

# Attachment 5: Community Engagement Strategy



BALLINA SHIRE COUNCIL

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## community engagement *strategy*

proposed special rate variation 2018/2019 and 2019/2020

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## INTRODUCTION

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Ballina Shire Council considers itself an engaged leader in the community, so we involve our community in the decision making process. We do this to develop strong partnerships so that we can represent the views of the community to other levels of government. We also do this knowing that community engagement provides for effective decision making.

This strategy has been prepared with reference to Council's Community Consultation Policy and the International Association for Public Participation (IAP2).

## SOCIAL JUSTICE PRINCIPLES UNDERPINNING THE ENGAGEMENT

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The development of this strategy responds to the principles of democratic representation and social inclusion expressed in Independent Pricing and Regulatory Tribunal (IPART) community awareness and engagement guidelines. Our aim is that Council engages across a representative spectrum of socio-culturally diverse community members.

These principles inform the way in which the community will be consulted. The principles of social justice are:

**Equity** – There is fairness in decision making and prioritising and allocation of resources.

**Access** – All people have fair access to services, resources and opportunities to meet their basic needs and improve their quality of life.

**Participation** – Everyone has the maximum opportunity to genuinely participate in decisions which affect their lives.

**Rights** – Everyone's rights are recognised and promoted.

## WHY A PROPOSED SPECIAL RATE VARIATION

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In 2015, Ballina was declared Fit for the Future by the NSW Government. This was based on a submission provided to the Office of Local Government (OLG) and IPART which outlined a number of actions Council would take to improve our financial sustainability. One of those actions was to increase our total rate revenue by way of an application to IPART for a special rate variation (SRV).

The purpose of the increase is to allow Council to generate more income above rate pegging so that we can renew our key infrastructure. Ballina Shire Council is responsible for the management

of over \$1 billion worth of assets. These assets deteriorate over time, and Council faces a challenge of making sure we have enough funds to look after these assets now and into the future. Through this SRV we can improve roads, playgrounds, storm water infrastructure, community facilities and sports fields in a timelier manner.

In order to make an application to IPART for this increase in rating income, it is essential that Council engages with the community so that they are aware of the need of this SRV and the extent and impact of this proposal on ratepayers.

## ENGAGEMENT

Council has a commitment to community engagement as a growing trend towards participatory decision making by government. As a local council, we need to ensure that decision making processes reflect the community. We do this through regular ongoing information channels, individual or specific engagement strategies as well as reviewing the latest Micromex<sup>1</sup> research to determine how our community wishes to be informed of Council news. All of these methods are proposed to be used for the community engagement strategy for the special rate variation proposal.

Ballina Shire Council has used the principles of the International Association for Public Participation (IAP2) participation spectrum for the development of this Strategy using the principles of Inform, Consult and Involve.

### Engagement activities already undertaken

DATE	ACTIVITY	DETAILS	IAP2 PRINCIPLE
December 2016	Council resolution	Council decided to proceed with an application to IPART for SRV for three years	Consult
January 2017	Letter to ratepayers about SRV	Letter with fact sheet sent to 16,000 ratepayers	Inform
January 2017	Community survey	Independent survey of 400 residents in the Ballina Shire	Consult
January 2017	Website	Information on SRV proposal on ballina.nsw.gov.au	Inform
January 2017	Public meetings	Presented to four meetings to the community	Involve
March to June 2017	Public Consultation - Integrated Planning and Reporting Documents	Development and public consultation on the Operational Plan, Delivery Program and Community Strategic Plan	Consult
May 2017	IPART notification of approval of temporary SRV for 2017/18	Changes included in IP&R documents and presentations to the community	Consult
June 2017	Council endorsement and resolution	Council adopted the suite of IP&R documents including SRV, and resolved to apply for an SRV in 2018/19 and 2019/20	Consult

<sup>1</sup>Ballina Shire Council Community Satisfaction Research - prepared by Micromex Research 2016

## Proposed activity

DATE	ACTIVITY	DETAILS	IAP2 PRINCIPLE
August 2017	Report to Council	Community Engagement Strategy for SRV proposal	Consult
September 2017	Letter to ratepayers and fact sheet	Letter detailing proposed impact of SRV on ratepayers fact sheet sent to 16,000 ratepayers	Inform
September 2017	Community newsletter	Article outlining SRV and impact on ratepayers, distribution to 22,000 households	Inform
September 2017	Open online survey	To gauge community feedback	Consult
September 2017	Ward Committee meetings	Presentation to representatives of the community on SRV	Involve
September 2017	Radio interviews, community radio	Interview with General Manager	Inform
September 2017	Ballina Shire Council website	Information on SRV	Inform
September to October 2017	Social media	Information on SRV	Consult
September to October 2017	Media releases	Advising community on proposed SRV	Inform
September to October 2017	Advertising in the Ballina Shire Advocate	Advising community on proposed SRV	Inform
September to October 2017	Micromex Community Survey	Independent survey of residents in the Ballina Shire	Consult
September to October 2017	Public meetings	Present to community on proposed SRV and feedback mechanisms	Involve
September to October 2017	Re-exhibition of Delivery Program and Operational Plan 2017/18 - 2020/21	Detailing the impact of the SRV proposal on ratepayers and opportunity to provide feedback	Consult
31 October 2017	Online survey and submissions closes		Consult

## KEY MESSAGES

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Ballina Shire Council is in a unique position where IPART have approved a temporary one year special rate increase for 2017/18. This will expire on 30 June 2018. Because of this, our planning has identified this matter as a challenge for Council to overcome, for what is already a complex topic to communicate. Due to the complex nature in communicating a SRV, a number of key messages have been developed so that we can convey essential information about the proposal. They include:

- Council is committed to consult , inform, and involve the community about the need for the SRV
- Council is working on cost containment strategies, cost efficiencies, funding sources and service levels
- Council knows that the community priorities are on infrastructure
- Council understands that rate rises are generally not welcome, but are necessary to ensure our asset renewal needs are met
- Council is committed to build relationships with the community and other agencies to ensure the communities priorities are understood and addressed.

## STAKEHOLDERS

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The major stakeholders for the SRV proposal are listed below.

- Ratepayers
- Community members
- Non-government agencies
- Neighbouring LGAs
- Community Groups
- Business and Industry
- State and Federal Government
- Council employees
- Councillors.

## EVALUATION

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Council will undertake an evaluation of the engagement activities to assist us in gauging whether the engagement program was successful. This can then be used for any future engagement activities.

OUTCOME	MEASURE	SOURCE	TARGET
Participation in meetings	Number of attendees	Attendance sheets	5% increase on meetings attendance held in January 2017
Level of service preferred by community and whether the SRV is supported	Number of online surveys completed	Service provider	5% increase in online survey participation from previous survey
Participation in offline discussion	Number of submissions received	Electronic records	5% increase from submissions received in January 2017

## APPENDICES

### Sample Media Release



# Media Release

Monday 9 January 2017

## Consultation on proposed special rate variation (SRV)

Ballina Shire Council wants to hear from the community to determine if we should apply for a permanent increase to our general rate income, known as a special rate variation (SRV), above the rate peg limit set by the NSW Government each year.

Like many councils across the state, Council faces the challenge of how to best maintain services and ageing infrastructure – the cost of which is rising faster than Council's income.

The proposed rate increase, if approved by the Independent Pricing and Regulatory Tribunal (IPART), will commence in 2017/18 and continue for three years until 2019/20. The income from the rate increase will allow Council to renew key infrastructure such as roads, stormwater, playgrounds, sports fields and open spaces in a more timely manner. It will also fund a Healthy Waterways Program which will improve the health and amenity of water bodies such as the Richmond River, Lake Ainsworth and Shaws Bay. The total proposed special rate variation is as follows:

	2017/18	2018/19	2019/20
<b>Rate peg limit</b>	1.5% (actual)	2.5% (estimated)	2.5% (estimated)
<b>Asset renewal program</b>	1.9%	3.4%	3.4%
<b>Healthy waterways program</b>	1.5%	0%	0%
<b>Total rate increase</b>	4.9%	5.9%	5.9%

Information about the proposed special rate variation has been mailed to each ratepayer and we encourage feedback from all property owners and residents in the Ballina Shire. There are many ways to provide feedback, including:

- Attend a public meeting at Alstonville, Lennox Head, Ballina, or Wardell
- Email [srvproposal@ballina.nsw.gov.au](mailto:srvproposal@ballina.nsw.gov.au)
- Complete the online survey at [ballina.nsw.gov.au/srvproposal](http://ballina.nsw.gov.au/srvproposal)
- Make a written submission to Ballina Shire Council, P O Box 450, Ballina NSW 2478
- Visit our website [ballina.nsw.gov.au/srvproposal](http://ballina.nsw.gov.au/srvproposal)

Submissions to the proposal close on **Monday 6 February 2017**. Council is required to advise IPART by 20 February 2017 as to whether we will be proceeding with the proposed rate increase. This due date has made it necessary to undertake this community consultation process during January and February.

Further information is available on Council's website [ballina.nsw.gov.au](http://ballina.nsw.gov.au)

<b>Authorised By</b>	Paul Hickey General Manager	<b>Media Spokesperson</b>	David Wright Mayor 0415965403 Paul Hickey General Manager 6686 4444
<b>Distribution</b>	Media Outlets		

Media Release Media Release Media Release Media Release Media Release Media Release Media Release Media Release



## APPENDICES

### Sample Letter to Ratepayers

enquiries refer  
**Special Rate Variation**  
in reply please quote  
**16/108302**

6 January 2017



Dear Ratepayer

**Re: Possible Special Rate Variation for the three year period from 2017/18 to 2019/20**

Council is currently consulting with the community to determine whether we should apply to the State Government for a permanent increase in our general rate income, above the standard rate pegging limit, which is set by the State Government each year. The increase we are seeking is 4.9% for 2017/18, 5.9% for 2018/19 and 5.9% for 2019/20. These increases include the rate peg. The reason for this increase is as follows.

#### The Proposal

**1. Asset Renewal and Fit for the Future (an extra 1.9% in 2017/18 and 3.4% in 2018/19 and 2019/20)**

The NSW State Government established its Fit for the Future Program in 2014, whereby they asked all councils in NSW to identify how they would comply with a range of financial criteria to demonstrate that the council was financially sustainable.

Ballina Shire Council, in responding to this program, as well as identifying a range of efficiency measures and revenue opportunities, included in our submission a proposal to increase our general rate income by 2.9% each year, on top of the standard rate pegging limit, for the three year period from 2017/18 to 2019/20, with this income being a permanent increase.

This proposal was submitted to the Independent Pricing and Regulatory Tribunal (IPART) and Ballina Shire was confirmed as a Fit for the Future Council by the State Government. Many councils submitted rate increases as part of their Fit for the Future submissions.

A large number of councils that were not confirmed as Fit for the Future have subsequently been amalgamated. The message from the State Government is that if you do not become financially sustainable, amalgamation remains a possible option. Information on the State Government's Fit for the Future Program is available at the following website: [fitforthefuture.nsw.gov.au](http://fitforthefuture.nsw.gov.au)

The additional revenue generated by Council from this proposal is to be spent on the renewal of core infrastructure assets, such as road reconstruction works, stormwater and drainage reconstruction, and the replacement of playground equipment and sports grounds facilities.

Council has an extensive asset renewal program and this additional revenue, as well as ensuring that Council is financially sustainable, will also mean that our existing infrastructure is renewed in a more-timely manner.

In considering this proposal, the newly elected Council has resolved to amend our Fit for the Future submission slightly and apply for a 1.9% increase in 2017/18 and 3.4% increases in 2018/19 and 2019/20 on top of the rate pegging limit. This still represents an average of 2.9% over the three years however the Council is seeking the community's feedback on an option to also improve the health of our waterways.

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## APPENDICES

### Sample Factsheet



## asset renewal and healthy waterways possible special rate variation

### asset renewal

The NSW Government established its Fit for the Future Program in 2014/15, where all councils in NSW needed to identify how they would comply with a range of financial criteria to demonstrate that they were financially sustainable.

Ballina Shire Council, in responding to this program, included in our submission a proposal to increase our general rate income above the standard rate pegging limit for the three year period from 2017/18 to 2019/20. This will allow us to renew our key infrastructure such as roads, stormwater, playgrounds and sports fields in a more timely manner.

This proposal was submitted to the Independent Pricing and Regulatory Tribunal (IPART) and Ballina Shire Council was identified as Fit for the Future by the State Government.

The total proposed special rate variation is as follows:

	2017/18	2018/19	2019/20
<b>Rate peg limit</b>	1.5%	2.5%	2.5%
<b>Asset renewal</b>	1.9%	3.4%	3.4%
<b>Healthy waterways</b>	1.5%	0.0%	0.0%
<b>Total Rate Increase</b>	<b>4.9%</b>	<b>5.9%</b>	<b>5.9%</b>

### healthy waterways

The Richmond River continues to be rated as one of the unhealthiest rivers on the east coast of NSW and all levels of government, the business community, and all of us as residents, need to work together to improve this.

Council has had very limited funds to undertake works in respect to our waterways and we have had to rely heavily on Government grants to undertake projects.

In response to this, Council has decided to include in our consultation for the Fit for the Future Program, a 1.5% per annum additional increase for 2017/18 to create a funding stream for what we are calling our Healthy Waterways Program.

The focus of this funding, which will be approximately \$300,000 per annum, will be on the Richmond River and its tributaries, along with Lake Ainsworth and Shaws Bay.

Our Healthy Waterways Program priorities will include:

- Improving recreational amenity of Lake Ainsworth and Shaws Bay
- Reinstating riverbank vegetation
- Improving floodplain wetlands

## APPENDICES

### Sample Advertising - Ballina Shire Advocate

#### Proposed Special Rate Variation

Ballina Shire Council is proposing to apply for a permanent increase to our general rate income above the standard rate peg limit. This is referred to as a special rate variation (SRV).

The income from the additional rate increase will allow Council to renew key infrastructure such as roads, stormwater, playgrounds, sports fields and open spaces in a more timely manner.

It will also fund a Healthy Waterways Program which will improve the amenity and health of water bodies such as the Richmond River, Lake Ainsworth and Shaws Bay.

The proposed rate increase will commence in 2017/18 and continue for three years until 2019/20. The total proposed special rate variation is as follows:

Description	2017/18	2018/19	2019/20
Rate peg limit	1.5%	2.5%	2.5%
Asset renewal program	1.9%	3.4%	3.4%
Healthy waterways program	1.5%	0%	0%
<b>Total rate increase</b>	<b>4.9%</b>	<b>5.9%</b>	<b>5.9%</b>

To assist with reducing the impact of this increase Council is also proposing to cease levying its Waste Operations Charge. This charge, which is levied on all residential and farmland properties, was \$73 for 2016/17.

