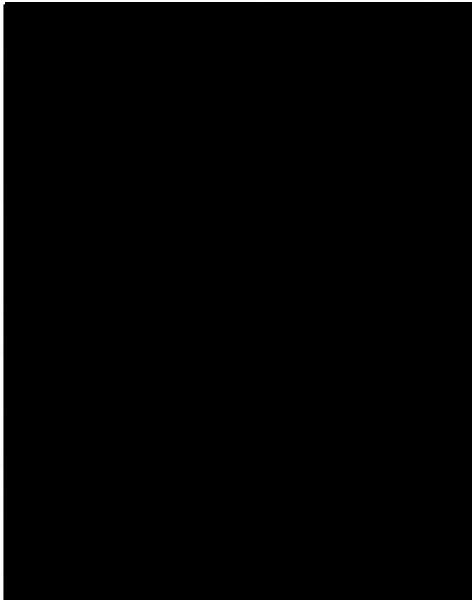


**ARMATREE PUBLIC MEETING - 2 DECEMBER 2013  
SPECIAL RATE VARIATION PROPOSAL**

**PUBLIC ATTENDANCE**



**COUNCILLOR ATTENDANCE**

Baker	Susan
Batten	Doug
Bunter	Amber
Horan	Stephen
Johnson	Gina
Peart	Greg
Walker	Ashley

**COUNCILLORS ABSENT**

Collison	John
McGrath	Laurie

**STAFF ATTENDANCE**

Alchin	Neil
Brown	Stan
Hodge	Michael
Lawford	Rolly
Mann	Paul
Mathieson	Lindsay
Medd	Randall
Wilson	Matthew

The Mayor opened the meeting and welcomed those in attendance and encouraged their participation. The Mayor and Director of Corporate and Business Services worked through a power point presentation on Council's proposal for an application to IPART for a Special Variation of Rates.

## QUESTIONS/ISSUES RAISED

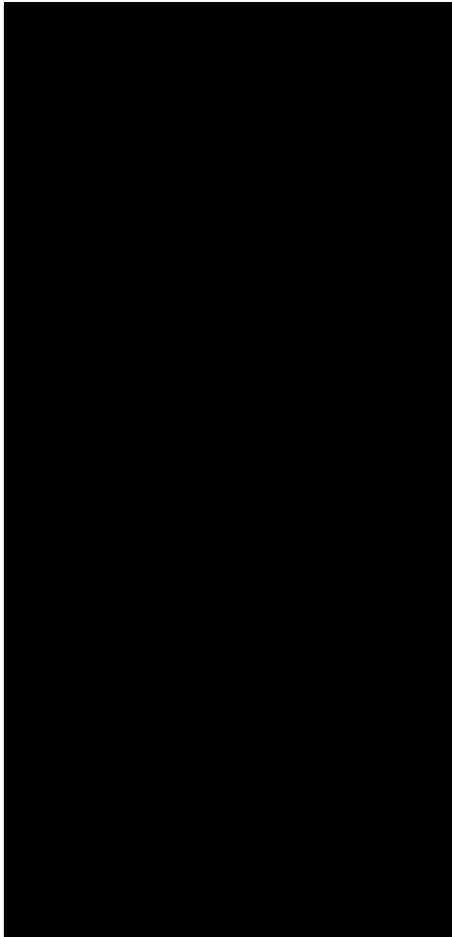
- How do the Tcorp ratings of local Councils affect the situation at 2012/13?
- What is different this time to last time in relation to success of application?
- What are/were Tcorp parameters used to assess future viability?
- The Miller Street Master Plan seems cheap
- Go through Asset Renewal Program – who pays for what?
- Were the increases proposed before or after the recent changes in land values?
- How much has the value of farmland has gone up?
- The advent or establishment of Council's Infrastructure Committee
- Please elaborate on the IT expenditure on Asset Renewal/Upgrade Program and who pays for what?
- Is Gilgandra Industrial project land recognised as an asset of Council?
- What was the vision before? e.g. Berida-Bullagreen, can you guarantee it won't go back to dirt?
- Terrabile Creek Bridge start date?
- Discussion was also generated around pattern of change in land values through the Shire where some areas had increased significantly and others not.
- How many rural ratepayers and how many people?
- Do you know of any overseas people buying land in the Shire?
- How much has value of farmland gone up?
- It is likely you will find concept hard to sell to rural landowners. Fantastic presentation, not in disagreement but hard to sell.
- It is important to consider 10 year program
- What assets are likely to be renewed in Armatree?
- Discussion on the issue of payment of rates doesn't equate to delivery of personal services to individuals who paid them. Where it comes from doesn't mean control of where it is spent.
- Infrastructure Committee, roads, plant, parks and gardens, Rolly Lawford will be talking to the committee about plant, roads, water and sewer, joined Macquarie Water.
- Coonamble participating in OROC. Coonamble needs to be on board regarding road to Collie. Gilgandra needs to put pressure on this and is speaking to State Government
- Discussion around the prospects for young people, residential subdivision, silo manufacturers – 20 jobs, careers for young people, more industry in town the

