off.

**David Bancroft**

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**From:**   
**Sent:** Thursday, 2 November 2017 1:46 PM  
**To:** Council Email  
**Subject:** Submission - Special Rate Variation -

To Whom it May Concern

I wish state my objection to a rise in the cost of Rates.

I believe current finances could be used more wisely as I notice a lot of waste when workers are out and about.

The rate rise will put more people on the streets and out of their homes. The cost of living is already at an all time high, in comparison with income.

Sincerely

**David Bancroft**

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**From:**   
**Sent:** Thursday, 2 November 2017 1:27 PM  
**To:** Council Email  
**Subject:** Submission - Special Rate Variation -

Dear Clarence Valley Council

I want to make an objection to Council's requested rate rise.

As a pensioner it is becoming more difficult to keep our heads above water with everything rising in cost, while our pensions are either stagnant or decreasing.

The pensioner rebate Council allocates each pensioner goes nowhere near being of helpful assistance. Our quarterly rates cost me over a week of pension income and that's just one thing that's required to be paid. There are occasions when there are more bills than income so food has to be restricted to be able to pay bills. With insurances, vehicle registration, health costs, medical and hospital benefits, fuel, electricity, food, Medicare surcharge etc, etc, all rapidly increasing, it's becoming difficult to exist and have a life.

It seems as though once we retire we are considered a waste of space and not worth keeping in a humane state after slaving our guts out for over 40 years to keep the country going.

No wonder so many pensioners sell up and go in the road, they can't afford to pay all that is expected of them on the pittance that's paid in a pension and still live an average life.

I agree with what one person posted on The Clarence Forums Facebook page:

"Our local federal member granted himself a large pay rise AND tax cut and left pensioners in a state of great distress.

Please CVC, how about less grand projects and consider ALL rate payers and not just the well off."

Your Sincerely

**David Bancroft**

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**From:**   
**Sent:** Friday, 3 November 2017 8:27 AM  
**To:** Council Email  
**Subject:** Submission - Special Rate Variation -

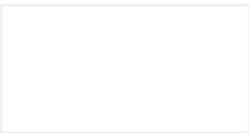
I think it is absolutely outrageous that council is considering raising our rates by 8% per year for the next three years and then to retain this increase permanently.

Of course the shortfall in council's general fund is due to incompetent staff and bad management. This is not the ratepayers fault and we should **NOT** be penalised because of this.

I own my home at Angourie and have lived here for 42 years. I have just received my rates instalment notice in the mail and even with a pensioner discount my instalment is \$1,028.00. I also own an old house in Yamba which I inherited when my mother died. The instalment on this property is \$730.00. This means that every three months I have to pay \$1,758.00. I think this is more than enough for the services I receive. Other than sewerage, water and garbage and the occasional mowing of crown land at the back of my Angourie property I don't get anything else for my money.

Before councils were amalgamated Maclean Shire Council were in the black, but when amalgamated with Grafton the funds were immediately swallowed up.

Why not sell the Regional Gallery in Fitzroy Street, Grafton? I have been there a few times and found it very disappointing.



Sent from [Mail](#) for Windows 10

**David Bancroft**

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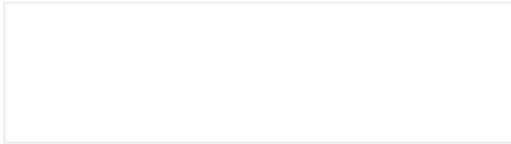
**From:** [redacted]  
**Sent:** Thursday, 2 November 2017 4:42 PM  
**To:** ipart@ipart.nsw.gov.au  
**Cc:** Council Email; [redacted]  
**Subject:** rates

Re the proposal for 8% special rates variation at Clarence Valley Council

Using the figures on the table sent to all the rate payers I find it extremely unfair to pensioners on a fixed income. The rebates (\$250 + \$87.50 + \$87.50 ) are the same regardless of the amount of rates.

Cumulative increases on residential rates are ( Outside town \$209---A \$247---B \$234---C \$315---E\$275 ) on five areas my rates are area " C ". I raised this point at the meeting in Yamba and was just reminded only of the rates rebate, i replied that this was the same for all pensioners. I suggested that an average could be applied to be fair to pensioners on a fixed income met with no response.

An average figure of the 8% would be \$1280 divided by 5 comes to \$256 using this amount shows the variance ( Outside Town -\$47 / A-\$9 / B-\$22 / C+\$59 / E+\$19 ) above and below. All of these figures are from the Councils mail out to rate payers. I send this on behalf of all pensioners especially those in Yamba.