Further information on this SRV proposal is available on Council's website [ballina.nsw.gov.au](http://ballina.nsw.gov.au)

Council is seeking feedback from all property owners and residents in the Ballina Shire. There are many ways to provide feedback, including:

- Attend a public meeting from 7pm at the following locations:
  - o Wednesday 25 January Ballina Shire Council Chambers (**NOTE: Ballina meeting is not 25 February as printed on the back page of the factsheet distributed to ratepayers**).
  - o Monday 30 January Wardell Memorial Hall
- Email [srvproposal@ballina.nsw.gov.au](mailto:srvproposal@ballina.nsw.gov.au)
- Complete the online survey at [ballina.nsw.gov.au/srvproposal](http://ballina.nsw.gov.au/srvproposal)
- Make a written submission to Ballina Shire Council, P O Box 450, Ballina NSW 2478
- Visit our website [ballina.nsw.gov.au/srvproposal](http://ballina.nsw.gov.au/srvproposal)

► **submissions close: Monday 6 February 2017.**



**Attachment 5A:  
Public Meetings PowerPoint Presentation**



# Special Rate Variation





# Tonight

- Overview
- Outcomes
- Impact
- Process
- Questions



# Overview

Item	2018/19 (%)	2019/20 (%)
State Government Rate Peg Limit	2.50	2.50
Healthy Waterways (2017/18)	1.50	0.00
Asset Renewal (2017/18)	1.90	0.00
Asset Renewal	3.40	3.40
<b>Total Percentage</b>	<b>9.30</b>	<b>5.90</b>
<b>Cumulative Increase</b>		<b>15.75</b>

- Permanent increase to our total rate income
- Applies to Ordinary Rates – excludes Waste, Water, Wastewater and Stormwater charges



# Original Three Year Plan

Item	2017/18 (%)	2018/19 (%)	2019/20 (%)
State Government Rate Pegging Limit	1.50	2.50	2.50
Healthy Waterways	1.50	0.00	0.00
Asset Renewal	1.90	3.40	3.40
<b>Total Percentage</b>	<b>4.90</b>	<b>5.90</b>	<b>5.90</b>
<b>Cumulative Increase</b>		<b>11.09</b>	<b>17.64</b>

- Council received a one year temporary increase for 2017/18 from IPART
- Need to reapply for a permanent increase, inclusive of the 2017/18 increase





# IPART Determination – 2017/18

*council did demonstrate an immediate need for additional revenue*

*However we need to update our Integrated Planning and Reporting documents to reflect the proposed special rate variation*

*Delivery Program  
Operational Plan  
Long Term Financial Plan*



# Delivery Program / Operational Plan

*Adopted 2016/17 – page 29*

*Revised 2017/18 – page 29*

## EL2.1.1 Enhance financial sustainability

EL2.1.1a

Level of compliance with and progress towards the Fit for the Future Program

EL2.1g

Pursue compliance with the Fit for the Future Program

EL2.1h

Apply for a permanent increase to Council's total rate income of 9.3% for 2018/19 and 5.9% for 2019/20 (cumulative 15.75%) with a rate peg assumed and included of 2.5%

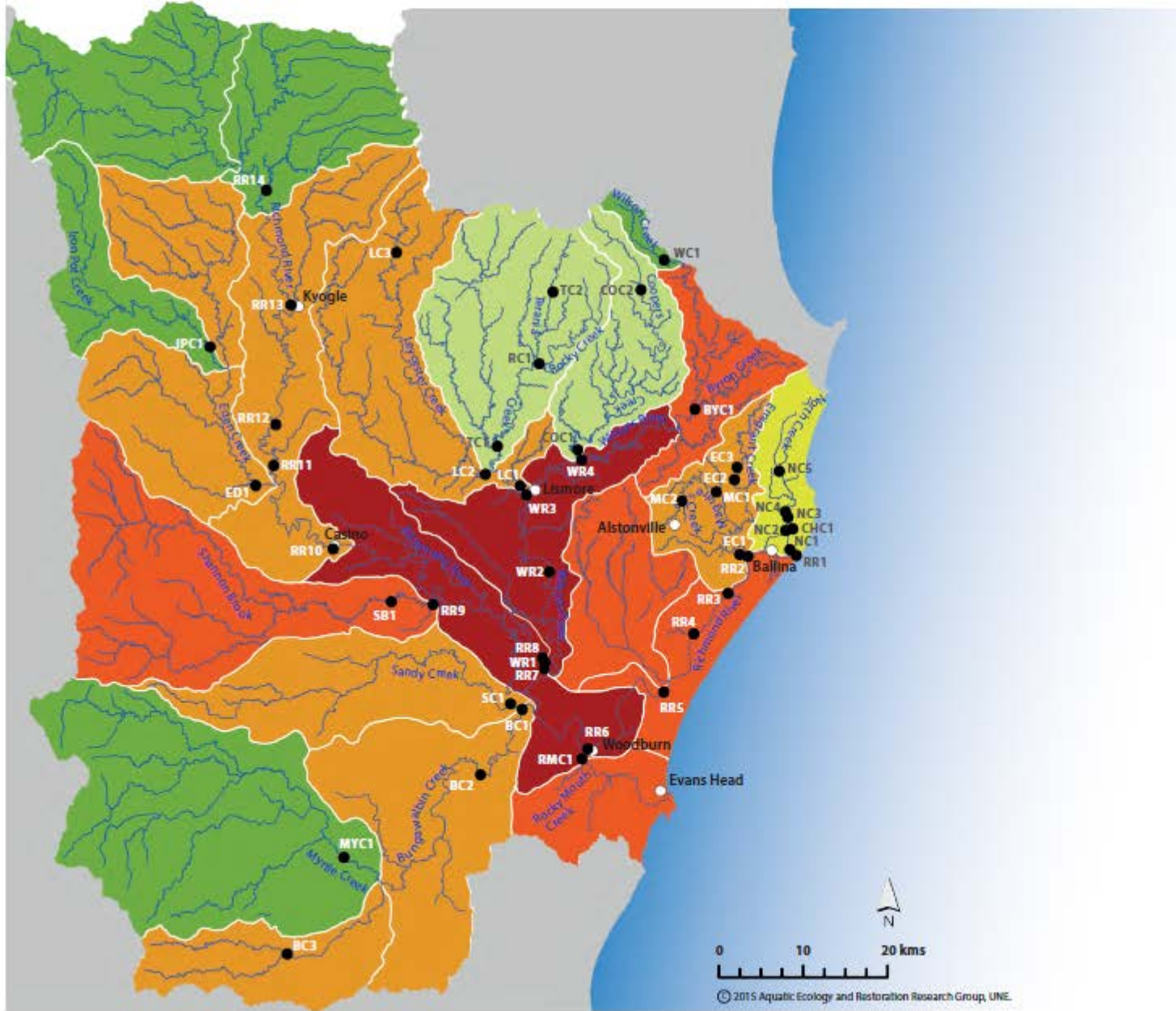
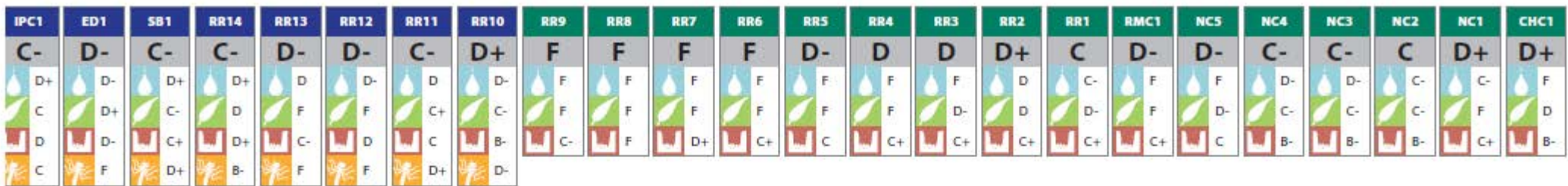
*Outlined in supporting documents – Long Term Financial Plan*

*Numerous other references in revised 2017/18 documents*

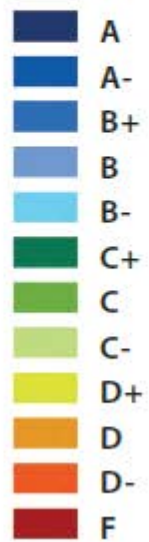


# Part One - Healthy Waterways

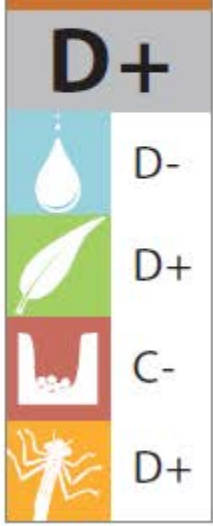
- Obtain a recurrent revenue source to improve the health of our key waterways (Richmond River and its tributaries, Lake Ainsworth, Shaws Bay, Ballina Coastline)
- Raise approximately \$315,000 indexed per annum



**Overall Subcatchment Ecohealth Grade**



**Richmond Catchment**





# Blackwater and Fish Kills





# Community Survey – Importance Scores

#	Service	Score
1	<b>Roads</b>	<b>4.73</b>
2	Beaches and foreshores	4.67
3	General garbage collection	4.67
4	<b>Overall health of the Richmond River</b>	<b>4.65</b>
5	Water supply	4.60
6	Recycling options	4.57
7	Long term planning	4.53
8	Crime prevention and law and order initiatives	4.52
9	Ballina Byron Gateway Airport	4.52
10	Coastline management	4.50



# Community Survey – Performance Gap

#	Service	Importance Mean	Satisfaction Mean	Performance Gap
1	Overall health of the Richmond River	4.65	3.23	1.42
2	Roads	4.73	3.42	1.31
3	Long term planning	4.53	3.27	1.26
4	Affordable housing	4.00	2.80	1.20
5	Management of development	4.19	3.16	1.03
6	Crime prevention and law and order	4.52	3.56	0.96
7	Parking	4.37	3.41	0.96
8	Participation in Council decision making	4.01	3.07	0.94



# Healthy Waterways – Work Programs

- Richmond River Estuary – Coastal Management Plan – 10 year works plan (\$16.5m) - focus on rehabilitating riparian areas – particularly the Tuckean
- Shaws Bay – Coastal Management Plan – 10 year works plan (\$1.6m) – dredging, infrastructure works, stormwater
- Lake Ainsworth – Management Plan – focus on water quality and invasive plants, high nutrient levels
- Coastal Management Plan for the Ballina Shire Coastline





# Healthy Waterways – 2017/18 Projects

- partnering with North Coast Local Land Services, Landcare and interested landholders to reinstate native riparian vegetation along Marom and Chilcotts Creeks on the Plateau and on the floodplain
- revegetation project along the northern shores of Chickiba Creek
- preparation of a new Coastal Management Plan for Lake Ainsworth
- Shaws Bay foreshore and erosion control works



# Healthy Waterways - Benefits

- Improve water quality
- Help to reverse the decline of fish stocks
- Reduce risk of blackwater events – will not eliminate them
- Enhanced economic and tourism opportunities
- Improved recreational opportunities
- Opportunities to leverage grants



## Part Two – Increased Asset Renewal

- State Government's Fit for the Future Program
- Councils required to meet a range of financial criteria to ensure they are of sufficient scale and capacity to deliver a reasonable level of services and are financially sustainable
- Councils had to submit a Fit for the Future Improvement Plan
- Our plan included three years of rate increases 2.9% above the rate peg limit to fund increased asset renewal and to achieve a recurrent operating surplus



# Infrastructure Asset Renewal

Asset Class	Depreciation Expense 2016/17	Council Recurrent Funding	Recurrent Grants Average	Total Recurrent Funding	Variance (Shortfall)	Special Rate Variation
Stormwater	1,457,000	475,000	0	475,000	(982,000)	304,000
Roads and Transport	6,478,000	4,100,000	1,500,000	5,600,000	(878,000)	920,000
Community Buildings	1,690,000	250,000	0	250,000	(1,440,000)	294,000
Open Spaces	405,000	365,000	0	365,000	(40,000)	478,000
<b>Total</b>	<b>10,030,000</b>	<b>5,190,000</b>	<b>1,500,000</b>	<b>6,690,000</b>	<b>(3,340,000)</b>	<b>1,996,000</b>

- Remaining depreciation deficit to be financed from increased internal dividends and other efficiency savings



# Asset Renewal - Benefits

- Asset renewed in a more timely manner
- Increased resealing and heavy patching - \$1.1m current - \$1.8m required
- Less reduction in service levels from deteriorating assets
- Reduced maintenance expenditure – 15% to 20% per annum
- Increased opportunity for Council to enhance existing assets



# Operating Result – General Fund

No SRV	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27
<b>Operating Revenues</b>	52,037	52,624	54,265	55,223	56,598	58,028	59,632	61,107	62,675	64,327
Operating Expenses	53,104	54,200	55,820	56,876	58,239	59,302	60,793	62,430	63,421	64,765
<b>Operating Result</b>	<b>(1,067)</b>	<b>(1,576)</b>	<b>(1,555)</b>	<b>(1,653)</b>	<b>(1,642)</b>	<b>(1,274)</b>	<b>(1,161)</b>	<b>(1,323)</b>	<b>(746)</b>	<b>(439)</b>

With SRV	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27
<b>Operating Revenues</b>	52,037	54,090	56,555	57,582	59,028	60,531	62,210	63,762	65,409	67,144
Operating Expenses	53,104	54,200	55,820	56,876	58,239	59,302	60,793	62,430	63,421	64,765
<b>Operating Result</b>	<b>(1,067)</b>	<b>(109)</b>	736	706	788	1,229	1,417	1,332	1,988	2,378