better.

- Bourbah road
- Noted other rate rises in nearby Council, Cobarr 25% one year, Parks 13% over four years, Liverpool Plains.

**GILGANDRA PUBLIC MEETING - 11 DECEMBER 2013  
SPECIAL RATE VARIATION PROPOSAL**

**PUBLIC ATTENDANCE**



**COUNCILLOR ATTENDANCE**

Baker	Susan
Batten	Doug
Bunter	Amber
Collison	John
Horan	Stephen
Johnson	Gina

**COUNCILLORS ABSENT**

McGrath	Laurie
Peart	Greg
Walker	Ashley

**STAFF ATTENDANCE**

Alchin	Neil
Mann	Paul
Mathieson	Lindsay
Lawford	Rolly

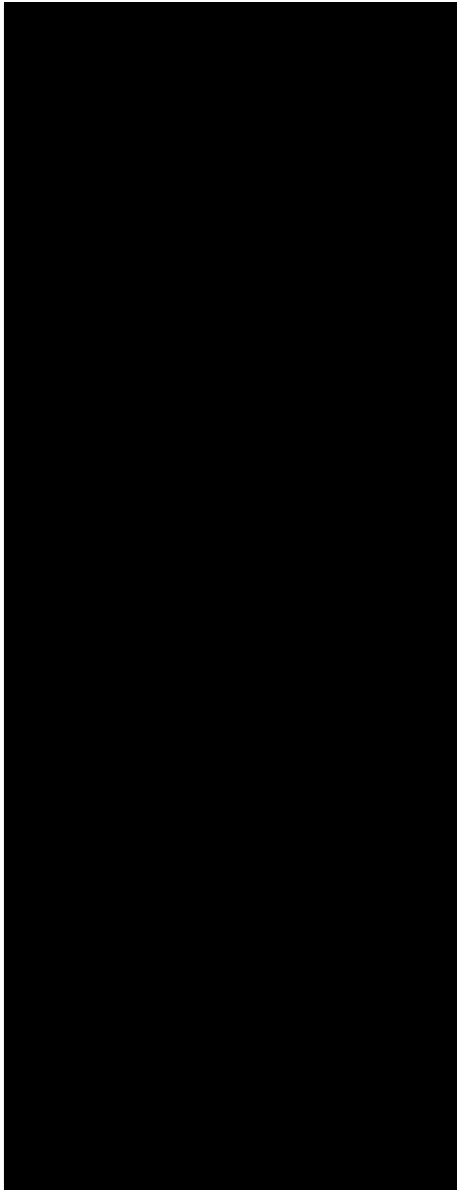
The General Manager opened the meeting and welcomed those in attendance and encouraged their participation. The Mayor and Director of Corporate and Business Services worked through a power point presentation on Council's proposal for an application to IPART for a Special Variation of Rates.