**David Bancroft**

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**Subject:**FW: Submission - Special Rate Variation - 

Submission - Clarence Valley Council SRV

As a multi-generational local I'd like to make a submission regarding the Clarence Valley Council's proposal to apply for a rate rise of 8% each year (inclusive of the rate-pegged limit) for three years from 2018-19, with the cumulative 25.97% increase to be retained permanently in council's rate base.

The current 'one off' rate rise has hit hard in our already depressed low socioeconomic demographic. The traditional Australian standard of living is falling fast, especially in the bush, and in my daily life I see its impact on already struggling families and businesses.

The rate increases proposed by CVC will not only hit all our current low income earners hard, but will directly cause many, many more people just keeping afloat, to also sink below the poverty line in the Clarence Valley.

The concept of Council putting even more fiscal pressure on our already vulnerable communities is reprehensible, but this extraordinarily high proposed rate rise over three years will also result in pushing so many more households already suffering financial stress to beyond breaking point. Sadly recent news has already highlighted alarming mental health statistics within CVC.

What appears to be the result of fiscal irresponsibility at Council's management level should not have to be paid back by those who simply cannot afford it. The responsibility and imperative for better fiscal responsibility, transparency and accountability leading to long term stability rests with Council's management, not residents.

**David Bancroft**

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**From:****Sent:**

Friday, 3 November 2017 8:44 AM

**To:**

Council Email

**Subject:**Submission - Special Rate Variation 

Dear Council,

My response to the survey follows:

Q1 Yes

Q2 Med

Q3 Very Important

Q4 Satisfied

Q5 Yes

I support the rate increase because cutting services and failing to upgrade facilities can only lead to a downward spiral in the long term.

Yes all expenditures need to be questioned and carefully monitored. There needs to be better planning and management of projects to eliminate costly overruns. Work needs to be done properly the first time! We need innovative approaches to service delivery and careful consideration of priorities. But ensuring the valley becomes / remains attractive and viable place to live will inevitably cost money.

The community has already lost too much through cutbacks in government services and employment as organizations transferred to what were seen as more attractive locations.

**David Bancroft**

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**Subject:** FW: Submission - Special Rate Variation

**Sent:** Thursday, 2 November 2017 6:29 PM

**To:** David Bancroft

**Subject:** Submission with regard to Councils SRV

I Do Not Support Councils Application for a Special Rate Variation.

Thursday, 2 November 2017

Clarence Valley Council  
Locked Bag 23  
GRAFTON NSW 2460

**Re: Submission on Council's Proposed SRV**

General Manager

Dear Sir,

I am strongly opposed to Council SRV wanting to put my rates up by 8% over the next three years, which I am informed will equate to 26% by 2021/22.

My objection is based on the following reasons:

Reason # 1: The forced state government amalgamation deal was sold to us on a platform that this valley would enjoy a bigger council that would deliver "better services and cheaper rates".

Reason # 2: Council News Letter dated October 2016 with bold headlines "What should the Clarence be in 10 years - Your vision becomes our mission" - unquote.

A 26% rate hike was certainly not the vision of the rate payers in this valley.

Reason # 3: It is not the rate payers fault that CVC executive senior staff did not understand or have the knowledge of the local government act to ensure that all elements of council would be fit for the future. To my mind this is what they are paid to undertake and as elected councillors were voted in to ensure that staff work was up to speed to meet all government requirements.

Reason # 4: Council had 12 years to get their books in order and blind Freddy can see why this council fell into such a financial mess. "It is called management and project management". Local projects that CVC have undertaken over many years have all blown out of budget, mainly the results of very poor decisions backed by very poor administration.

Reason # 5: Community Consultation.

The community are sick and tired of council's so called "Community Consolutions"

The outcomes have proven over and over again that this councils simply tick boxes and move on with their own hidden agenda. It saddens me to advise that this council has lost any community creditability.

Reason # 6: It was the state government that forced amalgamation onto us without any financial assistance or any overseeing management to see how the state government smart idea was working. This council has shown it is not capital of managing its finances and therefore council should be asking the state government to bail them out, rather than hitting the pockets of its property owners.

Reason # 7 Several council projects have all blown out of budget, the local tradies will tell you it comes down to council's poor project management.

Take McLachlan Park as an example, the budget to completely re-vamp the park was 1.3 million and that money only half finished the job. Council now claims that the park revamp was on budget and on time..... Really!!!!