# Works Program – Asset Renewal

## Stormwater – Without Special Rate Variation (\$)

Action	2017/18	2018/19	2019/20	2020/21
Asset Data Collection	61,000	62,000	63,000	64,000
Urban Stormwater Management Plan		23,000	24,000	25,000
Tanamera Drive, Alstonville	42,000	43,000	44,000	45,000
Grant Street, Ballina	80,000			
Martin Street (River Street to Richmond River)		85,000		
Kerr Street, Ballina	120,000			
Houghlahans Creek Road culverts	78,000			
Moon Street, Ballina (Tamar Street to Holden Lane)		80,000		
Henry Philp Avenue, Ballina		32,000	23,000	
Williams Reserve, Lennox Head			40,000	
Compton Drive, Ballina		85,000		
Kingsford Smith Drive, Ballina			90,000	
River Street, Ballina				45,000
Skinner Street, Ballina Tide Gates	10,000			
Rutherford Street and Tressie Place, Lennox Head		10,000	132,000	
Tide Gates to Urban Streets	21,000	30,000	53,000	54,000
Urban Lanes	22,000	24,000	24,000	25,000
Fox Street, Ballina				75,000
Owen Street, Ballina				90,000
Moon Street, Ballina				83,000
Grant Street, Ballina				
Martin Street, Ballina				
Hickey Street, Ballina				
<b>Totals</b>	<b>434,000</b>	<b>474,000</b>	<b>493,000</b>	<b>506,000</b>



# Works Program – Asset Renewal

## Stormwater – With Special Rate Variation (\$)

Action	2017/18	2018/19	2019/20	2020/21
Asset Data Collection	61,000	62,000	63,000	64,000
Urban Stormwater Management Plan		23,000	24,000	25,000
Tanamera Drive, Alstonville	42,000	43,000	44,000	45,000
Grant Street, Ballina	80,000			
Martin Street (River Street to Richmond River)		85,000		
Kerr Street, Ballina	120,000			
Houghlahans Creek Road culverts	78,000			
Moon Street, Ballina (Tamar Street to Holden Lane)		80,000		
Henry Philp Avenue, Ballina		32,000	23,000	
Williams Reserve, Lennox Head			40,000	
Compton Drive, Ballina		85,000		
Kingsford Smith Drive, Ballina			90,000	
River Street, Ballina				45,000
Skinner Street, Ballina Tide Gates	10,000			
Rutherford Street and Tresise Place, Lennox Head		10,000	132,000	
Tide Gates to Urban Streets	21,000	30,000	53,000	54,000
Urban Lanes	22,000	24,000	24,000	25,000
Fox Street, Ballina			75,000	
Owen Street, Ballina			90,000	
Moon Street, Ballina			109,300	40,000
Grant Street, Ballina				60,000
Martin Street, Ballina				200,000
Hickey Street, Ballina				251,600
<b>Totals</b>	<b>434,000</b>	<b>474,000</b>	<b>767,300</b>	<b>809,600</b>





# What is Council doing to reduce costs?

- Service level reviews – For example - two coat bitumen and asphaltic concrete – saving of \$430,000 pa
- Limited discretionary services
- Technology and online services
- Minimise increases in other Council charges
- Removal of the \$73 waste operations charge in 2016/17
- Staff per capita – Ballina - one employee per 149 residents  
(Byron 129, Lismore 104, Richmond 92, Tweed 139, Industry 127 - 2015/16 OLG report)
- Governance and Administration expenses – 4.8% (Industry 15% 2015/16 OLG)
- Lost days per 100 employees (workers compensation – Ballina Shire 11.63 days FY15, 13.51 days FY 16, 4.33 days FY17, PWC sample 54.3 days)



# Affordability - Economic Indicators

Indicators – OLG 2015/16	Ballina	Byron	Coffs	Lismore	Richmond	Tweed
Residential Property Pensioners (%)	23.0	17.3	21.3	23.9	28.8	24.1
Socio-Economic Index Ranking (#)	99	98	70	66	7	68
Unemployment Rate (%)	5.4	7.9	4.6	8.4	9.6	6.6
Average Taxable Income (\$)	48,569	43,984	47,056	46,017	44,286	49,055
Rates and Charges Outstanding (%)	4.5	4.0	6.0	10.7	17.0	4.6
Active Businesses (#)	4,039	3,985	5,603	3,882	1,551	6,637

- Level of rate income compared to similar councils



# Rate Yield Benchmarking – 2017/18

Indicators	Ballina	Byron	Coffs	Lismore	Richmond	Tweed
Average residential rate (\$)	953	1,178	1,191	1,226	917	1,556
Average business rate (\$)	3,191	3,082	4,094	4,858	2,632	3,075
Average farmland rate (\$)	1,465	1,963	2,124	2,320	1,480	2,021
<b>Ballina assessments (#)</b>						
Residential properties	15,860 (87%)					
Business properties	1,305 (7%)					
Farmland properties	1,043 (6%)					
<b>Comparative rate revenue (\$'000)</b>	<b>20,807,000</b>	<b>24,752,000</b>	<b>26,447,000</b>	<b>28,204,000</b>	<b>19,522,000</b>	<b>30,799,000</b>
<b>Variance (\$'000) (black = extra p.a.)</b>		<b>3,945,000</b>	<b>5,640,000</b>	<b>7,397,000</b>	<b>(1,285,000)</b>	<b>9,992,000</b>

- Ballina Shire – Average figures for 2017/18 based on 1.5% rate peg increase
- Byron Shire – 7.50% approved each year for 2017/18, 2018/19, 2019/20 and 2020/21
- Richmond Valley – 12.30% approved for 2014/15 and 5.5% approved for 2015/16, 2016/17, 2017/18 and 2018/19



# Ratepayer Impacts

Category	2016/17	2017/18	2018/19	2019/20	Cumulative Change (\$)
<b>Standard Rate Peg Limit</b>		<b>1.50%</b>	<b>2.50%</b>	<b>2.50%</b>	
Average Residential Rate	943	953	976	1,000	57
Average Business Rate	3,144	3,191	3,281	3,363	219
Average Farmland Rate	1,443	1,465	1,498	1,535	92
<b>With Additional Percentage</b>		<b>4.90%</b>	<b>9.30% (1)</b>	<b>5.90%</b>	
Average Residential Rate	943	985	1,043	1,105	162
Average Business Rate	3,144	3,298	3,506	3,713	569
Average Farmland Rate	1,443	1,514	1,601	1,695	252
Residential extra due to SRV		32	67	105	<b>105</b>
Business extra due to SRV		107	225	350	<b>350</b>
Farmland extra due to SRV		49	103	160	<b>160</b>

(1) Includes 3.4% temporary approval for 2017/18

- Residential and farmland properties (with dwelling) no longer pay the waste operations charge of \$73



# Change in Average Actual Residential Bill

Category	2016/17	2017/18	2018/19	2019/20
<b>Ordinary Rate</b>	<b>943</b>	<b>985</b>	<b>1,043</b>	<b>1,105</b>
% Change		4.90	5.90	5.90
<b>Stormwater Charge</b>	<b>25</b>	<b>25</b>	<b>25</b>	<b>25</b>
% Change		0.00	0.00	0.00
<b>Water Access Charge</b>	<b>200</b>	<b>204</b>	<b>210</b>	<b>215</b>
% Change		2.00	2.50	2.50
<b>Water Consumption Charge</b>	<b>368</b>	<b>375</b>	<b>385</b>	<b>394</b>
% Change (172 kilolitres)		2.00	2.50	2.50
<b>Wastewater Charge</b>	<b>925</b>	<b>953</b>	<b>977</b>	<b>1,001</b>
% Change		3.00	2.50	2.50
<b>Domestic Waste Charge</b>	<b>367</b>	<b>374</b>	<b>383</b>	<b>393</b>
% Change		2.00	2.50	2.50
<b>Waste Operations Charge</b>	<b>73</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total</b>	<b>2,901</b>	<b>2,916</b>	<b>3,023</b>	<b>3,133</b>
<b>% Annual Change</b>		<b>0.52</b>	<b>3.67</b>	<b>3.64</b>
<b>% Cumulative Change</b>		<b>0.52</b>	<b>4.21</b>	<b>8.00</b>



# Process

- Key steps
- State Government through IPART sets % income increase
- To increase above this % must make application to IPART
- Provide preliminary notice to IPART - completed
- Community engagement
- Council determines whether to make an application to IPART – November 2017 Ordinary meeting
- Application to IPART – February 2018
- IPART determination – May 2018



# Community Engagement

Completed Monday 30 October 2017

You can provide feedback by:

- emailing [srvproposal@ballina.nsw.gov.au](mailto:srvproposal@ballina.nsw.gov.au)
- Completing the on-line survey
- Mailing to PO Box 450, Ballina



Questions   
**ballina**  
shire council



# Attachment 5B: Letter to all ratepayers

enquiries refer

**Special Rate Variation**

in reply please quote

18 September 2017



Dear Ratepayer

## Re: Proposed Special Rate Variation for 2018/19 and 2019/20

In December 2016 I wrote to all Ballina Shire ratepayers advising that Council was proposing to apply for a permanent increase, above the normal rate peg, in our general rate income. This process is called a Special Rate Variation (SRV) application. The proposed increase was over a three year period as follows:

- 4.9% in 2017/18 (1.5% actual rate peg plus 3.4% special rate variation)
- 5.9% in 2018/19 (2.5% estimated rate peg plus 3.4% special rate variation) and
- 5.9% in 2019/20 (2.5% estimated rate peg plus 3.4% special rate variation).

This represented a cumulative increase of 17.6% for the three years.

The Independent Pricing and Regulatory Tribunal (IPART), which is the State Government body that determines SRV applications, subsequently approved a **temporary** increase to our total rate income of 4.9% for 2017/18, with the additional 3.4% special variation approved for one year only. The extra revenue generated from the 3.4% is being expended on improving the health of our waterways and increased road reconstruction works.

In approving the additional 3.4% for one year only, IPART asked Council to ensure that our key corporate documents, such as the Delivery Program and Operational Plan, reflect the proposed SRV, otherwise a permanent increase cannot be granted. To respond to IPART's request, we are now proposing to apply for a two year permanent increase, as follows:

- 9.3% in 2018/19 and
- 5.9% in 2019/20.

The 9.3% in 2018/19 represents the 5.9% originally planned, plus the 3.4% from 2017/18 that has only been approved for one year. This proposal represents a cumulative rate increase of 15.7%, when looking at the 2018/19 and 2019/20 years in isolation. Importantly this still represents a cumulative increase of approximately 17.6% for the three year period from 2017/18 to 2019/20, as per my December 2016 correspondence; i.e.

- 1.5% for 2017/18 (actual rate peg)
- 9.3% for 2018/19 (2.5% estimated rate peg plus 6.8% special variation) and
- 5.9% for 2019/20 (2.5% estimated rate peg plus 3.4% special variation).

## Why is Council doing this?

There are two main reasons why Council is seeking additional rate income. The first is that approximately 1.5% of the total special rate variation is being allocated to our Healthy Waterways Program. This program is focused on Council being more proactive in implementing initiatives to improve the health of our key waterbodies such as the Richmond River and its tributaries, Shaws Bay and Lake Ainsworth, as well as the Ballina Shire coastline.

Each of these waterbodies is supported by a management plan that identifies a variety of works that aim to improve the water quality and in certain instances, such as Shaws Bay and Lake Ainsworth, the recreational opportunities and amenity of the land surrounding the waterbodies.

Council's existing rate revenue is insufficient to fund the actions in these management plans, which means we are almost totally reliant on government grants to undertake works. By generating additional rate income we are in better position to secure grants as many grant programs require a matching commitment from Council.

Please refer to the attached SRV Factsheet for further information concerning our Healthy Waterways Program.

The second reason is to ensure that Council is Fit for the Future. The NSW State Government established its Fit for the Future Program in 2014, where it asked all councils in NSW to identify how they would comply with a range of financial criteria to demonstrate that the council was financially sustainable.

Ballina Shire, in responding to this program, as well as identifying a range of efficiency measures, included a proposal to increase our general rate income by 2.9% each year, on top of the standard rate pegging limit, for the three year period from 2017/18 to 2019/20, with this income being a permanent increase.

The extra rate income is to be expended on increased infrastructure renewal works for items such as road and drainage reconstruction, the replacement of playground equipment and sports ground facilities, and building maintenance. Council has an extensive asset renewal program and the additional income means that our existing infrastructure will be renewed in a timelier manner and there is less likelihood of those assets deteriorating over time.

This proposal was submitted to IPART and Council was confirmed as a Fit for the Future Council by the State Government. Information on the State Government's Fit for the Future Program is available at the following website: **[fitforthefuture.nsw.gov.au](http://fitforthefuture.nsw.gov.au)**

Being Fit for the Future means that a council is adequately funding its asset renewal program and from an operating result perspective, (operating revenues less operating expenses) we should at least be achieving a break even financial result. Our long term financial plan and our asset modelling have confirmed we need this additional funding to achieve these outcomes.

Importantly, the State Government is no longer seeking to amalgamate councils which are not Fit for Future, however it is still important that Ballina Shire Council is financially sustainable in the long term. We do not want to see our core infrastructure assets deteriorate, as this then leads to increased maintenance costs and poorer levels of service to our community.

Please refer to the attached SRV Factsheet for further information concerning our Asset Renewal Program.

## What is the financial impact on ratepayers?

The combination of the additional 1.5% increase for our Healthy Waterways Program, and the additional 2.9% increase per annum for three years for extra Asset Renewal works, represents an average special variation of 3.4% each year for the three year period from 2017/18 to 2019/20. As outlined in the first page of this letter, this represents a 17.6% cumulative increase for the three year period (including factoring in the anticipated rate peg amounts of 2.5%).

However, as we now need to apply again for the temporary 3.4% approved for 2017/18, the actual cumulative percentage increase in Council's total rate income for the remaining two years (i.e. 2018/19 and 2019/20) is 15.7%.

When we talk about rates or rate income, we don't mean increases to your water, wastewater (sewer), stormwater and domestic waste collection charges. These are separate charges and they only apply to properties that receive, or can receive those services. Income collected from water, wastewater, stormwater and domestic waste charges must be spent on the provision of those services.

Income from rates is spent on the numerous remaining services delivered by Council, such as roads and bridges, footpaths, foreshore and canal maintenance, street signage, street lighting, parks and playground equipment, stormwater drainage, swimming pools, libraries, sporting fields, halls, public amenities, surf lifesaving, environmental projects, tourism, economic development and strategic planning. Rate income is a critical part of any council's income.

There are a number of ways we can look at the financial impact on ratepayers and the following tables help to explain this proposal. Table One is based on the standard rate pegging increase without any special variations. A rate peg is the maximum allowable percentage a council can increase its general income, and is set by the NSW Government each year.