#### **QUESTIONS/ISSUES RAISED**

- Burden of rates falls heavily on rural rate payers
- What has been spent on subdivisions up to now?
- Promotion of industrial estate – when is this going to occur?
- Ramp access to Gilgandra Medical Centre – water main break – why required?
- New disability dwelling – is it on budget - not
- Suitable parking main street now. Next stage of main street upgrade should be put back
- Ratepegging should be only increase
- Warren Shire/Gilgandra Shire rates – Warren is cheaper per hectare
- How are rates divided between rural/residential?
- Money invested/committees explanation
- Plant idle – staff not productive
- How much does Council spend on community services?
- Rate comparisons presented are misleading - most farmers pay way above average farm rates
- Concerns with financial results – good in 2012/13 according to auditor – why are additional rates required?
- Closing date for submissions – two dates have been advertised
- Work practices – carting gravel – resheeting aerodrome
- Top heavy – need to shed some management and admin staff
- Farmers will be required to pay the bulk of the increase but do not use the bulk of the services
- Costs per kilometre of road maintenance is higher than surrounding Councils
- Farmers cannot afford to pay the increase
- Work practices – Miller Street Plaza, five men to put in new free guard – excessive. Can you guarantee Council won't be back asking for another rise in the near future?

**COBOCCO PUBLIC MEETING - 10 DECEMBER 2013  
SPECIAL RATE VARIATION PROPOSAL**

**PUBLIC ATTENDANCE**



**COUNCILLOR ATTENDANCE**

Baker	Susan
Batten	Doug
Horan	Stephen
Johnson	Gina
McGrath	Laurie
Peart	Greg
Walker	Ashley

**COUNCILLORS ABSENT**

Bunter	Amber
Collison	John

## **STAFF ATTENDANCE**

Alchin	Neil
Mann	Paul
Lawford	Rolly

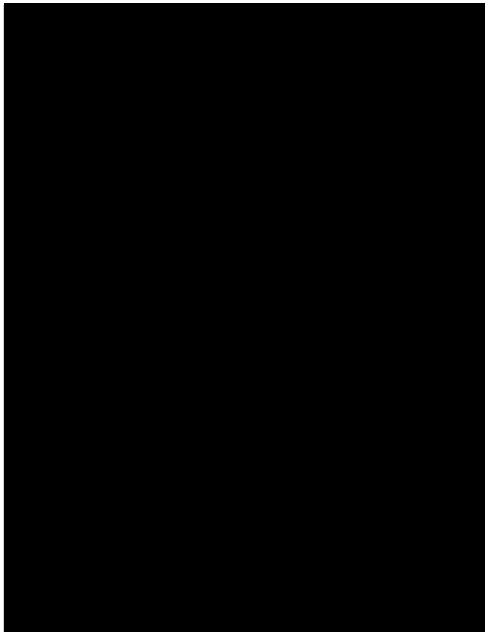
The General Manager opened the meeting and welcomed those in attendance and encouraged their participation. The Mayor and Director of Corporate and Business Services worked through a power point presentation on Council's proposal for an application to IPART for a Special Variation of Rates.

## **QUESTIONS/ISSUES RAISED**

- Other than rates, what are the sources of funding?
- Detailed roads construction and town works, what is the return on investments?
- Do we have someone seeking outside grants?
- What are we doing about road category upgrades and roads such as Collie (Collie to Dubbo and the Collie to Bourbah Road)?
- In 2009 Mawbey's Road was identified as justifying an upgrade, the works are not yet done in 2013/14.
- What was the consequence of the flood grants for roads in the south western region?
- What does the \$610,000 IT upgrade provide for and what is involved in the town centre upgrade of \$310,000 going to include?
- The land value is going up but the ability of farm to produce is reducing all the time.
- Our farm is our business, the town peoples wages are continually going up which helps the town.
- The farmer and the Council cannot afford the increase – it is not affordable
- Where does the rate increase stop?
- Old Mill Road creek crossing, have it inspected and see what the condition of it is.
- In future years what portion of rate increase is gained from the proposed subdivisions?
- Kickabil and Collie Road intersection is in an appalling state, inspect and determine if anything can be done.
- Other than roads, what is the planned income goals?
- Do we have anyone seeking outside grants?
- What are we doing about upgrading Collie Road?
- Why do the town upgrades and IT need to be spent and planned – costed for now?

