



## EXTRAORDINARY MEETING OF COUNCIL

Held on

Tuesday, 29 June 2021  
5:30pm

at

Armidale Council Chambers

**PRESENT:** Councillor Ian Tiley (Mayor), Councillor Debra O'Brien (Deputy Mayor), Councillor Peter Bailey, Councillor Jon Galletly, Councillor Andrew Murat, Councillor Dorothy Robinson.

**IN ATTENDANCE:** Mr James Roncon (General Manager), Mr Scot MacDonald (Director Businesses & Services), Mr Damien Connor (Chief Officer Corporate and Strategy), Ms Jessica Bower (Executive Officer) and Ms Melissa Hault (Executive Officer).

MINUTES

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**1. CIVIC AFFIRMATION AND ACKNOWLEDGEMENT OF COUNTRY**

Cr Robinson read the Civic Affirmation.

Cr Bailey read the Acknowledgement of Country.

**2. STATEMENT IN RELATION TO LIVE STREAMING OF COUNCIL MEETINGS**

The General Manager delivered the statement.

**3. APOLOGIES AND APPLICATIONS FOR LEAVE OF ABSENCE BY COUNCILLORS**

The Mayor noted an apology on behalf of Cr O'Connor

**4. DISCLOSURES OF INTEREST - NIL**

**5. LEADERSHIP FOR THE REGION**

**5.1 Integrated Planning and Reporting - Adoption of 2021-2022 Operational Plan and Budget**

*Ref: AINT/2021/16631 (ARC20/4344)*

274/21

**RESOLVED**

That Council:

- a) Receive and note the submissions contained in the report on the following Integrated Planning and Reporting documents:
  - Draft Operational Plan and Budget 2021-2022;
  - Draft Revenue Policy 2021-2022; and
  - Draft Fees and Charges 2021-2022.
- b) Adopt the following final 2021-2022 Integrated Planning and Reporting documents, including amendments made following public exhibition as outlined in this report:
  1. Operational Plan and Budget 2021-2022;
  2. Revenue Policy 2021-2022; and
  3. Fees and Charges 2021-2022.
- c) Note that the proposed four year rates harmonisation implementation framework effective 1 July 2021 was consulted on as part of the public exhibition process and has been incorporated into the Revenue Policy 2021-2022.

**Moved Cr Bailey**

**Seconded Cr Murat**

**The Motion on being put to the vote was CARRIED unanimously.**

**5.2 Making of Rates and Charges 2021-2022**

Ref: AINT/2021/17578 (ARC17/1962)

275/21

**RESOLVED**

That Council:

- a) For the year 1 July 2021 to 30 June 2022, Council adopt the addition of the following for application to Ordinary Rates:
  - i. \$89,294 rate revenue shortfall (catch up) from previous years;
  - ii. 2.0% annual maximum rate peg determined by the Independent Pricing and Regulatory Tribunal; and
  - iii. 10.5% Permanent Special Rate Variation determined by the Independent Pricing and Regulatory Tribunal, inclusive of the 2.0% rate peg.
  
- b) Note that the proposed four year rates harmonisation implementation framework effective 1 July 2021 was consulted on as part of the public exhibition process for the 2021-2022 Operational Plan and Budget.
  
- c) In accordance with Section 127(2) and 129 of the *Local Government Amendment Bill 2021*, Council harmonise ordinary rates by passing the following harmonisation resolution:
  - i. Ordinary rates will be gradually harmonised from 1 July 2021;
  - ii. The harmonisation period will occur over four (4) years with the exception of Business - Armidale and Business - Armidale Industrial, which will be harmonised effective 1 July 2021;
  - iii. At the conclusion of the harmonisation period in 2024-2025, Council will have 9 rating categories/sub-categories as follows:

Rate Category	Rate Sub-Category
Residential	Armidale
Residential	Guyra
Residential	Non-Urban
Business	Armidale
Business	Guyra
Business	Non-Urban
Farmland	
Farmland	Intensive
Mining	

- iv. The average percentage change, including the permanent Special Rate Variation and rate peg (estimated beyond 2021-2022), for each rating category and sub-category that will occur in each rating year over the harmonisation period is estimated to be:

Former Guyra Shire Council categories/sub-categories:

Category	Sub Category	2021/2022	2022/2023	2023/2024	2024/2025
Residential	Guyra	4.85%	3.51%	3.18%	2.99%
Residential	Village	1.78%	1.17%	4.36%	-4.95%
Residential	Non-Urban	4.36%	9.69%	8.03%	7.23%
Business	Guyra	3.01%	3.01%	1.66%	4.29%
Business	Village	7.71%	9.46%	10.28%	7.10%

Farmland	Guyra	9.50%	6.71%	8.05%	8.17%
Farmland	Guyra Intensive	2.11%	2.37%	2.48%	2.55%

Former Armidale Dumaresq Council categories/sub-categories:

Category	Sub Category	2021/2022	2022/2023	2023/2024	2024/2025
Residential	Armidale	2.01%	3.01%	2.79%	2.29%
Residential	Armidale (Non-Urban)	1.61%	2.78%	2.54%	3.78%
Residential	Wollomombi	-9.85%	-8.75%	-10.58%	-26.91%
Residential	Ebor	-21.70%	-8.77%	-8.04%	3.73%
Residential	Hillgrove	0.24%	-10.47%	-15.19%	-31.58%
Business	Armidale	4.77%	1.65%	2.49%	2.73%
Business	Armidale Industrial	3.33%	n/a	n/a	n/a
Business	Non-Urban	-25.42%	-14.99%	-14.99%	-10.81%
Mining	Armidale	2.00%	2.50%	2.50%	2.50%
Farmland	Armidale	-0.73%	-1.50%	-2.33%	-1.45%

d) Pursuant to Section 494 of the *NSW Local Government Act 1993*, Council make and levy the following Ordinary Rates:

Category and Sub-Category	Base Amount \$	Base Amount %	Ad-Valorem Rate in the \$
Residential – Armidale	468.00	40.79	0.005073
Residential - Guyra	238.00	42.92	0.005253
Residential - Wollomombi	215.00	41.39	0.013279
Residential - Ebor	213.00	49.81	0.005524
Residential - Hillgrove	215.00	36.18	0.016727
Residential – Armidale Non Urban	315.00	26.93	0.003159
Residential – Guyra Non Urban	240.00	37.74	0.002636
Residential – Village (Guyra)	190.00	49.65	0.004599
Business – Armidale Non Urban	500.00	43.96	0.002892
Business – Armidale	882.00	18.45	0.013418
Business – Guyra	410.00	44.13	0.009386
Business – Village (Guyra)	145.00	47.28	0.003292
Farmland - Armidale	1,000.00	28.48	0.002148
Farmland – Guyra	750.00	23.07	0.001631
Farmland – Guyra Intensive	1,147.00	17.87	0.007118
Mining	995.00	19.14	0.080286

e) That pursuant to Section 501 of the *NSW Local Government Act 1993*, Council make and levy

the following annual charge for Water Supply Services for the year 1 July 2021 to 30 June 2022:

Charge Description	Charge
Water Access Charge	\$300.00

The Water Access Charge will be applied as follows:

- Single Occupancy – a fixed service access charge will be applied per assessment.
- Multiple Occupancy (Strata) – a fixed service access charge will be applied per flat/unit.
- Multiple Occupancy (Community Title) – a fixed service access charge will be applied per flat/unit.
- Multiple Occupancy (Non Strata) – a fixed service access charge will be applied per assessment.

- f) That pursuant to Section 502 of the *NSW Local Government Act 1993*, Council make and levy the following water usage charges for Water Supply Services for the year 1 July 2021 to 30 June 2022:

Water Consumption Tariff	Stepped Consumption Tariff per Quarter	\$ per Kiloitre
Residential, Commercial and Untreated Water Consumption Stepped Tariff	0 to 100 kilolitres	\$4.20
	101 to 250 kilolitres	\$4.30
	above 250 kilolitres	\$4.60
Non-rateable and Non Profit-Sporting Flat Rate	N/A	\$4.60
Intensive Horticulture – Treated Bulk Water Flat Rate	N/A	\$3.10

- g) That pursuant to Sections 501, 502, 551 and 552 of the *NSW Local Government Act 1993*, Council make and levy the following rates and annual charges for Sewerage Supply Services for the year 1 July 2021 to 30 June 2022:

Charge Description	Charge
Residential – Sewerage Access Charge	\$500.00
Vacant – Sewerage Access Charge	\$500.00
Residential – Multiple Occupancy (each additional Occupancy)	\$500.00
Non-Residential – Sewerage Access Charge	
– Minimum Rate	\$500.00
– *Ad Valorem Rate upon connection	\$0.0058
University/Further Education or similar	
– Each additional Water Closet	\$175.00
– Each additional Urinal	\$90.00
Hotel, Motel or similar	
– Each additional Water Closet	\$175.00
– Each additional Urinal	\$90.00
Hospital, School or similar	

- Each additional Water Closet	\$175.00
- Each additional Urinal	\$90.00
Other Non-rateable properties	
- Each additional Water Closet	\$175.00
- Each additional Urinal	\$90.00

\* The Non Residential Ad Valorem Sewerage Access Charge will be the greater of the amount of the sewerage rate generated on the land using the ad valorem calculation or the Minimum Rate.

The Sewerage Access Charge will be applied as follows:

- Single residential properties will be charged a single residential sewerage access charge.
- Multiple occupancy residential complexes will be charged a single residential sewerage access charge plus a flat/unit charge for each additional residential flat/unit.
- Commercial properties will be charged the minimum rate while unconnected, upon connection properties will be charged the minimum rate or the ad valorem rate (whichever is greater), with additional charges for multiple water closets and urinals.
- Vacant properties within Council's sewerage service area will be charged a single vacant sewerage access charge.

h) That pursuant to Section 496 and 501 of the *NSW local Government Act 1993*, Council make and levy the following annual charges for Waste Management Services for the year 1 July 2021 to 30 June 2022:

Charge Description	Charge
Domestic Waste Management	
- Domestic Waste Service	\$425.00
- Additional 140lt Waste Service	\$160.00
- Additional 240lt Organics Service	\$160.00
- Vacant Domestic Waste Management Charge	\$150.00
- Domestic Waste Service - 240lt (Guyra Only)	\$560.00
Commercial Waste Management	
- Commercial Waste Service (1 x 240lt red lid bin) – Collected Weekly	\$425.00
- Commercial Organics 240lt Service – Collected Weekly	\$160.00
- Commercial Organics 240lt Service – Collected 2 x Weekly	\$240.00
- Commercial Organics 240lt Service – Collected 3 x Weekly	\$520.00
- Commercial Recycling Service – Collected Weekly	\$165.00
Rural Waste Management	
- Rural Waste Management Charge former Armidale Dumaresq Council LGA	\$150.00
- Rural Waste Management Charge former Guyra Shire Council LGA	\$108.00
Waterfall Way Regional Landfill	
- Waterfall Way Regional Landfill Levy	\$150.00
- Waterfall Way Regional Landfill Operation Charge	\$70.00

A Vacant Domestic Waste Management Charge is to be levied on all rateable parcels of land within the domestic waste collection boundary, which do not have a dwelling and are zoned for residential use in the Local Environment Plan.

Multiple occupancy residential complexes (non-strata) will have a minimum number of full services equal to 50% of the number of flats. Therefore, a block of twelve (12) flats will have six (6) full services as a minimum.

A rural waste management charge will be levied on all rateable assessments which have a dwelling and do not receive a waste collection service.

The Waterfall Way Regional Landfill levy and operation charge will be levied on all rateable and non-rateable assessments.

- i) That pursuant to Section 501 of the *NSW Local Government Act 1993*, Council make and levy the following annual charge for drainage services for the year 1 July 2021 to 30 June 2022:

Charge Description	Charge
Armidale Drainage Charge	\$50.00

This charge will be levied on all properties within the Armidale City drainage catchment area.

- j) That pursuant to Section 496A of the *NSW Local Government Act 1993*, Council make and levy the following annual charge for stormwater management services for the year 1 July 2021 to 30 June 2022:

Charge Description	Charge
Guyra Stormwater Charge	\$25.00

This charge will be levied on all properties in the township of Guyra.

- k) That pursuant to Section 566(3) of the *NSW Local Government Act 1993*, Council set the maximum rate of interest payable on overdue rates and charges determined by the Office of Local Government at 6.0% per annum between 1 July 2021 and 30 June 2022 (inclusive).

**Moved Cr Galletly**

**Seconded Cr Murat**

**The Motion on being put to the vote was CARRIED unanimously.**

**6. MATTERS OF AN URGENT NATURE - NIL**

**7. CLOSE OF EXTRAORDINARY MEETING**

There being no further business the Mayor declared the meeting closed at 5:38pm.