**Table One – Rate peg only**

Item	2017/18	2018/19	2019/20	Cumulative change
Rate Peg Percentage Increase (1)	1.5%	2.5%	2.5%	5.06%
Average Residential Rate Levy (\$)	953 (2)	976	1,000	47
Average Business Rate Levy (\$)	3,191 (2)	3,281	3,363	172
Average Farmland Rate Levy (\$)	1,465 (2)	1,498	1,535	70

(1) The 1.5% rate peg increase for 2017/18 is the actual rate peg figure determined by IPART for that year. The 2.5% for 2018/19 and 2019/20 is an estimated rate peg based on verbal advice provided by IPART.

(2) For 2017/18 we have had to reduce the average rate figures actually levied by Council as the additional 3.4% increase IPART approved for 2017/18 is a temporary approval only.

As per point (2) the figures for 2017/18 are less than the actual average rates levied by Council, as the additional 3.4% is a temporary one year approval only. This means any increases approved for 2018/19 onwards are applied to the 2017/18 figures without the 3.4% included.

Table Two outlines the proposed changes for 2018/19 and 2019/20, assuming the Council's proposed special rate variation is approved by IPART, with the 3.4% temporary increase for 2017/18 removed, as per Table One.

**Table Two - Proposed SRV increase based on 9.3% for 2018/19 and 5.9% for 2019/20**

Item	2017/18 rate peg	2018/19 with SRV	2019/20 with SRV	Cumulative change
Percentage Increase	1.5%	9.3%	5.9%	15.7%
Average Residential Rate Levy (\$)	953	1,043	1,105	152
Average Business Rate Levy (\$)	3,191	3,506	3,713	522
Average Farmland Rate Levy (\$)	1,465	1,601	1,695	230

Table Three helps to highlight that Council levied the 3.4% approved as a temporary increase for 2017/18. A comparison of the actual increase in the average rates levied, and proposed to be levied, between 2017/18, 2018/19 and 2019/20 is as follows.

**Table Three - Proposed SRV (for 2018/19 and 2019/20) increase compared to 2017/18 levy**

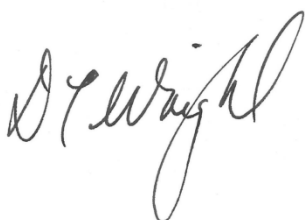
Item	2017/18 actual	2018/19 proposed	2019/20 proposed	Cumulative change
Average Residential Rate Levy (\$)	985	1,043	1,105	120
Average Business Rate Levy (\$)	3,298	3,506	3,713	415
Average Farmland Rate Levy (\$)	1,514	1,601	1,695	181

In this Table, the 2018/19 and 2019/20 figures are the same as Table Two, however the difference with Table Two is that they are compared to the actual average rates levied for 2017/18.

### **Our SRV Factsheet**

There is a significant amount of information associated with this proposal and the attached SRV Factsheet provides an overview of the benefits of the proposed SRV along with the process being followed. If you require any additional information or wish to discuss this further, please telephone Council staff on 1300 864 444 or contact your local Councillor. Councillor contact details are located on our website [ballina.nsw.gov.au/councillors](http://ballina.nsw.gov.au/councillors).

Yours faithfully



Cr. David Wright  
**Mayor**

Enc.

SEPTEMBER 2017

# asset renewal and healthy waterways

## proposed special rate variation

Ballina Shire Council is seeking to apply to the Independent Pricing and Regulatory Tribunal (IPART) for a proposed special rate variation (SRV), also known as a rate increase. The proposed additional revenue will help Council fund two programs, one being for the renewal of assets, the other for healthy waterways.

The total proposed special rate variation is as follows:

	2018/19	2019/20
<b>Rate peg limit</b>	2.5%	2.5%
<b>Asset renewal</b>	5.3%	3.4%
<b>Healthy waterways</b>	1.5%	0.0%
<b>Total Rate Increase</b>	<b>9.3%</b>	<b>5.9%</b>

The proposed special rate seeks a cumulative increase of 15.7%.

IPART approved a temporary one year increase to our rate income of 4.9% in 2017/18. Because the increase is for one year only, we are now seeking to apply for a two year permanent increase; that being 9.3% in 2018/19 and 5.9% in 2019/20 (including a rate peg of 2.5%).

### Why doesn't Council look at other funding options?

Council has looked at reducing annual budgets including reducing service levels in some programs, improving efficiencies and reviewing our fees and charges. All of these actions are being implemented. However, the magnitude of funding required to ensure our assets are renewed in a timely manner can only be solved through a permanent increase to our rate income.

Council has had very limited funds to undertake any work on improving our waterways. As part of this proposal, we will look to increase the community's investment in healthy waterways programs.

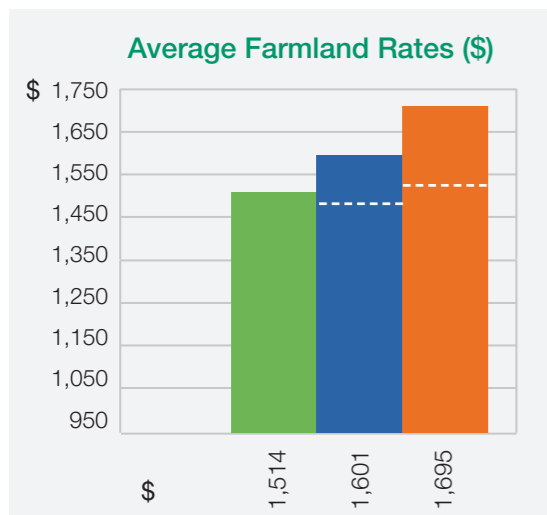
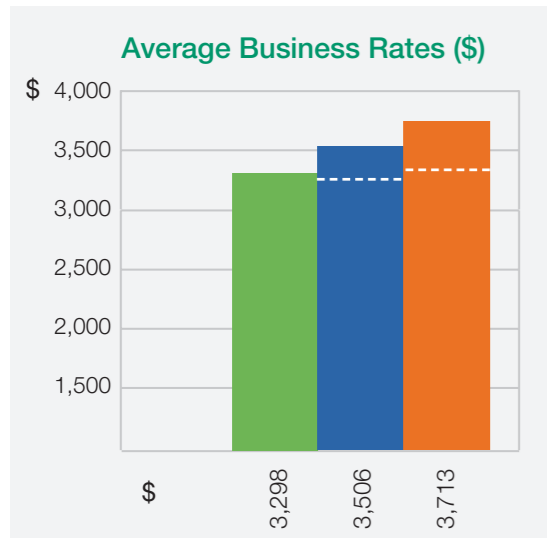
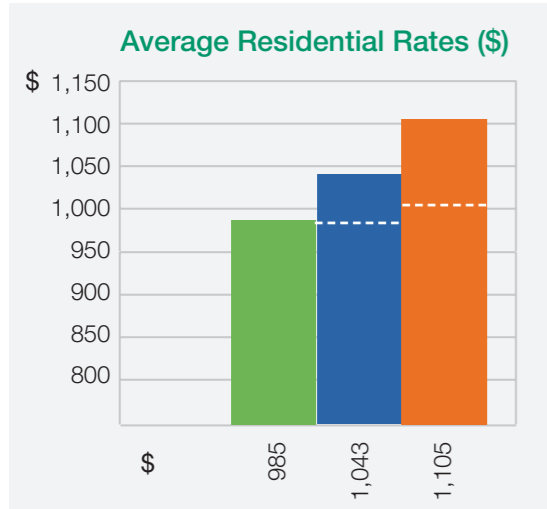
### How much will my rates increase by?

For rating purposes we classify properties as residential, farmland or business. The classification is based on the dominant use of that property.

**The charts and tables over the page** provide average rates payable in the Ballina Shire for the three property categories for 2017/18, 2018/19 and 2019/20. These figures include the proposed additional increases (9.3% in 2018/19 and 5.9% in 2019/20).

Remember, this increase only applies to your rates, and not other charges such as water consumption, wastewater, stormwater or rubbish collection. These are separate charges, and the revenue collected for these services, by legislation, must only be spent to provide those services.

## How much my rates may increase by? (continued)



----- without special rate variation

2017/18 2018/19 2019/20

### Increases if only Rate Peg is applied (no SRV applied) as per perforated lines (-----) on graphs on the left

	2017/18	2018/19	2019/20	Cumulative increase
Rate Peg increase <sup>(1)</sup>	1.5%	2.5%	2.5%	5.06%
Avg Residential Rate Levy (\$)	953 <sup>(2)</sup>	976	1,000	47
Avg Business Rate Levy (\$)	3,191 <sup>(2)</sup>	3,281	3,363	172
Avg Farmland Rate Levy (\$)	1,465 <sup>(2)</sup>	1,498	1,535	70

(1) The 1.5% rate peg increase for 2017/18 is the actual rate peg figure determined by IPART for that year. The 2.5% for 2018/19 and 2019/20 is an estimated rate peg based on verbal advice provided by IPART.

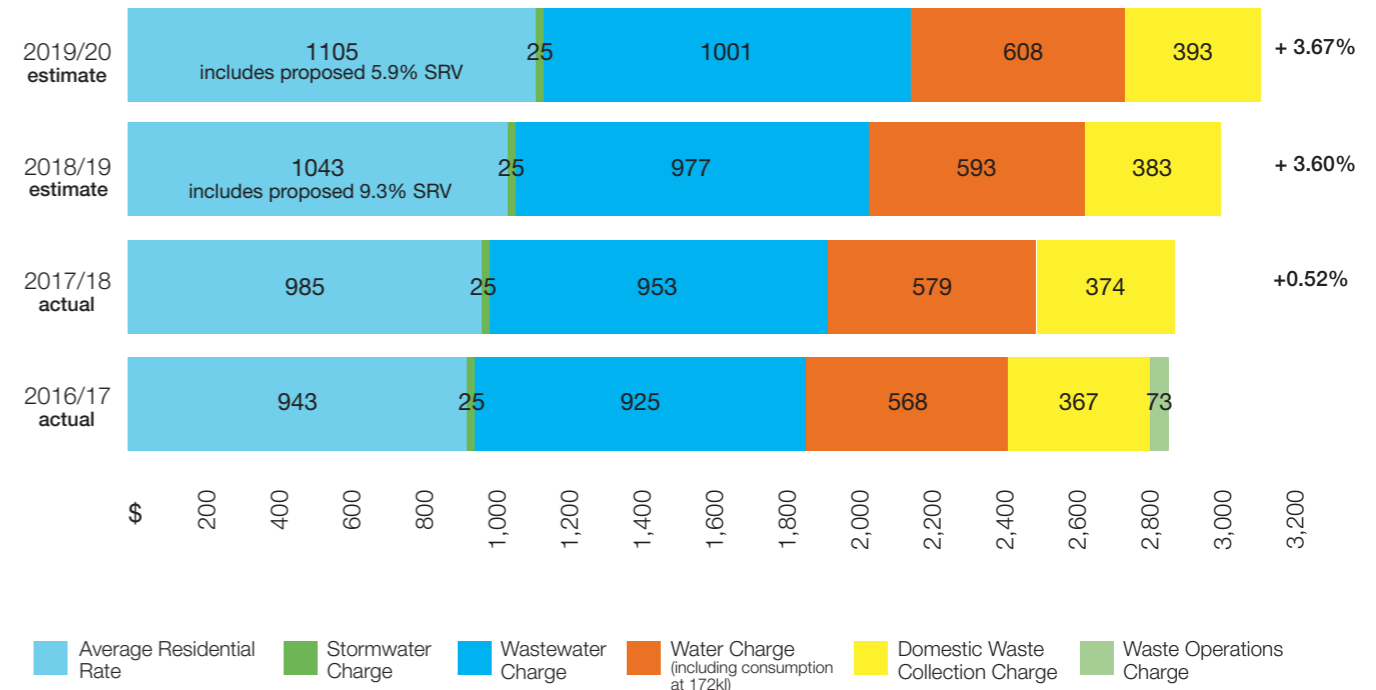
(2) For 2017/18 we have had to reduce the average rate figures actually levied by Council as the additional 3.4% increase IPART approved for 2017/18 is a temporary approval only.

### Proposed SRV (for 2018/19 and 2019/20) increase compared to actual 2017/18 levy

	2017/18 actual	2018/19 proposed	2019/20 proposed	Cumulative increase
SRV increase	4.9%	9.3% incl 2.5% rate peg	5.9% incl 2.5% rate peg	15.7%
Avg Residential Rate Levy (\$)	985	1,043	1,105	120
Avg Business Rate Levy (\$)	3,298	3,506	3,713	415
Avg Farmland Rate Levy (\$)	1,514	1,601	1,695	181

## What are we doing to help lessen the impact?

Council withdrew the \$73 waste operations charge in 2017/18, which is a permanent decrease. A breakdown of your average residential rates and charges bill is shown below. The years 2018/19 and 2019/20 include the proposed special rate variation (9.3% and 5.9% respectively).



## Asset Renewal Program

Council is responsible for the management of over \$1 billion worth of assets, which deteriorate over time. If assets are not renewed in a timely manner, we are faced with increased maintenance expenses, which can decrease services to the community.

For the purposes of a special rate variation, we are aiming to improve the rate at which we renew our infrastructure. We do have annual budgets for the renewal of these items but unfortunately the funding is proving to be insufficient to maintain or improve current standards. This proposed rate increase will help Council fund core infrastructure assets that are currently under funded like playground improvements, roads and community building upgrades.

Should the proposed increase in rates proceed in future years (2018/19 and 2019/20), will see an additional \$1.6 million invested into roads on top of the existing road works program. This extra investment continues permanently into the future.

The 2017/18 temporary special rate variation has raised \$389,600 to upgrade an additional 4,000 square metres of road this year. This equates to a 15% increase in our road renewals program.

## Healthy Waterways Program

The Richmond River continues to rate poorly when compared with other river systems along the NSW East Coast. There are very limited funds to undertake works for waterways, which is why the Healthy Waterways Program has been included in this proposal. The focus of the funding is on the Richmond River and its tributaries, Lake Ainsworth and Shaws Bay as well as the Ballina Shire coastline.

The 2017/18 temporary special rate variation has raised \$300,000. The Program's progress so far includes:

- Council has used the Healthy Waterways funding to leverage additional funding from the Office of Environment and Heritage to prepare a Coastal Management Program (CMP) for Lake Ainsworth. The information from this work will help us to understand what processes are at work in the Lake, and inform management decisions based on this data.

- The local oyster industry has been severely impacted by the water quality issues and there have also been changes to the way that water behaves in the upstream areas of North Creek. Local fishers are also noticing declining numbers of fish. An application to the Office of Environment and Heritage has been prepared for their upcoming grant fund round to undertake an Estuary Processes Study for North Creek.