Now we are told that council is taking 800 thousand to finish the park project from a 1.8 million federal government grant that was allocated for another project in Maclean.

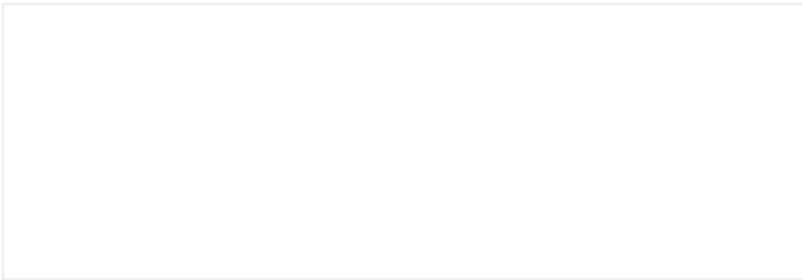
The bottom line facts: Council needs the Australian tax money and the local rate money to fix their management problems.

**Conclusion:**

This council needs its books audited, as there are just too many other projects that have fallen on the mismanagement sword.

The 26% rate hike over the next 3 years should not be the rate payers responsible to dig CVC out of its financial mess which they created.

The answer is simple..... CVC needs new managers.



**David Bancroft**

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**From:** VICKI DOUGHTY <  
**Sent:** Friday, 3 November 2017 9:58 AM  
**To:** Council Email  
**Subject:** Submission - Special Rate Variation

i DONT SUPPORT COUNCILS PROPOSED SRV

Clarence Valley Council  
Locked Bag 23  
GRAFTON NSW 2460

3/10/17

Re: SUBMISSION - INTEGRATED PLANNING.

The General Manager

Dear Sir,

WE completely oppose Clarence Valley Council's proposal for an SRV of 8% over the next three years, which I am informed will equate to 26% by 2021/22.

Our objection is based on the following:

1: The State Government forced amalgamation on the basis of the bigger council delivering efficiencies, economies of scale and subsequently better services and lower rates. None of the benefits foreshadowed by the Government have materialized.

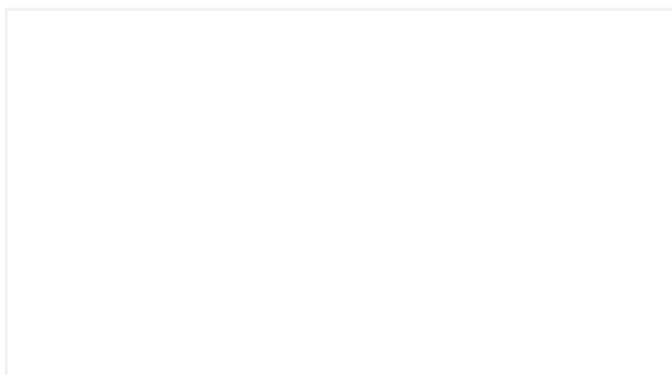
2: The Administration of this Council has been demonstrably incompetent in not only the management of Council finances, but in every facet of activity Council has engaged in. The budget for the Depot Rationalization Project has blown out from the original \$13M estimate and if continued will approach \$30M. The means by which Council approved the project without a comprehensive business case and the haste in which existing Depots were sold demands a full judicial inquiry.

3: There is currently in New South Wales, Victoria and Queensland, Parliamentary accusations of gross corruption in a number of Local Government authorities. The sale of assets of strategic importance to the future planning and development of the Clarence Valley, huge cost blow outs on most Council Projects, and complete inconsistency in the conditions pertaining to Development approvals by this Councils Planning and Development group, suggests that a full independent Judicial Inquiry into the Clarence Valley Council is required.

4: It is no fault of Ratepayers that the CVC Executive and Senior staff were unable to manage the Council that would have made it "fit for the future". The Dept of LG has been aware for several years that there was considerable dissatisfaction with Councils performance within the Valley but has done nothing. The Ministers Office offered none of the support to CVC at Amalgamation that was offered to Councils in NSW similarly threatened with forced Amalgamations. Instead, the newly formed CVC was burdened with the huge deficit then carried by Grafton City Council. The Amalgamation was a massive bungle!

5: Councils current debt and financial crisis is the product of the Amalgamation by the Carr government and the subsequent failure of successive Ministers for Local Government to intervene.