**BEARBUNG PUBLIC MEETING – 9 DECEMBER 2013  
SPECIAL RATE VARIATION PROPOSAL**

**PUBLIC ATTENDANCE**



**COUNCILLOR ATTENDANCE**

Baker	Susan
Batten	Doug
McGrath	Laurie

**COUNCILLORS ABSENT**

Bunter	Amber
Collison	John
Horan	Stephen
Johnson	Gina
Peart	Greg
Walker	Ashley

**STAFF ATTENDANCE**

Alchin	Neil
Brown	Stan
Hodge	Michael
Lawford	Rolly
Mann	Paul

The General Manager opened the meeting and welcomed those in attendance and encouraged their participation. The Mayor and Director of Corporate and Business Services worked through a power point presentation on Council's proposal for an application to IPART for a Special Variation of Rates.

**QUESTIONS/ISSUES RAISED**

- Was the cost of maintenance grading in a dry year

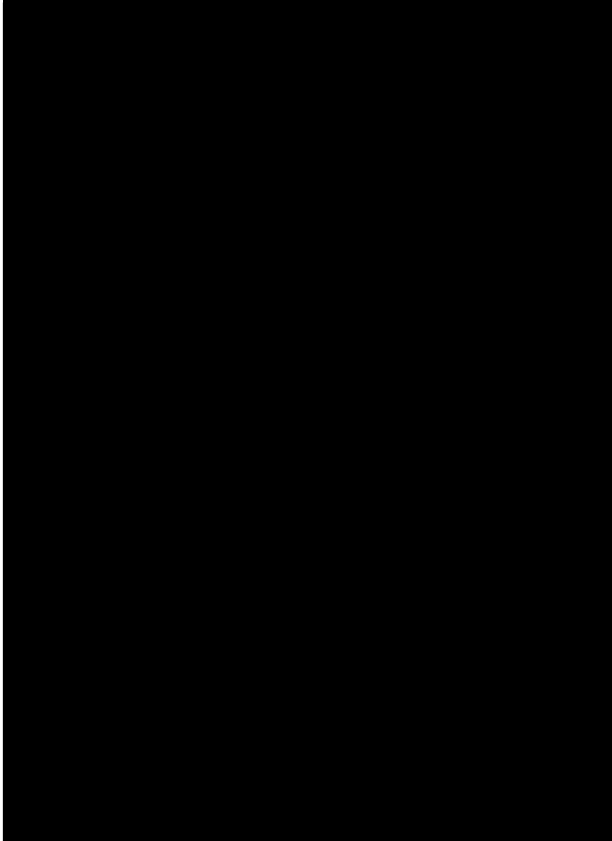


considerably less than the cost of maintenance grading in a wet year?

- Asked for a cost analysis of the difference between the routine maintenance grading cost and the gravel re-sheeting costs.
- Has consideration been given to the ability of the ratepayers to meet the current rates and the anticipated rate increases in future years?
- Asked for a breakdown of the computer network usage and workings and why there was such a need for such an extensive number of computers and the allocation of capital works monies for the forthcoming ten year long term financial plan?
- Questioned the need to improve the disabled access to the swimming pool as considered there was already suitable access for disabled to enter and leave the pool..
- Referred to walk way construction passing under the Jack Renshaw Bridge (over the Castlereagh River) and the fact that the walk way finished with a set of stairs and thus was not accessible by disabled or other users.
- Questioned the financial reserves required for the extensive number of road works to be completed by the Shire.
- What is the long term outlook with the acknowledged reduction in per capita return in previous years and thus, where was the future headed?
- What is going to happen in four or five years time when the next Council comes in? Will there be a request of a similar sized rate increase?
- What happens to the 10% increase in three years time?
- Who has the right to vary the percentage rates based on land value and farmers pay 72% and raised whether Council should consider reducing the 72% because of the lower level of services required of the rural segment?