- A revegetation project along the northern shores of Chickiba Creek will begin soon. The objective of this project is to carry on the good work we began last year with removing impediments to the flow of water from the eastern wetland areas which were dying off from being flooded for a number of years. Water quality from this area is much improved, and now we are planning to improve fish habitat upstream of this popular fishing location.

- We will soon look to improve riparian habitat along Marom and Chilcotts Creek. We plan to partner with North Coast Local Land Services, Landcare and interested landholders who would like to reinstate native riparian vegetation along creeks on the Plateau and on the floodplain itself.
- Council ran a River Health Seminar series on 26 July 2017 with the authors of the Ecohealth Report providing a comprehensive overview of why the Richmond River scored a D minus in their work. Dr Sarah Mika and Ben Vincent, both from the University of New England, presented their findings and discussed them in detail. Around 70 people gathered to hear this information and staff received some good feedback. With continued interest, these seminars will occur around twice per year.

## What happens if this proposal does not proceed?

Over time, the current condition of our key infrastructure such as roads, community buildings and playgrounds will deteriorate to a level that will result in operational inefficiencies and increased maintenance expenditure.

Eventually, there will be poorer levels of service, and a backlog of work to improve our assets. Unless we proactively increase funding now, we will be leaving future generations with significant liabilities.

Ballina Shire Council has always focused resources on the careful management of our assets, and we want to ensure this continues into the future by having an adequate revenue base to fund asset renewal.

The Healthy Waterways Program will not proceed as Council will not be in a position to fund any of the planned initiatives.

## The five-step process in considering the proposed special rate variation...

<b>Council decided to consult with the community</b>	August 2017 Council meeting	Complete
<b>Community engagement</b>	A letter and fact sheet mailed to all ratepayers, online survey open, public meetings, advertising, social media, presentation to Ward Committees, information in Council's newsletter Community Connect.	Submissions close 30 October 2017
<b>Council decision</b>	Feedback received will be reported to the November Council meeting – Council then determines whether it will make a formal application to IPART.	23 November 2017
<b>IPART application</b>	Should Council decide to apply for the special rate variation, a comprehensive application must then be submitted to IPART.	February 2018
<b>IPART determination</b>	IPART undertakes a formal assessment of the application and notifies Council by May.	May 2018

### Ways to engage with Council:

This is an important consultation project and we want all community members to be informed of the proposal.

- **ATTEND A PUBLIC MEETING:**

**Monday 9 October 2017 – 7pm**

Alstonville Leisure and Entertainment Centre

**Tuesday 10 October 2017 – 7pm**

Lennox Head Community Centre  
(Meeting Rooms 1 and 2)

**Wednesday 11 October 2017 – 7pm**

Ballina Shire Council Chambers

**Thursday 12 October 2017 – 7pm**

Wardell War Memorial Hall

- **EMAIL** [srvproposal@ballina.nsw.gov.au](mailto:srvproposal@ballina.nsw.gov.au)
- Complete the online **SURVEY** at [ballina.nsw.gov.au](http://ballina.nsw.gov.au) (search SRV proposal)
- Make a **WRITTEN SUBMISSION** to Ballina Shire Council, PO Box 450, Ballina NSW 2478
- **FOR MORE INFORMATION** telephone Council's Customer Service Centre on 1300 864 444 or visit [ballina.nsw.gov.au](http://ballina.nsw.gov.au) (search SRV proposal)
- **SUBMISSIONS CLOSE** Monday 30 October 2017.

**Please note: submissions are publicly available documents, and may be listed on Council's website and/or included in business paper reports to Councillors. If you did not request confidentiality in your submission, it will be made publicly available.**



# » Special Feature special rate variation

## Attachment 5C: Community Connect Magazine

Like many councils across the state, Ballina Shire Council faces the challenge of how to best maintain services and ageing infrastructure – the cost of which is rising faster than Council’s income. To overcome this challenge, Councillors have decided to commence talking with the community on a proposed special rate variation (SRV), above the rate peg limit set by the NSW Government each year.

In February 2017, Council applied to the Independent Pricing and Regulatory Tribunal (IPART) for a SRV for the years 2017/18, 2018/19 and 2019/20. IPART approved a 4.9% increase for 2017/18 which consists of the standard rate peg limit plus an additional 3.4% for extra expenditure on our asset renewal and healthy waterways programs. The 3.4% was approved on a temporary basis for 2017/18 only.

This means we now need to reapply to IPART to secure a permanent increase to our rate income. The proposed rate increase, if approved by IPART, will be for 2018/19 and 2019/20 and is as follows:

	2018/19	2019/20
<b>Rate Peg Limit (Estimate)</b>	2.5%	2.5%
<b>Asset Renewal Program</b>	5.3%*	3.4%
<b>Healthy Waterways</b>	1.5%*	0.0%
<b>Total Rate Increase</b>	9.3%	5.9%

The proposed special rate seeks a cumulative increase of 15.7%. The income from the rate increase will allow Council to renew key infrastructure such as roads, stormwater, playgrounds and community buildings in a timelier manner.

To lessen the impact of this proposal, Council withdrew the \$73 waste operations charge in 2017/18, which is a permanent decrease.

A breakdown of your average residential rates and charges bill is shown below. The years 2018/19 and 2019/20 include the proposed special rate variation (9.3% and 5.9% respectively).

By looking at the graph below the real impact on your total rates and charges bill for an average residence.

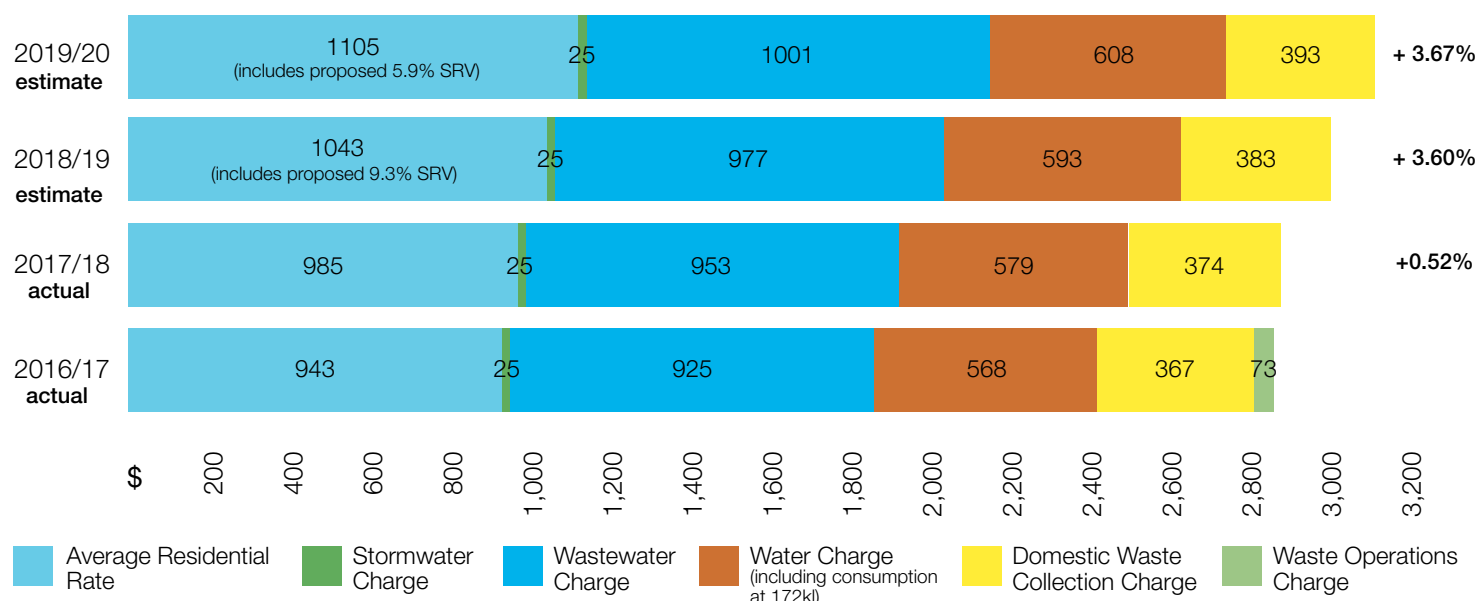
As with any change in our rates and charges, information about the proposed special rate variation will be mailed to each ratepayer and we encourage feedback from all property owners and residents in the Ballina Shire.

There will be public meetings held throughout the shire and an online survey conducted during the consultation phase. Information will also be available on Council’s website.

*Submissions close on 30 October 2017 and this information will be reported to Council in November. Further information is available on [ballina.nsw.gov.au](http://ballina.nsw.gov.au) (search SRV proposal).*

\*These figures include the 3.4% approved on a temporary basis for 2017/18 which consists of 1.9% for the asset renewal and a 1.5% for the healthy waterways programs.

### Breakdown of average residential rates and charges







## Where have previous rate rises been invested?

In this edition of Community Connect we outline the progress of projects that have been fully or partly funded by recent special rate variations.

Council applies for special rate variations to deliver projects that are above and beyond normal maintenance and service programs. Special rate variations are generally invested in projects and services that would not normally go ahead without the increased revenue that Council receives from the rate increase. In summary some of our recent rate increases have been invested in the following programs:

- Pools Redevelopment (applied in 2015/16 and 2016/17)
- Roads (\$389,600 in 2017/18)
- Healthy Waterways (\$307,600 in 2017/18)

These programs are outlined further below and over the next couple of pages.



## ALSTONVILLE AND BALLINA POOLS REDEVELOPMENT...

This summer the community will be cooling off in revamped and modern aquatic facilities thanks to a major investment from the community. This \$14million project is being achieved due to past special rate variations in 2015/16 and 2016/17.

The pool redevelopment has economic and social benefits for the local economy. As our population grows the swimming pools will increase in popularity, providing recreation, social and health opportunities for all members of the community and visitors to our area.

Once completed, the up-to-date aquatic facilities will become valuable community assets for the next 40 years and will include:

- FINA compliant 50m heated pools. Each pool will have eight 2.5m-wide lanes for competition swimming and water polo games
- 25m x 15m heated enclosable pools. Each pool can be used for swimming lessons, children's play, lap swimming and rehabilitation
- access ramps into all pools
- wet play splash areas for children
- the Ballina pool will have a new amenities building and transparent fencing along the Richmond River
- enhanced landscaping at each site.

View the time lapse construction video of the Ballina swimming pool on Council's website [ballina.nsw.gov.au](http://ballina.nsw.gov.au)

You can also check out drone footage as the Alstonville and Ballina Pools redevelopment projects unfold on YouTube. Search Alstonville Pool Upgrade and Ballina Memorial Pool Upgrade at [YouTube.com](http://YouTube.com). (Footage by Andrew Trease)



ARTIST IMPRESSION OF WET PLAY SPLASH AREA



# » Special Feature special rate variation

## ROADS...

Over \$350,000 worth of road works will be brought forward as a result of the special rate variation in 2017/18. Road upgrades include Burnet Street, Fernleigh Road and Simmons Street.

The extra rate income raised in 2017/18 provides a 15% increase in our roads renewal program.

Should the proposed rates increase proceed in future years (2018/19 and 2019/20), we will see an additional \$1.8 million invested into roads, on top of the existing road works program. This extra investment continues permanently into the future.

### How every \$100 you pay in rates and annual charges is spent...

<b>WASTEWATER (SEWER)</b> <b>\$33</b>	<b>WATER SUPPLY (INCL 172KL OF CONSUMPTION)</b> <b>\$20</b>
<b>ROADS, DRAINAGE/ STORMWATER FLOOD, EMERGENCY MANAGEMENT</b> <b>\$14</b>	<b>WASTE COLLECTION</b> <b>\$12</b>
<b>STRATEGIC PLANNING, BUILDING, COMPLIANCE, DEVELOPMENT ASSESSMENT</b> <b>\$6</b>	<b>PARKS, SPORTS FIELDS, OPEN SPACES/ PLAYGROUNDS, AQUATIC FACILITIES</b> <b>\$5</b>
<b>CUSTOMER SERVICE, ADMINISTRATIVE SUPPORT, GOVERNANCE AND RISK MANAGEMENT</b> <b>\$4</b>	<b>LIBRARIES, COMMUNITY BUILDINGS, ART GALLERY</b> <b>\$3</b>
<b>NATURAL RESOURCE MANAGEMENT, PUBLIC AND ENVIRONMENTAL HEALTH</b> <b>\$2</b>	<b>TOURISM, ECONOMIC DEVELOPMENT</b> <b>\$1</b>

## HEALTHY WATERWAYS...

A special rate variation in 2017/18 was put towards a Healthy Waterways Program to improve the health of the Richmond River. It's only September, so we have only just begun to apply these funds. Here is the program's progress so far:

### LAKE AINSWORTH

This jewel in the north of our Shire has been under increasing pressure over the years, partly (we think) due to its popularity. Algae outbreaks are becoming more common and elevated nutrient levels have been measured within the water as well. There has been a lot of community discussion about why this has occurred, although we have not had much data to inform this discussion.

Council has used the Healthy Waterways funding to leverage additional funding from the Office of Environment and Heritage to prepare a coastal management program, additional scientific investigations including more intensive water quality sampling and core sediment sampling. The information from this work will help us to understand what processes are at work in the lake, and make informed management decisions based on this data.

### NORTH CREEK

The local oyster industry has been severely impacted by the water quality issues within North Creek and there have also been changes to way that water behaves in the upstream areas of the creek. Local fishers are also noticing declining numbers of fish.

The impacts of these issues have been increasingly obvious, but no one cause has been found at this time. It is likely that there are a number of inter-connected issues that need to be addressed. An application to the Office of Environment and Heritage has been prepared for their upcoming funding round to undertake an Estuary Processes Study for North Creek.

An integral feature of this study will be the detailed consultation with stakeholders especially landholders and industries dependent on and working within the North Creek catchment.

### CHICKIBA CREEK

Council has been successful securing funding for a revegetation project along the northern shores of Chickiba Creek. The objective of this project is to carry on the good work we began last year with removing impediments to the flow of water from the eastern wetland areas which were dying off from being flooded for a number of years.

Water quality from this area is much improved, and now we are planning to improve fish habitat upstream of this popular fishing location.



### RIPARIAN PLANTING PROGRAM

Fish habitat is also important higher up in the catchments and Council is working on a number of fronts in this regard.