Conclusion – If rate payers do not agree to the proposed 26%SRV, and the Clarence Valley Council is not capable of returning the Council finances without imposing huge rates and charges increases on one of the least affluent Local Government areas in the State, then it is the State Government who needs to assume financial responsibility for the disaster NOT the ratepayers!



**David Bancroft**

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**From:** [Redacted]  
**Sent:** Friday, 3 November 2017 10:50 AM  
**To:** Council Email  
**Subject:** Submission - Specail Rate Variation - [Redacted]

“SPECIAL RATES VARIATION SUBMISSIONS”  
“I Do NOT Support Councils Proposed SRV”

[Redacted]

**David Bancroft**

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**From:**   
**Sent:** Friday, 3 November 2017 11:16 AM  
**To:** Council Email; \_Councillors  
**Subject:** Submission - Special Rate Variation

I did not get a reply from last email i sent so im doing it again to make sure you have got it.

I do not support the SRV at all!

**David Bancroft**

---

**From:** [redacted]  
**Sent:** Friday, 3 November 2017 11:19 AM  
**To:** Council Email  
**Cc:** ipart@ipart.nsw.gov.au  
**Subject:** Submission - Special Rate [redacted]

Councillors, General Manager

CVC

(copy for IPart)

I wish to register once again (this seems to be an annual occurrence) my objection to the proposed 3 year SRV.

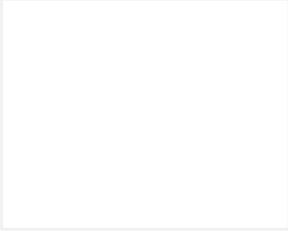
My objections remain as always:

1. The entire council region has a relatively low earning, socio-economic deprived group of citizens as its base, a very large area to service and a small population.
2. We are already highly taxed, a fairly ordinary suburban block in Yamba incurring annual rates bills of more than \$3,500 and prime waterfront over \$8,000.
3. The services we receive in return nowhere represent any value for money.
4. Council has over 600 staff, far and above what is really necessary to do its mandatory work.
5. Staff waste an inordinate amount of their time travelling as the council area covers some 10,000 sq km, this adds substantially to costs.
6. There has been a push to make Grafton the "regional centre", yet it is a very long way from the other population areas in the shire and this adds to costs.
7. Council spending has been out of control since the 2004 amalgamation, instead of gaining economies of scale the amalgamation has added significant costs.
8. Council has engaged in huge infrastructure projects without proper consideration e.g. the Grafton Super Depot, now costed at \$22 million and still rising ....
9. Council has wantonly ignored ratepayer wishes with inappropriate, locally despised developments such as the Maclean waterfront, the Maclean supermarket, the Yamba Westlawn/Coles service station and associated lights on Yamba Rd etc.
10. Ratepayers should not be forced to pay the bills of this extravagant local government experiment; amalgamation was forced upon local citizens with no additional state government funding, it is a proven failure in this region, it continues to ask for more and more taxpayer money.
11. Council has been selling assets very cheaply while attempting to get enough cash to continue to survive; indeed it needs this cash simply because it will not let go of some expensive, unneeded, under-

utilised toys e.g. the Grafton airport costing ratepayers more than \$1 million pa, and the Grafton Regional Gallery costing ratepayers \$600,000 pa.

It is time the NSW Minister for Local Government admitted its mistake with this council amalgamation and appointed an administrator to cut costs and, if necessary, services to a manageable level.

Thank you



**David Bancroft**

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**From:** [redacted]  
**Sent:** Friday, 3 November 2017 11:22 AM  
**To:** Council Email  
**Subject:** Submission - Special Rate Variation [redacted]

Dear Council,

I'm writing to express my sincerest disapproval of the proposed SRV increase that Council intends to seek approval for.

Given the nature of the poor economic and social environment of most people in the Clarence Valley ANY proposed increase in the Rate structure of CVC will lead to highly detrimental outcomes for the great majority of our residents.

CVC must consider removing itself from a number of programs it currently runs that could be effectively transferred to the NFP or business sector in the Clarence Valley, and returning to the core functions of Local Government - Roads, Rubbish & Water/Sewerage supplies & services. This will result in a downsizing of staff and a massive reduction in both wage and administrative costs, but correctly managed and in partnership with NFP's and the Business Sector these roles and the staff who fill them, could seamlessly move across to programs outside of the CVC.