**CURBAN PUBLIC MEETING - 4 DECEMBER 2013  
SPECIAL RATE VARIATION PROPOSAL**

**PUBLIC ATTENDANCE**



**COUNCILLOR ATTENDANCE**

Batten	Doug
Bunter	Amber
Horan	Stephen
Peart	Greg
Walker	Ashley

**COUNCILLORS ABSENT**

Baker	Susan
Collison	John
Johnson	Gina
McGrath	Laurie

**STAFF ATTENDANCE**

Alchin	Neil
Mann	Paul
Wilson	Matthew

The General Manager opened the meeting and welcomed those in attendance and encouraged their participation. The Mayor and Director of Corporate and Business Services worked through a power point presentation on Council's proposal for an application to

## IPART for a Special Variation of Rates.

### QUESTIONS/ISSUES RAISED

- SCC is only Council to get a clean bill of health, can we amplify or elaborate on Tcorp rating?
- QLD don't have Lands Board, may affect comparison
- Subdivision will be offered on cost recovery basis
- Federal Government program for bridges?
- Villa units, wheelchair access in new units?
- Baby Boomers – could mean build 10 villas a year but need to look past that.
- CBD after Valuer General's assessment, has reasonable lift in values probably based around IGA development
- General Rate Comparison between Councils – is that current?
- Discussion ensued regarding other sector and charges therein other Councils.
- Is there a cost to the water body Council joined?
- How do you conduct a review of Council's services?
- Does this include a review of staffing levels?
- It was noted that staff wages have reduced in the year, genuine attempt to reduce staff.
- What is \$600k going to get us?
- Bourbah Road, we are on the tar section, could we put sign up – gravel road so many kilometres – alternate route via Gilgandra?
- Federal/State Government using Asset Plan long term as a big stick?
- How many farmers?
- If since 2005 has been 86% increase, not convinced it won't happen again in five years time. Will it ever stop? Do we look at amalgamation? Where does it end?
- How many graders?
- We can criticise you but very difficult job – needs to be two sides.

**TOORAWEE NAH PUBLIC MEETING - 3 DECEMBER 2013  
SPECIAL RATE VARIATION PROPOSAL**

**PUBLIC ATTENDANCE**



**COUNCILLOR ATTENDANCE**

Batten	Doug
Bunter	Amber
Horan	Stephen
Johnson	Gina
McGrath	Laurie
Walker	Ashley

**COUNCILLORS ABSENT**

Baker	Susan
Collison	John
Peart	Greg

**STAFF ATTENDANCE**

Alchin	Neil
Mann	Paul
Mathieson	Lindsay
Lawford	Rolly

The General Manager opened the meeting and welcomed those in attendance and encouraged their participation. The Mayor and Director of Corporate and Business Services worked through a power point presentation on Council's proposal for an application to IPART for a Special Variation of Rates.

**QUESTIONS/ISSUES RAISED**

- Raised impact of Aero Park on cash flow. It was noted that there is a risk associated with such a development. Has there been a lot of interest?
- How regularly do valuations occur?
- Query regarding if land values go up isn't that the cost or increase in rates?
- What if Council rating goes to negative from neutral?
- Only Sydney City had a positive outlook.
- Amalgamation?
- Aged Care etc are assets, sell off and bring in money

- How much does Council get for roads funding?
- Does profit come back to us and is it in our budget?
- National Park Road, is that all spent?
- What are the economic benefits of the Cooee Heritage Centre/Visitors Information Centre?
- A lot of projects on the go – have we borrowed?
- Shires Association doing anything regarding RFS? Insurance?
- What is happening at Tooraweenah? Doorroombah – are you going to finish off tar? And how much to lay tar?