To date, the focus has been on applying for some Federal Government funding under the 20 Million Trees program to improve riparian habitat along Marom and Chilcotts Creek. In the near future we are partnering with North Coast Local Land Services, Landcare and interested landholders who would like to reinstate native riparian vegetation along creeks on the Plateau and on the floodplain itself.

### EROSION AND SEDIMENT CONTROL PROGRAM

Council has previously run erosion and sediment control training for local builders and construction workers, to enhance their skills and knowledge in how to run a building site so that the sediment stays on the site (and doesn't run off into the stormwater drains).

Council will continue this training to pick up on the significant building activity in the local area at the moment, and to make sure all builders have access to this information.

You can also help minimise the impacts of stormwater pollution by not allowing runoff from your gardening, path cleaning, roof cleaning or other activities that provide a source of anything other than clean water entering the stormwater drain. Anything other than clean water in the stormwater drain ends up in our waterways. This includes organic matter such as leaves and grass clippings.

### CONTRIBUTION TO HYDROLOGICAL STUDY – TUCKEAN NATURE RESERVE

You may also have heard about a local project to review the hydrology of the Tuckean, particularly the Nature Reserve. This project is the focus of local recreational fishing group, Ozfish Unlimited, who asked Councillors to contribute monies to the study.

Ozfish have been successful in an application to the Recreational Fishing Trust for funds to undertake this study.

Those wishing to find out more about this project should contact John Larsson at Ozfish Unlimited at [ozfish.org.au](http://ozfish.org.au).

### RIVER HEALTH SEMINAR SERIES

This seminar series kicked off on 26 July 2017 with the authors of the Ecohealth Report providing a comprehensive overview of why the Richmond River scored a D minus in their work. Dr Sarah Mika and Ben Vincent, both from the University of New England, presented their findings and discussed them in detail. Around 70 people gathered to hear this information and staff received some good feedback.

Seminars will occur around twice per year and suggestions for topics are very welcome.

### EDUCATIONAL PROGRAM

Councils within the Richmond River catchment are working together on an animations project highlighting river health and some of the tricky issues we are collectively facing. The animations will present some of our most difficult issues in a light hearted way to provide a way to start talking about how these issues affect the health of our river, and some of the ways in which we can address them.

Three animations will be developed – looking at different impacts on river health. There is one each for Recycled Water, Rural Runoff and Urban Stormwater. Each will feature some great characters – look out for them later in the year.

This work has been funded by the Environmental Trust through their Environmental Education grants program.

These works are in addition to the regular schedule of works including: Beach Watch, Water Quality Monitoring at Lake Ainsworth, Stormwater Pollution Monitoring Programs, WSUD (Water-sensitive Urban Design), and On Site Sewerage Management projects.



engaged leadership

## ***Attachment 5D: Online Survey***

***Note: questions and results of online survey are included in Attachment 6 and discussed in 4.2 of the SRV Application.***

## Delivery Program / Operational Plan and Proposed Special Rate Variation

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The draft Delivery Program, Operational Plan and associated documents can be viewed at Council's Community Access Points and website.

► **submissions close: Monday 30 October 2017.**

**Enquiries:** Linda Coulter, Manager Financial Services, Ph 1300 864 444.

## Feedback on Holiday Arrangements for Ballina Cup 2018 and 2019

Ballina Jockey Club is requesting Council apply to the Minister for Industrial Relations for a Local Event Day for the 2018 and 2019 Ballina Cup Days.

Council wants to hear from the community to gauge the potential impact a local 'event day' or 'public holiday' will have on businesses and the community as a whole.

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**Submissions:** email [council@ballina.nsw.gov.au](mailto:council@ballina.nsw.gov.au)

► **submissions close: Friday 13 October 2017.**

**Enquiries:** Sandra Bailey, Personal Assistant - General Manager and Mayor, Ph 6686 1273.

**Note:** submissions are public documents, and may be listed on Council's website and included in business papers. If confidentiality is required, please advise in your submission.

## Is Your Water Meter Hiding?

In preparation for the September water meter reading, Council is urging property owners to clear vegetation from around your water meter/s to provide the meter readers easier access. Your efforts will be greatly appreciated.

## Proposed Road Closure

Under *Section 35 of the Roads Act 1993*, the Minister for Lands and Forestry will consider the following road closing proposal from Ballina Shire Council.

**Section of formerly constructed Henderson Lane adjacent to Lots 173 (SP 92719), 174 & 175 DP 1191007, Lot 178 DP 1172682 and Lot 54 DP 1222919 at Lennox Head.**

The road under consideration comprises a section of Council public road adjacent to the abovementioned lots at Lennox Head. This area of land is not required by Council for road purposes. Upon closing the road, Council intends to sell the land to the adjoining landowners of 40, 42, 44 & 46 Kell Mather Drive, Lennox Head.

Council, acting on behalf of the Minister, will receive submissions regarding the proposal. All submissions will be referred to the Minister's delegate for a decision regarding the proposed road closing.

Information contained in submissions may, at the discretion of Ballina Shire Council and NSW Department of Industry – Lands, be referred to the person(s) who initiated the proposal for appropriate consideration under the *Government Information (Public Access) Act*.

► **submissions close: Wednesday 11 October 2017.**

**Enquiries:** David Kelly, Manager Infrastructure Planning, Ph 1300 864 444.

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40 Cherry Street  
PO Box 450, Ballina NSW 2478

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**Web Weather Information**

Ground Closures 02 6686 1499

Road Closures 02 6686 1498



## Delivery Program / Operational Plan and Proposed Special Rate Variation

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The draft Delivery Program, Operational Plan and associated documents can be viewed at Council's Community Access Points and website.

► **submissions close: Monday 30 October 2017.**

**Enquiries:** Linda Coulter, Manager Financial Services, Ph 1300 864 444.

## Development Proposal - Joint Regional Planning Panel - Council Ref: DA 2017/447

Notice is hereby given that the following development application has been lodged for Council's assessment and consideration.

► **submissions close: 10 October 2017.**

DA No.	Applicant	Determining Authority	Property
2017/447	Newton Denny Chapelle	Joint Regional Planning Panel JRPP No 2017NTH018	Lot 54 DP 1222919 Hutley Dr Lennox Head
<b>proposal</b> Erection of a Neighbourhood Shopping Centre, involving a Supermarket (Woolworths) and Speciality Shops, Associated Car Parking and Other Infrastructure Servicing, Earthworks, Signage and Landscaping within the EPIQ Estate at Lennox Head.			

The development application and documents accompanying the application may be inspected at Council's Customer Service Centre, 40 Cherry Street, Ballina between 8.30am and 4.30pm from Monday to Friday (excluding public holidays). Alternatively, you can view the development application details by visiting council's DA On-line website: [da.ballina.nsw.gov.au](http://da.ballina.nsw.gov.au)

**Please Note: the Joint Regional Planning Panel is the Determining Authority for this Development Application. Should you make any submission in relation to this application that submission will be made available to the Joint Regional Planning Panel for their consideration and may be viewed by other interested persons.**

Any person may make a submission in writing to Council. All submissions will be forwarded on to the Joint Regional Planning Panel for their consideration. Where a submission is by way of objection, the grounds of objection must be specified in the submission. All submissions, including any personal information contained therein, will become publicly available documents and will be made available to the applicant and any other interested members of the public. They may also be included in the assessment report prepared by Council and submitted to the Joint Regional Planning Panel. If you do not wish your submission to be publicly available you must provide Council with written reasons for this. Alternatively, you may wish to provide an anonymous submission. However, anonymous submissions may be given less (or no) weight in the overall consideration of the proposal.

This Development Application will be reported to a meeting of the Joint Regional Planning Panel for determination. Notification of the Regional Panel meeting is to be given by the Panel Secretariat, Department of Planning.

## Development Proposal

Notice is hereby given that the following development application has been lodged for Council's assessment and consideration.

► **submissions close: 5 October 2017.**

DA No.	Applicant	Property
2006/148	Newton Denny Chapelle	Lot 1 DP 1146004 31-35 Cherry St Ballina
<b>proposal</b> Section 96AB: Review of Modification Application to Development Consent 2006/148 as determined by Council on 27 July 2017 by way of Refusal (modify conditions of consent to permit the payment of car parking contributions in lieu of the supply of accessible car parking spaces and to allow the closure of the security door fronting Winton Lane).		

Development applications and associated documents may be viewed by visiting Council's DAs (Development Applications) Online website [da.ballina.nsw.gov.au](http://da.ballina.nsw.gov.au), and clicking on **currently on exhibition**. Alternatively DAs Online can be accessed at Council's Customer Service Centre, 40 Cherry Street Ballina between **8.15am and 4.30pm Monday to Friday** (excluding public holidays).

Persons making a submission may need to disclose political donations/gifts provided to a Councillor or Council employee. Significant penalties apply for non-disclosure. For further information visit the Department of Planning and Infrastructure's website [planning.nsw.gov.au](http://planning.nsw.gov.au)

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**Facsimile** 02 6686 7035  
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02 6626 6954  
**Wet Weather Information**  
Ground Closures 02 6686 1499  
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**Community Access Points** Business papers and documents on exhibition can be viewed at Council's Customer Service Centre; Alstonville, Ballina and Lennox Head Libraries.  
**Submissions** Submissions are publicly available documents. For details on how Council manages submissions refer to our website [ballina.nsw.gov.au](http://ballina.nsw.gov.au) search ('your privacy').

# ballina shire council

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► **submissions close: Monday 30 October 2017.**

**Enquiries:** Linda Coulter, Manager Financial Services, Ph 1300 864 444.

## Feedback on Holiday Arrangements for Ballina Cup 2018 and 2019

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**Enquiries:** Sandra Bailey, Personal Assistant - General Manager and Mayor, Ph 6686 1273.

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## Festivals and Events (Community and Commercial) Sponsorship Program Now Open

The Festivals and Events (Community and Commercial) Sponsorship Program for the financial year 2018/2019 is now open. All Event Organisers are invited to express an interest for access to funding. The total amount available is approximately \$100,000.

► **applications close Friday 27 October 2017.**

For more information visit [ballina.nsw.gov.au](http://ballina.nsw.gov.au) (search Festival and Events).

**Enquiries:** Sandra Jackson, Events Support Officer, Ph 1300 864 444.

## Recycled Water Turn On for Ballina

**From 1 October 2017** Council will turn on recycled water to properties in Ballina Heights, Ferngrove, River Oaks and North Ballina housing estates. Recycled water is key to meeting future water demands, is crystal clear and safe.

Properties in these areas have been advised about the new water service and its uses.

For more information visit [ballinawater.com.au](http://ballinawater.com.au)

**Enquiries:** Catherine Jost, Communications Officer, Ph 1300 864 444.

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► **submissions close: Monday 30 October 2017.**

**Enquiries:** Linda Coulter, Manager Financial Services, Ph 1300 864 444.

## Notification of Alcohol Free Zones: Lennox Head, Alstonville, Ballina and Wardell

Ballina Shire Council resolved on 24 August 2017 to undertake consultation to re-establish the Alcohol Free Zones (AFZ) in Lennox Head, Alstonville, Ballina and Wardell.

Under sections 644 and 646 of the Local Government Act 1993 and in accordance with the Ministerial Guidelines on Alcohol Free Zones, Ballina Council proposes to re-establish Alcohol Free Zones (AFZ) in Lennox Head, Alstonville, Ballina and Wardell.

The current AFZs have been in place in Lennox Head, Alstonville, Ballina and Wardell for the past four years and are due to expire on 31 January 2018. The AFZs have assisted the police in managing antisocial behaviour relating to alcohol consumption in public areas.

When an AFZ has been established, the drinking of alcohol on public roads, footpaths and public car parks in the designated areas in Lennox Head, Alstonville, Ballina and Wardell is prohibited.

AFZs are enforced by the police. Any person observed drinking in an AFZ will be advised that it is prohibited and may be given the opportunity to stop drinking. It also provides the NSW Police with powers to seize and dispose of alcohol without the need to issue a warning.

The declaration period for the AFZs is from 1 February 2018 to 31 January 2022. At the end of this period the AFZs may be re-established if required.

Refer to Council's website for maps showing the location of the AFZ's in Lennox Head, Alstonville, Ballina and Wardell.

► **submissions close: Wednesday 18 October 2017.**

**Enquiries:** Cheyenne Willebrands, Manager Open Spaces and Resource Recovery, Ph 1300 864 444.

## Development Proposal

Notice is hereby given that the following development application has been lodged for Council's assessment and determination.

► **submissions close: Thursday 19 October 2017.**

da no	applicant	property
2017/517	Ardill Payne and Partners	Lot 23 DP 825723 55 Owen Street, Ballina
<b>proposal</b> Boundary fencing to North Creek frontage.		

Development applications and associated documents may be viewed by visiting Council's DAs (Development Applications) Online website [da.ballina.nsw.gov.au](http://da.ballina.nsw.gov.au), and clicking on **currently on exhibition**. Alternatively DAs Online can be accessed at Council's Customer Service Centre, 40 Cherry Street Ballina between 8.15am and 4.30pm Monday to Friday (excluding public holidays).

Persons making a submission may need to disclose political donations/gifts provided to a Councillor or Council employee. Significant penalties apply for non-disclosure. For further information visit the Department of Planning and Infrastructure's website [planning.nsw.gov.au](http://planning.nsw.gov.au)

## Development Proposal (Integrated) - Joint Regional Planning Panel Council File Reference DA 2017/509

Notice is hereby given that the following development application has been lodged for Council's assessment and consideration.

► **submissions close: Thursday 19 October 2017.**

da no	applicant	determining authority	property
2017/509	Conrad Gargett	Joint Regional Planning Panel JRPP No 2017NTH024	Lot 1 DP603799, Lot 1 DP435547 25 Byron Street, Byron Bay

**proposal** Alterations and Additions to Lennox Head Public School including the demolition of a number of demountable buildings and construction of new classrooms and amenities including administration building, two storey homebase building (exceeding the 8.5 metre building height standard), canteen, covered outdoor learning area, basketball court, landscaping and associated works.