Regards,

[redacted]

**David Bancroft**

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**From:**   
**Sent:** Friday, 3 November 2017 11:35 AM  
**To:** Council Email  
**Subject:** Submission - Special Rates Variation

The General Manager  
Clarence Valley Council

I wish to lodge my objection to the Council's proposed SRV rate rise. I am not happy with Council's consistent over-spending on most of its projects, and in particular the wholly unnecessary super depot at South Grafton and also McLachlan Park Maclean.

I am also very concerned at the huge imposition such a rate rise will have on many disadvantaged and low income residents of the Clarence Valley Council area.

**David Bancroft**

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**Subject:** FW: Submission - Special Rates Variation [redacted]

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[redacted]  
**Sent:** Friday, 3 November 2017 12:32 PM

**To:** Council Email

**Subject:** Submission - Special Rates Variation [redacted]

To whom it may concern,

I wish to submit this email to advise that I DO NOT support the councils proposed special rates variation increase. I DO NOT believe this rates rise should happen because the cost of living is already too high for most Clarence Valley residents to afford, mainly the pensioners and low income earners who are already paying the current council rates at the expense of food and power.

I apologize for the last email coming through jumbled

Your Thankfully,

**David Bancroft**

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**From:**   
**Sent:** Friday, 3 November 2017 12:41 PM  
**To:** Council Email  
**Subject:** Submission - Special Rate Variation -

## INTEGRATED PLANNING.

The General Manager

Dear Sir,

I completely oppose Clarence Valley Council's proposal for an SRV of 8% over the next three years, which I am informed will equate to 26% by 2021/22.

My objection is based on the following:

- 1: The State Government forced amalgamation on the basis of the bigger council delivering efficiencies, economies of scale and subsequently better services and lower rates. Not one of the benefits foreshadowed by the Government has materialized.
- 2: The Administration of this Council has been demonstrably incompetent in not only the management of Council finances, but in every facet of activity Council has engaged in. The budget for the Depot Rationalization Project has blown out from the original \$13M estimate and if continued will approach \$30M. The means by which Council approved the project without a comprehensive business case and the haste in which existing Depots were sold demands a full judicial inquiry.
- 3: There is currently in New South Wales, Victoria and Queensland, Parliamentary accusations of gross corruption in a number of Local Government authorities. The sale of assets of strategic importance to the future planning and development of the Clarence Valley, huge cost blow outs on most Council Projects, and complete inconsistency in the conditions pertaining to Development approvals by this Councils Planning and Development group, suggests that a full independent Judicial Inquiry into the Clarence Valley Council is required.
- 4: It is no fault of Ratepayers that the CVC Executive and Senior staff were unable to manage the Council that would have made it "fit for the future". The Dept of LG has been aware for several years that there was considerable dissatisfaction with Councils performance within the Valley but has done nothing. The Ministers Office offered none of the support to CVC at Amalgamation that was offered to Councils in NSW similarly threatened with forced Amalgamations. Instead, the newly formed CVC was burdened with the huge deficit then carried by Grafton City Council. The Amalgamation was a massive bungle!
- 5: Councils current debt and financial crisis is the product of the Amalgamation by the Carr government and the subsequent failure of successive Ministers for Local Government to intervene.

Conclusion – If rate payers do not agree to the proposed 26%SRV, and the Clarence Valley Council is not capable of returning the Council finances without imposing huge rates and charges increases on one of the least affluent Local Government areas in the State, then it is the State Government who needs to assume financial responsibility for the disaster NOT the ratepayers!

Get [Outlook for Android](#)

**David Bancroft**

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**From:**   
**Sent:** Friday, 3 November 2017 1:18 PM  
**To:** Council Email  
**Subject:** Submission - Special Rate Variation -

I Do NOT Support Councils Proposed SRV

...RATE PAYER

**David Bancroft**

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**From:**   
**Sent:** Friday, 3 November 2017 2:06 PM  
**To:** Council Email  
**Subject:** Submission - Special Rate Variator

**“I Do NOT Support Councils Proposed SRV” RATE PAYER!!!**

**David Bancroft**

---

**From:**   
**Sent:** Friday, 3 November 2017 2:23 PM  
**To:** Council Email  
**Subject:** Submission - Special Rate Variation

Let it be known that I do not support councils proposed SRV

Regards

**David Bancroft**

---

**From:**   
**Sent:** Friday, 3 November 2017 3:06 PM  
**To:** Council Email  
**Subject:** Submission - Special Rate Variation -

I strongly appose proposed SRV.CVC dug the hole ,spending borrowed money like drunken sailors, cvc needs to tighten its belts ,lift production substantially.Granted the Gallery approx. five million over previous ten years is ludicrous.Fivety grand grants for wealthy people to raise their houses? Hundreds of thousands for a disabled park?the list goes on and on . My rates for residence and inherited farmland will be close to one thousand dollars per month ,basically a neverending mortgage,very stressing for someone with depressive issues ,on a modest income.   
iluka caravan park

CVC rate charges must be up there as the highest in the state if not Australia.I recently compared rates with a visiting uncle ,his land is valued at triple mine but pays just over one third of CVC rates .CVC needs to dig itself out of the hole it created ,not take the easy road by slugging ratepayers who can't afford it.Clear the deadwood ,cut programs that benefit only a selected few ,pull your socks up. Sent from my iPhone

**David Bancroft**

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**From:** [Redacted]  
**Sent:** Friday, 3 November 2017 3:15 PM  
**To:** Council Email  
**Subject:** Submission - Special Rate Variaiton [Redacted]

Dear Sirs/Madam

Re: SRV Submission for a rate increase.

I wish to register my OBJECTION to another SRV rate rise.

Yours faithfully

[Redacted Signature]

**David Bancroft**

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**From:**   
**Sent:** Friday, 3 November 2017 3:45 PM  
**To:** Council Email  
**Subject:** Submisison - Special Rate Variation

I do not support Councils proposed SRV rate rise. I do not believe council has yet shown any real major commitment to cost saving and managing rate payer money.

**David Bancroft**

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**From:** [Redacted]  
**Sent:** Friday, 3 November 2017 4:05 PM  
**To:** Council Email  
**Subject:** Submission - Special Rate Variaiton [Redacted]

[Redacted]

Dear Clarence Valley Council  
I Do NOT Support Councils Proposed SRV.  
Regards

[Redacted]

Sent from [Outlook](#)

**David Bancroft**

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**From:** Stan Cousins [redacted]  
**Sent:** Friday, 3 November 2017 4:02 PM  
**To:** Council Email  
**Subject:** Submission - Special Rate Variaiton - Cousins, Stan & Terry

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

This is to advise we do not support the srv [redacted]  
[redacted]

**David Bancroft**

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**From:** John Edwards   
**Sent:** Friday, 3 November 2017 4:53 PM  
**To:** Council Email  
**Subject:** Submission - Special Rate Variation - Edwards, John

Dear General Manager

I understand that council is asking rate-payers if they are in favour of a rate rise.

When the forced amalgamation of Councils occurred a decade or more ago, we were promised a more streamlined council and significant savings through less duplication.

Ten years on and we seem to spend millions on consultants such as engineers, when we have several qualified engineers on staff. This over-use of consultants spreads across all sections of council, and is, in my opinion, an unacceptable expense when much of the work could be done in house.

Another unacceptable expense is Councillor's junkets, attending conferences far and wide, when we could easily teleconference these jaunts.

I needn't mention the fiasco that has been the new works depot!!!

Given the situation we now find ourselves in, has been the direct result of bad management by highly paid management staff over a prolonged period of time, I am reluctant to be the one that now has to pay.

**THEREFORE I AM OPPOSED TO ANY SPECIAL RATE RISE**

Yours sincerely

2 November 2017

The General Manager  
Clarence Valley Council  
Locked Bag 23  
GRAFTON NSW 2460

IPART  
PO Box K35  
HAYMARKET POST SHOP  
NSW 1240

Dear Sirs

**SUBMISSION**  
**COUNCIL'S INTEGRATED PLANNING - PROPOSED SRV**

Herewith my submission objecting to Council's Special Rate Variation proposal. Whilst there are many aspects to report on this matter, briefly the main issues are as follows.

Since the forced and unwanted amalgamation of Clarence Valley councils in 2004 the unified Clarence Valley Council (CVC) has continually increased its deficit over that period, despite assurances to its public that 'the budget has been addressed'. The very recent study by Professor Brian Dollery at University of New England has clearly found that Clarence Valley's financial sustainability to be "considerably worse than the group of close peers (councils) selected for comparison". Hard to deny!

CVC's management has proven consistently that it cannot manage a budget nor manage its funds (for example: McLachlan Park, Maclean; and road reconstruction costs way over original estimations, and the hiring expensive consultants across many of its operations. Further, Council is STILL hell-bent on proceeding with its wholly unnecessary 'Super Depot' in Grafton, with original costings around \$4m now blown out to over \$22m, *and still rising*; predictions are that it could well top \$30m by the time it is fully completed. The new carpark in Maclean has blown at least \$260,000 above its original cost.