The development application and documents accompanying the application may be inspected at Council's Customer Service Centre, 40 Cherry Street, Ballina between 8.30am and 4.30pm from Monday to Friday (excluding public holidays). Alternatively, you can view the development application details by visiting council's DA On-line website [da.ballina.nsw.gov.au](http://da.ballina.nsw.gov.au)

**Please Note: the Joint Regional Planning Panel is the Determining Authority for this Development Application. Should you make any submission in relation to this application that submission will be made available to the Joint Regional Planning Panel for their consideration and may be viewed by other interested persons.**

Any person may make a submission in writing to Council. All submissions will be forwarded on to the Joint Regional Planning Panel for their consideration. Where a submission is by way of objection, the grounds of objection must be specified in the submission. All submissions, including any personal information contained therein, will become publicly available documents and will be made available to the applicant and any other interested members of the public. They may also be included in the assessment report prepared by Council and submitted to the Joint Regional Planning Panel. If you do not wish your submission to be publicly available you must provide Council with written reasons for this. Alternatively, you may wish to provide an anonymous submission. However, anonymous submissions may be given less (or no) weight in the overall consideration of the proposal.

## Development Consents Issued

In accordance with Section 101 of the Environmental Planning and Assessment Act 1979 the following development consents have been granted.

da no	subject property	proposal
2016/148	L19 S1 DP11687 61 Ballina St Lennox Head	Construction of a Mixed Use Development Comprising a Two Storey Business Premises (containing four tenancies) and Three x Two Storey Serviced Apartments and Demolition of Existing Structures, Tree Removal and Associated Works
2016/612	L8 DP30315 20 Owen St Ballina	Dwelling additions and addition, and construction of a detached secondary dwelling.
2016/690	L71 DP628164 Quays Dr West Ballina	38 lot residential subdivision, construction of road and associated works
2017/121	L34 DP1220221 91 Newrybar Swamp Rd Kinvara	Rural worker's dwelling
2017/143	L10 DP829199 113 Tamar St Ballina	Private storage shed - not for commercial use.
2017/170	L10 DP1005891 10 Bridge Dr Wardell	Dwelling alterations and additions
2017/191	L9, 40 & 41 S1 DP4536 L1 DP1152916 1 & 3 The Ave Alstonville	Boundary adjustment and consolidation of lots (four lots to two lots), alterations to existing garage of proposed Lot 1, and construction of new building (storage & display of op-shop items) on proposed Lot 2
2017/203	L1 DP531233 21 McLeish Rd Kinvara	Building for the Purposes of Tourist and Visitor Accommodation
2017/242	L1 & 2 DP736865 158 Dalwood Rd Dalwood	Two lot subdivision by way of a boundary adjustment to create 1 x 3.2ha allotment (proposed Lot 100) and 1 x 33.7 ha allotment (proposed Lot 101)
2017/243	L26 DP1047320 48 Northcott Cr Alstonville	Construction of a depot associated with a construction and building business, ancillary office and amenities building, car parking and civil works
2017/268	L19 S90 DP758047 8 Newport St East Ballina	Secondary Dwelling
2017/270	L43 DP841934 20 Lindsay Cr Wardell	Relocated Dwelling and Shed and continued use of an existing shed
2017/283	L7 DP260847 2 Ray O'Neill Cr Ballina	Change of use of an existing industrial building to a vehicle Repair Station and vehicle Sales and hire Premises (RV and caravan Centre), including the erection of business identification signage (four x wall signs), the erection of two awnings to be attached to the building and security fence.

continued on page 11

**Customer Service Centre / Chambers** 40 Cherry Street, PO Box 450, Ballina NSW 2478 Office Hours 8.15am to 4.30pm, Monday to Friday (excluding public holidays)

Email [council@ballina.nsw.gov.au](mailto:council@ballina.nsw.gov.au)

Web [ballina.nsw.gov.au](http://ballina.nsw.gov.au)

Telephone 1300 864 444

Facsimile 02 6686 7035

**Emergency After Hours** 02 6626 6954

**Wet Weather Information**

**Ground Closures** 02 6686 1499,

**Road Closures** 02 6686 1498

**Community Access Points** Business papers and documents on exhibition can be viewed at Council's Customer Service Centre; Alstonville, Ballina and Lennox Head Libraries.

**Submissions** Submissions are publicly available documents. For details on how Council manages submissions refer to our website [ballina.nsw.gov.au](http://ballina.nsw.gov.au) search ('your privacy')



# ballina shire council

## Delivery Program / Operational Plan and Proposed Special Rate Variation

Council has prepared its Delivery Program for the four year period from 2017/18 to 2020/21. This information was adopted by Council in June 2017. We are however proposing to make an application to the Independent Pricing and Regulatory Tribunal (IPART) for a variation to our rate income, and are therefore re-exhibiting the Delivery Program and Operational Plan.

Included in these documents, and of particular note is the proposed special rate variation. This includes:

- a 4.9% increase in our total rate income for 2017/18. This is 3.4% above the standard rate peg limit of 1.5%, with the funding from the additional percentage to be expended on increased asset renewal works and actions to improve the health of our waterways. The 3.4% extra increase has been **approved** by the Independent Pricing and Regulatory Tribunal (IPART) temporarily for the 2017/18 financial year only.
- the Delivery Program also outlines a program above the rate peg limit increases proposed by Council being 9.3% for 2018/19 and 5.9% for 2019/20 (including an assumed rate peg of 2.5%). These proposed extra funds will be spent on increased asset renewal and our healthy waterways program. These increases are intended to be permanent increases to our rate income. Overall the proposal seeks a cumulative rate increase of 15.7%.

The draft documents are now on exhibition and members of the public are encouraged to inspect the documents and make submissions to Council during the exhibition period. As part of the exhibition process Council has been holding public meetings. The remaining two meetings are as follows:

7pm Wednesday 11 October 2017	Ballina Shire Council Chambers
7pm Thursday 12 October 2017	Wardell War Memorial Hall

The draft Delivery Program, Operational Plan and associated documents can be viewed at Council's Community Access Points and website.

► **submissions close: Monday 30 October 2017.**

**Enquiries:** Linda Coulter, Manager Financial Services, Ph 1300 864 444.

## Notice of Meetings

The following meetings are scheduled to be held at the Council Chambers:

date	time	meeting
Thursday 19 October	5.00pm	Facilities Committee
Thursday 26 October	9.00am	Ordinary Meeting

## Festivals and Events (Community and Commercial) Sponsorship Program Now Open

The Festivals and Events (Community and Commercial) Sponsorship Program for the financial year 2018/2019 is now open. All Event Organisers are invited to express an interest for access to funding. The total amount available is approximately \$100,000.

► **applications close: Friday 27 October 2017.**

For more information visit [ballina.nsw.gov.au](http://ballina.nsw.gov.au) (search Festivals and Events).

**Enquiries:** Sandra Jackson, Events Support Officer, Ph 1300 864 444.

## Potential Causeway Flooding at Kirklands Crossing

From **13 October 2017** Rous County Council will begin scheduled maintenance to dewater Emigrant Creek Dam. Works will take approximately 5 days, weather permitting. The dewatering will facilitate planned maintenance works on the dam's anchorage system. It is possible that minor flooding may occur at Kirklands Crossing on Friday Hut Road during these works.

For up to date information and road closures visit [myroadinfo.com.au](http://myroadinfo.com.au)

**Enquiries:** Rous County Council's Technical Enquiries Group 6623 3800.

## Tender - Shaws Bay East Arm Restoration Works: RFT964

Council is calling tenders for a suitably experienced contractor to undertake erosion protection, including rock groynes and the construction of rock walls to the East Arm of Shaws Bay.

Tender documentation is available online at [tenders.ballina.nsw.gov.au/eTendering/](http://tenders.ballina.nsw.gov.au/eTendering/) (new providers need to register to access documentation) or in hardcopy from Council's Customer Service Centre 40 Cherry Street Ballina.

► **tenders close: 2pm Wednesday 1 November 2017. Late tenders will not be accepted.**

**Enquiries:** Kerri Watts, Manager Public Health and Environmental Health, Ph 6686 1265.

## Section 82A Review of Determination

Notice is hereby given that the following request has been lodged for Council's review.

► **submissions close: Wednesday 25 October 2017.**

da no	applicant	property
2016/506	Newton Denny Chapelle	Lot 2 DP 577649 37 Converys Ln, Wollongbar

**proposal** Review of Council's determination to Refuse Development Application 2016/506 (To increase student numbers on a permanent basis from 100 to 235 at the existing educational establishment).

Development applications and associated documents may be viewed by visiting Council's DAs (Development Applications) Online website [da.ballina.nsw.gov.au](http://da.ballina.nsw.gov.au), and clicking on **currently on exhibition**. Alternatively DAs Online can be accessed at Council's Customer Service Centre, 40 Cherry Street Ballina between 8.15am and 4.30pm Monday to Friday (excluding public holidays).

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### Customer Service Centre / Chambers

40 Cherry Street  
PO Box 450  
Ballina NSW 2478

### Office Hours

8.15am to 4.30pm  
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02 6626 6954

**Wet Weather Information**

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**Community Access Points** Business papers and documents on exhibition can be viewed at Council's Customer Service Centre; Alstonville, Ballina and Lennox Head Libraries.

**Submissions** Submissions are publicly available documents. For details on how Council manages submissions refer to our website [ballina.nsw.gov.au](http://ballina.nsw.gov.au) (search 'your privacy').

# ballina shire council

## Special Rate Variation Proposal - Submissions close Monday 30 October 2017

Ballina Shire Council is seeking community feedback on a proposal for a permanent increase to our general rate income, known as a special rate variation (SRV), above the rate peg limit set by the NSW Government each year.

The proposed rate increases, if approved by the Independent Pricing and Regulatory Tribunal (IPART), will be for 2018/19 and 2019/20 and will remain as a permanent increase.

The additional income will allow for the renewal of key infrastructure such as roads, stormwater, playgrounds, and community buildings in a timelier manner. It will also fund a Healthy Waterways Program, and leverage State and Federal funding, to improve the health and amenity of water bodies such as the Richmond River, Lake Ainsworth, Shaws Bay and the Ballina Coastline. The total proposed special rate variation is as follows:

	2018/19	2019/20
<b>Rate Peg Limit (Estimate)</b>	2.5%	2.5%
<b>Asset Renewal Program</b>	5.3%	3.4%
<b>Healthy Waterways</b>	1.5%	0%
<b>Total Rate Increase</b>	<b>9.3%</b>	<b>5.9%</b>

This proposal represents a cumulative rate increase of 15.7%.

Feedback can be provided by:

- Emailing [srvproposal@ballina.nsw.gov.au](mailto:srvproposal@ballina.nsw.gov.au)
- Completing the online survey at [ballina.nsw.gov.au](http://ballina.nsw.gov.au) (search SRV proposal)
- Making a written submission to Ballina Shire Council, PO Box 450, Ballina NSW 2478

▶ [submissions close: Monday 30 October 2017.](#)

## Notice of Intention to Give Consent to a Lease of a Crown Reserve

Pursuant to section 102(2) of the Crown Lands Act, 1989 the Minister for Lands and Forestry, after fourteen (14) days from the date of publication of this notice, intends to give consent to a proposal by the Ballina Coastal Reserve Trust to grant a lease for Building for recreation and community activities for a term of 20 years in respect of part of Reserve 1010068 for Public Recreation and Coastal Environmental Protection notified 13 August 2004 at East Ballina to Ballina Shire Council.

Silas Sutherland – Acting Area Manager – Far North Coast – Department of Industry, Crown Lands & Water Division.

**Enquiries:** Libby Welldon 02 6642 9224 - File Reference: 17/04647

## Burns Point Ferry Planned Maintenance

Burns Point Ferry will be in dry dock for its two-yearly maintenance from **Monday 13 November** and resume operations **Monday 27 November 2017**.

Council apologises for any inconvenience this may cause, however it is necessary to put the Ferry into slip to carry out major mechanical repairs. As an alternate route please use the Pacific Highway and River Drive, Wardell.

For updates visit [MyRoadInfo.com.au](http://MyRoadInfo.com.au)

**Enquiries:** Alex Dalrymple, Coordinator Operations, 1300 864 444.

## Ballina Shire Draft Pedestrian Access and Mobility Plan (PAMP) - Public Exhibition

Council is inviting feedback in relation to the draft Pedestrian Access and Mobility Plan (PAMP) (2018/19 to 2026/27). The PAMP is a framework for developing coordinated, convenient and safe pedestrian networks within towns and villages. The draft PAMP identifies future pedestrian needs and sets out priorities for extending and improving the pedestrian network within the Shire over the next 10 years.

The draft Plan is available for viewing at Council's Community Access Points and website.

▶ [submissions close: Wednesday 22 November 2017.](#)

**Enquiries:** Helen Carpenter, Road Safety Officer, Ph 1300 864 444.

## Development Proposals

Notice is hereby given that the following development applications have been lodged for Council's assessment and determination.

▶ [submissions close: Thursday 9 November 2017.](#)

da no	applicant	property
2017/554	Ballina Shire Council	Lot 2 DP 1168781 Elvery Lane, Alstonville
<b>proposal</b> Construction of a skate park facility.		
2017/557	Byron Highlander Estate Pty Ltd	Lot 1 DP 204760 North Teven Rd Teven
<b>proposal</b> Establishment of a Place of Assembly (Function Centre and Refreshment Room) and a Change of Use of an Existing Dwelling House to a Tourist Facility (Accommodation).		
2017/565	Newton Denny Chapelle	Lot 54 DP 1222919 Hutley Dr, Lennox Head
<b>proposal</b> Stage 5: 88 Lot Residential Subdivision comprising 81 Torrens Title Lots and Seven Community Title Lots, Civil Infrastructure Servicing and Associated Earthworks (stage five of 'Epiq Lennox').		

Development applications and associated documents may be viewed by visiting Council's DAs (Development Applications) Online website [da.ballina.nsw.gov.au](http://da.ballina.nsw.gov.au), and clicking on **currently on exhibition**. Alternatively DAs Online can be accessed at Council's Customer Service Centre, 40 Cherry Street Ballina between 8.15am and 4.30pm Monday to Friday (excluding public holidays).

Persons making a submission may need to disclose political donations/gifts provided to a Councillor or Council employee. Significant penalties apply for non-disclosure. For further information visit the Department of Planning and Infrastructure's website [planning.nsw.gov.au](http://planning.nsw.gov.au)

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**Community Access Points** Business papers and documents on exhibition can be viewed at Council's Customer Service Centre; Alstonville, Ballina and Lennox Head Libraries.  
**Submissions** Submissions are publicly available documents. For details on how Council manages submissions refer to our website [ballina.nsw.gov.au](http://ballina.nsw.gov.au) (search 'your privacy').



# Media Release

15 September 2017

## Consultation on proposed special rate variation

Following the August Meeting, Ballina Shire Council resolved to proceed with community consultation on a proposed special rate variation (SRV) above the rate peg set by the NSW Government.