Council has already earmarked the probable cutting of essential services across the board, including basics like reserves, swimming pools, libraries and the like – there's a long list. This is the very base core of what a council is there to do and provide to its community, and now the people across the Clarence have been asked to decide which services they are 'happy' to do without. Ulmarra pool has already been cut, and Iluka Library was at one stage seriously threatened but saved through strong local interaction. However, expenditures on matters such as running the airport, the continual hiring of consultants, excessive staffing, employees cars and production of glossy brochures remain the norm. And \$295,000 to the latest GM?

Council has clearly not set aside sufficient funds to allow for asset depreciation. And it is selling off lands that it owns that are vital to the future needs of the community (ie. is VITAL to future growth needs) – for example in spite of strong public input `has now sold off No 1 MacNaughton Place Maclean (a strategically vital riverfront property for Maclean's future) for a pitiful small amount (again, to

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CLARENCE VALLEY COUNCIL	

great local disgust), and it has already sold off one-third of Cameron Park and nearly half of our much needed CBD carpark to a developer.

The impact of the rate rises sought by Council will be a substantial impost on many of its citizens – the Valley has something like a 35% population of Pensioners and self-funded retirees, already faced with low interest and rising costs in other areas (food, rent, electricity etc). These people simply cannot absorb the impost of more living costs.

This whole issue of deficit has now been bandied around since Council's "Roads to Sustainability" of a few years ago, and with all the fluff and bumf of various proposals and schemes, media and press coverage, coloured schedules and plethora of closing dates, people have simply lost both track and interest in the continuing saga, even in spite of the politically motivated 'listening posts' recently set up by Council which a few people attended. The resultant lack of public input/interest to this very latest SRV approach and the earlier ones that preceded it will no doubt be interpreted that "the majority of residents have no issue" or "are happy" with the rate rise proposal. Which is certainly not the case.

The fact is, Council's management has gotten us into this mess, and it is up to their highly paid management to get us out. The problem is not new. Ironically, the former GM would have to carry much of the responsibility, but has walked off with a handsome handshake under the undisclosed terms of his agreed "resignation"

It is worthy to note that the former Maclean Shire ALWAYS ran in the black, until the forced amalgamation. This is a fact that no-one in Council wants to recognize, acknowledge or even hear about – even to the point of management specifically gagging the raising of that subject at a public meeting on rates in Maclean a couple of years ago.

Unfortunately this short submission may appear as just some sort of a disgruntled gripe. It is not. It is just a small overview of a multitude of experiences, interactions, involvements and observances with Clarence Valley Council over a considerable number of years, and from a number of perspectives. I wish however that it was not the case, and that this council was one that was effective, transparent and accountable, and one to work with; one that actually listens to its communities, but, apart from lip-service, it does not. Its Planning decisions also need to be looked at, but that is another story.

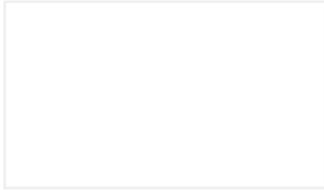
CVC's core **Corporate Statement Function** is to be "Responsible for the Local Government of the Clarence Valley". Has it failed then? And why has there not been much earlier oversight or intervention from the State? Why has this position been allowed to get to where it is? If this was private enterprise administering the business and budget that CVC does, heads would have rolled YEARS ago. This Council needs professional management, direction and guidance, in conjunction with a proper appreciation of its planning responsibilities. Until that happens the situation will perpetuate.



**David Bancroft**

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**From:**   
**Sent:** Friday, 3 November 2017 9:22 PM  
**To:** Council Email  
**Subject:** Submission - Special Rate Variation - Burt, Michaela



Sent from my SAMSUNG Galaxy S7 edge on the Telstra Mobile Network

DOC # _____
DOC LOC. _____
G      07 NOV 2017
CLARENCE VALLEY COUNCIL

30th October 2017

The General Manager  
Clarence Valley Council

Re: Application for Special Rate Variation

Dear Sir

Council has requested community views on a proposal to apply for a special rate variation to permanently increase rates by around 26% to meet the financial fitness requirements of the NSW Office of Local Government. Firstly, I object because I don't believe the community can afford it.

Secondly, I object because some elected councillors had promised no rate rises, but after a workshop with the state government changed their minds. It seems the SRV is for the benefit of the state government rather than the local community. Promises have been broken and there is a lack of good faith.