Like many councils across NSW, Council faces the challenge of how to best maintain services and ageing infrastructure – the cost of which is rising faster than Council's income.

The proposed rate increase, if approved by the Independent Pricing and Regulatory Tribunal (IPART), will be for 2018/19 and 2019/20. The total proposed special rate variation is as follows:

	2018/19	2019/20
<b>Rate Peg Limit (Estimate)</b>	2.5%	2.5%
<b>Asset Renewal Program</b>	5.3%	3.4%
<b>Healthy Waterways</b>	1.5%	0%
<b>Total Rate Increase</b>	<b>9.3%</b>	<b>5.9%</b>

This proposal represents a cumulative rate increase of 15.7%.

The income from the rate increase will allow Council to renew key infrastructure such as roads, stormwater, playgrounds, and community buildings in a timelier manner and to fund the healthy waterways program.

Information about the proposed special rate variation will be mailed to each ratepayer in September.

There will be public meetings throughout the shire and an online survey during the consultation phase. Information will also be available on Council's website [ballina.nsw.gov.au](http://ballina.nsw.gov.au) and in the community newsletter, Community Connect.

**Submissions close Monday 30 October 2017** and this information will be reported to Council for consideration in November.

<b>Authorised By</b> Paul Hickey General Manager	<b>Media Spokesperson</b> David Wright Mayor 0415965403 Paul Hickey General Manager 02 6686 4444
<b>Distribution</b> Local Media	



# Attachment 5F: Media Release (2)

## Media Release

28 September 2017

### ***Proposed Special Rate Variation***

Ballina Shire Council is currently undertaking a wide range of consultation with the community in respect to a proposal to apply for a permanent increase to our general rate income, known as a special rate variation (SRV), above the rate peg limit set by the NSW Government each year.

The proposed rate increases above the standard rate peg limit, if approved by the Independent Pricing and Regulatory Tribunal (IPART), will be for 2018/19 and 2019/20. The increases will remain as a permanent increase.

The additional income will allow Council to renew key infrastructure such as roads, stormwater, playgrounds, and community buildings in a timelier manner. It will also fund a Healthy Waterways Program which will improve the health and amenity of water bodies such as the Richmond River, Lake Ainsworth, Shaws Bay and the Ballina Coastline. The total proposed special rate variation is as follows:

	2018/19	2019/20
<b>Rate Peg Limit (Estimate)</b>	2.5%	2.5%
<b>Asset Renewal Program</b>	5.3%	3.4%
<b>Healthy Waterways</b>	1.5%	0%
<b>Total Rate Increase</b>	<b>9.3%</b>	<b>5.9%</b>

This proposal represents a cumulative rate increase of 15.7%.

Information about the proposed special rate variation has been mailed to every Ballina Shire ratepayer.

To obtain more information you can attend a public meeting from **7pm** at the following locations:

- Monday 9 October 2017 - Alstonville Leisure and Entertainment Centre
- Tuesday 10 October 2017 - Lennox Head Community Centre
- Wednesday 11 October 2017 - Ballina Shire Council Chambers
- Thursday 12 October 2017 - Wardell War Memorial Hall

You can also provide feedback via the following ways:

- Email [srvproposal@ballina.nsw.gov.au](mailto:srvproposal@ballina.nsw.gov.au)
- Complete the online survey at [ballina.nsw.gov.au](http://ballina.nsw.gov.au) (search SRV proposal)
- Make a written submission to Ballina Shire Council, P O Box 450, Ballina NSW 2478
- Visit our website [ballina.nsw.gov.au](http://ballina.nsw.gov.au) (search SRV proposal)

**Submissions close: Monday 30 October 2017**

<b>Authorised By</b> Paul Hickey General Manager	<b>Media Spokesperson</b> Cr. David Wright Mayor - 0415 965 403 Paul Hickey – 1300 864 444
<b>Distribution</b> Local	

## Attachment 5 – Consultation and Communication Ballina Shire Council – website [ballina.nsw.gov.au](http://ballina.nsw.gov.au)

Like many councils across NSW, Council faces the challenge of how to best maintain services and ageing infrastructure – the cost of which is rising faster than Council's income.

Following the August Meeting, Ballina Shire Council resolved to proceed with community consultation on a special rate variation proposal (SRV) above the rate peg set by the NSW Government.

The proposed rate increase, if approved by the Independent Pricing and Regulatory Tribunal (IPART), will be for 2018/19 and 2019/20. The total proposed special rate variation is as follows:

The total proposed special rate variation is as follows:

	2018/19	2019/20
<b>Rate peg limit</b>	2.5%	2.5%
<b>Asset renewal</b>	5.3%	3.4%
<b>Healthy waterways</b>	1.5%	0.0%
<b>Total rate increase</b>	<b>9.3%</b>	<b>5.9%</b>

As the above table shows, Council is seeking a 9.3% increase for 2018/19 and a 5.9% increase for 2019/20 (including a rate peg of 2.5%), which will be a cumulative rate increase of 15.7%.

The income from the rate increase will allow Council to renew key infrastructure such as roads, stormwater, playgrounds, and community buildings in a timelier manner and to fund the healthy waterways program.

For more detailed information, please review the links below.

- [Mayor's Letter to Ratepayers](#)
- [Special Rate Variation \(SRV\) Proposal Factsheet](#)
- [IPART SRV Determination 2017/18](#)

## Financial and Operational Documents

As part of the public consultation process, Council will also re-exhibit the Delivery Program/Operational Plan from September to October 2017.

- [Delivery Program and Operational Plan - 2017/18 to 2020/21](#)
- [Community Strategic Plan - 2017/2027](#)
- [Long Term Financial Plan 2017/18](#)
- [Long Term Financial Plan Budget - 2017/2018](#)

## Fit For The Future

The NSW Government established its Fit for the Future Program in 2014 where all Councils in NSW needed to identify how they would comply with a range of financial criteria to demonstrate that they were financially sustainable. In responding to this program, Ballina Shire Council submitted a proposal to increase the general rate income above the standard rate pegging limit for a three year period from 2017/18 to 2019/2020. The proposal was submitted to IPART and Ballina Shire Council was identified as Fit for the Future. Both submission and determination documents are available below :

- [Council's Fit For The Future Submission](#)
- [Fit for the Future Determination](#)

## **We Want Your Feedback**

**Submissions close:** Monday 30 October 2017.

If you would like to provide feedback on this proposal, you can do so in the following ways:



**[Complete the Online Survey](#)**



**Make A Written Submission**



**[Email Your Submission](#)**

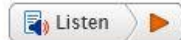


**Attend A Public Meeting**

## **Like To Know More ?**

If you have further questions regarding this Special Rate Variation Proposal, please refer to the **[Frequently Asked Questions](#)**.

# Special Rate Variation - FAQs



## Why is Council considering an increase in rates?

The purpose of this special rate variation is to improve the rate at which we renew our infrastructure and to implement an improvement program for our waterways.

### 1. Healthy waterways

Approximately 1.5% of the total special rate variation is being allocated to our Healthy Waterways Program. This program is focused on Council being more proactive in implementing initiatives to improve the health of our key waterbodies such as the Richmond River and its tributaries, Shaws Bay and Lake Ainsworth, as well as the Ballina Shire coastline.

Each of these waterbodies is supported by a management plan that identifies a variety of works that aim to improve the water quality and in certain instances, such as Shaws Bay and Lake Ainsworth, the recreational opportunities and amenity of the land surrounding the waterbodies.

Council's existing rate revenue is insufficient to fund the actions in these management plans, which means we are almost totally reliant on government grants to undertake works. By generating additional rate income we are in better position to secure grants as many grant programs require a matching commitment from Council.

### 2. Asset renewal

We need to ensure Council is Fit for the Future. The NSW State Government established its Fit for the Future Program in 2014, where it asked all councils in NSW to identify how they would comply with a range of financial criteria to demonstrate that the council was financially sustainable.

Ballina Shire, in responding to this program, as well as identifying a range of efficiency measures, included a proposal to increase our general rate income by 2.9% each year, on top of the standard rate pegging limit, for the three year period from 2017/18 to 2019/20, with this income being a permanent increase.

The extra rate income is to be expended on increased infrastructure renewal works for items such as road and drainage reconstruction, the replacement of playground equipment and sports ground facilities, and building maintenance. Council has an extensive asset renewal program and the additional income means that our existing infrastructure will be renewed in a timelier manner and there is less likelihood of those assets deteriorating over time.

This proposal was submitted to IPART and Council was confirmed as a Fit for the Future Council by the State Government. Information on the State Government's Fit for the Future Program is available at the following website: [fitforthefuture.nsw.gov.au](http://fitforthefuture.nsw.gov.au)

Being Fit for the Future means that a council is adequately funding its asset renewal program and from an operating result perspective, (operating revenues less operating expenses) we should at least be achieving a break even financial result. Our long term financial plan and our asset modelling have confirmed we need this additional funding to achieve these outcomes.

Importantly, the State Government is no longer seeking to amalgamate councils which are not Fit for Future, however it is still important that Ballina Shire Council is financially sustainable in the long term. We do not want to see our core infrastructure assets deteriorate, as this then leads to increased maintenance costs and poorer levels of service to our community.

## What is asset renewal?

Council is responsible for the management of over \$1 billion worth of assets. These assets deteriorate at varying rates dependent on their use and construction type. If assets are not renewed in a timely manner we are faced with increased maintenance expenditure and the service level we provide to the community can also decrease. For example, we all prefer to drive on newly constructed smooth roads rather than ones full of potholes.

For the purposes of this special variation we are aiming to improve the rate at which we renew our key infrastructure classes of roads, stormwater, community buildings, open spaces, playgrounds and sports fields. We currently have annual budgets for the renewal of these items but unfortunately the rate of renewal is proving to be insufficient to allow us to maintain or improve current standards. The additional revenue from this special rate variation will help us to maintain current standards and improve those standards over time.

## What percentage rate increase are we talking about?

Councils in NSW are subject to rate pegging. This means that the NSW Government only allows councils to increase rates by a set percentage every year. This is determined by the NSW Independent Pricing and Regulatory Tribunal (IPART) on behalf of the State Government. If a council wants to increase the total rate income by more than the set percentage it must apply to IPART. IPART then determines whether an application should be approved. IPART has advised that the standard rate peg for all councils is 2.5% for 2018/19 and 2019/20.

IPART approved a temporary one year increase to our rate income of 4.9% in 2017/18. Because the increase is for one year only, we are now seeking to apply for a two year permanent increase; that being 9.3% in 2018/19 and 5.9% in 2019/20 (including a rate peg of 2.5%) to fund the asset renewal and healthy waterways programs. This income would be a permanent increase.

## How much will my rates increase?

For rating purposes we classify properties as residential, farmland or business. The classification is based on the dominant use of that property. The charts below provide average rates payable in the Ballina Shire for the three property categories for 2017/18, 2018/19 and 2019/20. These figures include the proposed additional increases (9.3% in 2018/19 and 5.9% in 2019/20).

Remember, this increase only applies to your rates, and not to other charges such as water, wastewater, stormwater or rubbish collection. These are separate charges, and the revenue collected for these services, by legislation, must only be spent to provide those services.

Remember, this increase only applies to your rates and not to other charges such as water, wastewater, stormwater and waste.





## Where have previous rate rises been invested?

Council applies for special rate variations to deliver projects that are above and beyond normal maintenance and service programs. Special rate variations are generally invested in projects and services that would not normally go ahead without the increased revenue that Council receives from the rate increase. The below projects have been fully or partly funded by recent special rate variations:

### **Pools Redevelopment (applied in 2015/16 and 2016/17)**

This summer the community will be cooling off in revamped and modern aquatic facilities thanks to a major investment from the community. This \$14million project is being achieved due to past special rate variations in 2015/16 and 2016/17. The pool redevelopment has economic and social benefits for the local economy. As our population grows the swimming pools will increase in popularity, providing recreation, social and health opportunities for all members of the community and visitors to our area.

Once completed, the up-to-date aquatic facilities will become valuable community assets for the next 40 years and will include:

- + FINA compliant 50m heated pools. Each pool will have eight 2.5m-wide lanes for competition swimming and water polo games
- + 25m x 15m heated enclosable pools. Each pool can be used for swimming lessons, children's play, lap swimming and rehabilitation
- + access ramps into all pools
- + wet play splash areas for children
- + the Ballina pool will have a new amenities building and transparent fencing along the Richmond River enhanced landscaping at each site.

### **Roads (\$389,600 in 2017/18)**

Over \$350,000 worth of road works will be brought forward as a result of the special rate variation in 2017/18. Road upgrades include Burnet Street, Fernleigh Road and Simmons Street.

The extra rate income raised in 2017/18 provides a 15% increase in our roads renewal program. Should the proposed rates increase proceed in future years (2018/19 and 2019/20), we will see an additional \$1.8 million invested into roads, on top of the existing road works program. This extra investment continues permanently into the future.

### **Healthy Waterways (\$307,600 in 2017/18)**

A special rate variation in 2017/18 was put towards a Healthy Waterways Program to improve the health of the Richmond River.

It's only September, so we have only just begun to apply these funds. This program will look at a range of waterways and issues, including:

- + Lake Ainsworth
- + North Creek
- + Chickiba Creek
- + Riparian Planting Program
- + Erosion and Sediment Control Program
- + Contribution to hydrological study - Tuckean Nature Reserve
- + River Health Seminar Series
- + Educational Program

For more information about each of these individual projects, view our [September 2017 Community Connect](#) (page 6).

### What happens if this proposal does not proceed?

Over time, the current condition of our key infrastructure such as roads, community buildings and playgrounds will deteriorate to a level that will result in operational inefficiencies and increased maintenance expenditure.

Eventually, there will be poorer levels of service, and a backlog of work to improve our assets. Unless we proactively increase funding now, we will be leaving future generations with significant liabilities. Ballina Shire Council has always focused resources on the careful management of our assets, and we want to ensure this continues into the future by having an adequate revenue base to fund asset renewal.

In addition, the Healthy Waterways Program will not proceed as Council will not be in a position to fund any of the planned initiatives.

### What is the rate peg?

Council's in NSW are subject to rate pegging. This means the NSW Government only allows councils to increase rates by a set percentage every year. This is determined by the NSW Independent Pricing and Regulatory Tribunal (IPART) on behalf of the State Government.

If a Council wants to increase the total rate income by more than the set percentage it must apply to IPART. IPART then determines whether an application should be approved. IPART has advised that the standard rate peg for all NSW councils is 2.5% for 2018/19 and 2019/20.