Thirdly, the council does not learn from past mistakes and despite crying poor, the Council wastes money on things like consultation for an SRV when they should know the result from the previous attempt. They are either incompetent or really don't care about our views and are only going through the motions.

Recent research (Prof Dollery UNE – ABC News 2/10/17) reported rate payers are now contributing over twice what they were before amalgamation and the amalgamation made the Clarence Council financially unsustainable. The General Manger has reportedly claims it was not the amalgamation made that Council unsustainable. Therefore, it must have been continued poor governance.

As IPART noted when granting only part of the previous SRV application, Special Rate Variations (SRV) are for special purposes and not for a permanent increase in base rates. Council has no mechanism for recognising and not repeating mistakes, so are trying again.

Had the SRV proposal been to for example:

- Help establish the extra 10,000 households that both the G.M and Mayor have said would make Council sustainable
- Prepare coastal towns for a major influx of tourist when the Pacific Highway upgrade is complete
- De-amalgamate or sue the state government for the unsustainable amalgamation
- Recover costs from urban councils whose ratepayers come here on holidays
- Finish James Creek Road,

I might have been convinced, but 'fit' governance is a basic expectation not a special need.

Financial fitness is a direct measure of council's ability. The failure tells us Council is not being run to expectations. While some positive management changes have recently occurred, without recognition that there is wholesale failure (unfit) and the need for major reform, a special rate rise would be a waste of money that people cannot afford. There is a community perception that Council would not make effective use of extra revenue.

Meanwhile, the published consultation documents are not very convincing. Graphs do not include past performance including the effects of the previous SRV. The *Delivery Program & Operational Plan* is outrageously appalling. Councils 'plan' appears to be that a special rate variation is needed because as average income has risen over 5 years, ratepayers can afford it.

In the introduction (page 5) of the *Delivery Program & Operational Plan* it says; according the 2016 census average income rose by 18.5% in 5 years, and 'further demonstration of the community's capacity to pay' is that in 2015-16 only 6.67% couldn't afford it. Council's plan is that the 18.5% increase in average income over the last five years justifies a 26% rate increase. An aggressive debt management plan is also proposed for the additional people who cannot afford the new SRV.

Honestly, I was so outraged by the introduction I couldn't read the rest of the 10 Megabyte plan. I skimmed through but only saw small print.

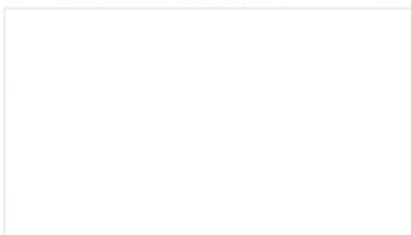
For the purposes of consultation the following is a summary for my objections to the proposed SRV

- Special rate rises are for special purposes and temporary.
- Fit governance is an expectation not a special need.
- Council is unfit, it cannot effectively use or manage additional income.
- Promises have been broken and the Council can't be trusted.
- Recent research shows valley already contributing over double since amalgamation.
- The General Manager denies the research showing the amalgamation was unsustainable.
- Council does not learn from past mistakes and keeps repeating them.
- An accountability mechanism is needed for Council to learn from their mistakes
- Substantial reform is needed to improve fitness but no reform is proposed.
- The presented data is not convincing, missing past performance & effects of previous SRV.
- The delivery program & operational plan shows little concern or empathy with the community.

A widely held perception is Council wants the SRV to fail so they can justify reducing services. This costly consultation is an example of another republic referendum/ gay marriage survey worded for an outcome that avoids taking responsibility for decisions. The council keep repeating the same mistakes expecting a different outcome. The council continues to attempt to avoid accountable management by placing extra burden on the community.

The councillors and department managers need to be replaced with professional administrators prepared to confront the state government and commence de-amalgamation or demand compensation.

Yours Sincerely



**David Bancroft**

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**From:** [redacted]  
**Sent:** Friday, 3 November 2017 1:28 PM  
**To:** Council Email  
**Subject:** Independent Pricing and. Regulatory Tribunal (IPART) to increase rates

Dear Mr. Simmons,

I refer to the Council survey regarding a 40% rate increase over the next 5 years. Being a rate pay at [redacted], I feel that this increase is not justified. The Clarence Valley has a high proportion of both elderly people on pensions, together with a high unemployment in the region. I feel that residence with fixed incomes will be greatly disadvantaged by any rate increase, and as such I am against any increase for the foreseeable future.

Yours truly,

[redacted]

[redacted]