

# LG Submission Form 2020-2021

Submission date: 28 February 2020, 4:34PM

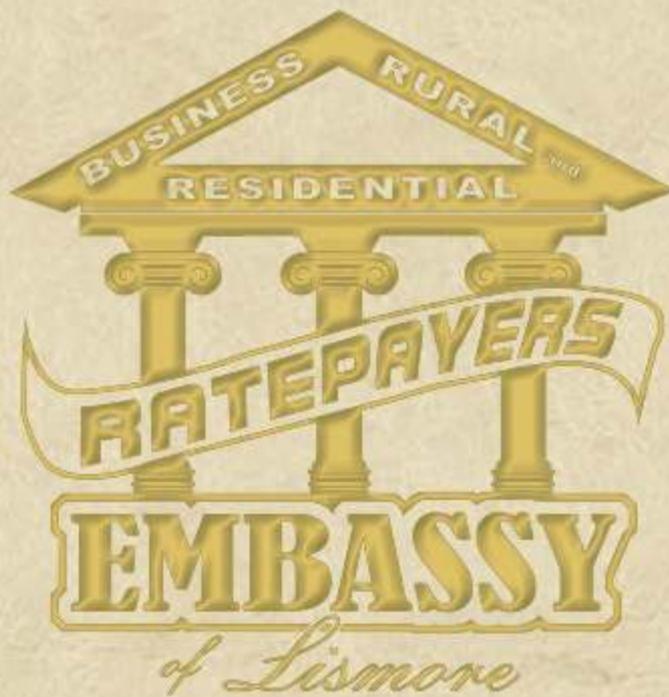
Receipt number: 113

Related form version: 10

Question	Response
IPART Special Variation Submission Form	
Industry	Local Government
Review	(LG) Special Variations & Minimum Rates 2020-2021
Document Reference	
Select Council	Lismore City Council
<p>If you have any general feedback regarding your council's proposed SV, please leave your comments in the comment box below.</p>	<p>Dear sir,</p> <p>As a concerned ratepayer of Lismore for 33 years, I have taken a keen interest in Lismore Council's business performance each month.</p> <p>Our CBD is on the verge of becoming a "Ghost City".</p> <p>I wish to point out that Lismore Council, in their application, has misled the ratepayers as well as the iPart Board, by not adhering to the explicit criteria set out in your guidelines.</p> <p>To this point, I have prepared a submission of objection, against the Special Rate Variation submitted by Lismore Council to the iPart Board - and have attached a copy of it herewith, for your consideration. (Parts A,B &amp; C).</p> <p>I firmly believe that the facts and figures I have outlined, show that our case is strong and fervently hope that you will see that the people of Lismore cannot afford extravagances at this stage and that this council needs to work within the budget restraints that they now have.</p> <p>Kind regards, Neville King</p>
Your comments on Criterion 1:	

Your comments on Criterion 2:	
Your comments on Criterion 3:	
Your comments on Criterion 4:	
Your comments on Criterion 5:	
If you have attachments you would like to include with your feedback, please attach them below.	<a href="#">SRV iPart sub A.pdf</a> <a href="#">SRV iPart sub B.pdf</a> <a href="#">SRV iPart sub C.pdf</a>
<b>Your Details</b>	
Are you an individual or organisation?	Individual
If you would like your submission or your name to remain confidential please indicate below.	Publish - my submission and name can be published (not contact details or email address) on the IPART website
First Name	Neville
Last Name	King
Organisation Name	
Position	
Email	
IPART's Submission Policy	I have read & accept IPART's Submission Policy

*FOR THE ATTENTION OF  
DR. PAUL PATERSON  
AND BOARD OF IPART*



**MARCH 2020**

**REPRESENTING  
' THE THREE PILLARS '  
OF OUR COMMUNITY**

**\* Select:**  
***View / page display / two-up page***

***This is part A***



NOVEMBER  
2019

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**Chairperson Dr Paul Paterson of IPART  
and board.**

On behalf of 80% of rate payers who responded to council's survey to impose a 24% rate increase over 4 years and to remain permanent in the rate base, "residents said No".

Clearly Lismore council (L.C) and the 5 councilors who approved councils' submission to apply to the Independent Pricing and Regulator Tribunal (IPART), 10<sup>th</sup> Feb as per guidelines.

With the appointment in 2018, the [REDACTED] inherited council's succession of mismanagement and is in the process of fiscal management to improve councils financial position. To impose a rate increase of 24% on to rate payers is **NOT the answer**.

To shoulder that responsibility on to residents of Lismore considering:

- \* Communities limited capacity to pay more rates.
- \* Communities declining ability to pay
- \* Currant low industrial growth rate
- \* Current low residential growth rate
- \* Population growth of only 0.3%
- \* Ageing population
- \* Lismore LGA is disadvantaged from a socio-economic perspective
- \* The CBD over 60 shops closed and in decline
- \* Light Industrial over 30 businesses closed and in decline
- \* Proposed SRV is a TAX on all residents

Council seeking Feedback from the community via survey two.

- \* *Average valuation* did not include new land valuation (LV) for 1<sup>st</sup> July 2020
- \* *Average dollar rate* shown is not showing the effect of new L.V.

Council, in effect has misled farmers, business and the residential rate payers.

1. I Refer to **page 58** Lismore council submission to IPART "this final set of tables . include table three average rate under the SV. The dollar figure shown 20/24 are for the 2016/19 land values.
2. Refer to **page 34** "impact on rate payers" L.V are incorrect and misleading IPART refer to page 61 in this S.V application if successful .  
L.C has not followed IPART guidelines and in fact in surveys one and two have not shown the correct rate rise and residential rate. NOTE; it clearly shows in year 1- year 4 it would rise by 7.5 % - 9.4% -3.9%-3.5% the rate rise has not considered the 2020 new land valuations.
3. Refer to **page 62**, Council has been acutely .  
Dollar figures shown week 1-4 is not showing the 2020/24 with the new L.V.  
**NOTE** - not including the rate peg in brackets.  
Council conveniently removed the rate peg from the dollar figures to mislead IPART.  
The full impact to rate payers **was not shown** as a requirement within guidelines.

4. Council quotes "needs to be financially sustainable". They also need to be financially responsible. On reflection T.CORP executive summary 2019.

Councils long term financial plan (LTFP) 2019/20 - 2029/30 approved 11<sup>th</sup> Feb 2020 has not been presented to the community for 28 days as a requirement of the guidelines.

1. Refer to **page 3** - Lismore council has been seeking solutions .
2. Councils financial position to be in a deteriorating position
3. Apply for a SRV is passing the responsibility onto the rate payers
4. 48 pages were submitted online saying **no to the SRV**
5. 110 letters written to council saying **no to the SRV**

As posted on the council's website there were 664 pages of responses to the rate payers survey which are now not available to view?

I quote [REDACTED] - Northern Star newspaper- "we are very conscious the community will come back and tell us, we don't want to do it, it's too much". **Well We Did!**

I remind the board 5 councilors voted to proceed to IPART **5 voted not to** (there are 11 councilors) number 11 was away fighting fires, this crucial vote meant the mayor used his casting vote to proceed to IPART.

Clearly the mayor was not listening to the residents (Status quo) (foot note) number 11 councilor was considering to vote **NO**.

The ramifications of your decision for the residents of Lismore LGA will have lasting effects, on the CBD, farmers and residents, with possible decline in employment and disposable income for all residents. I consider Australia is in a potential recession, now is not the time for a special rate variation. I believe if you approve council submission residents of Lismore LGA we could be in a depression. We cannot afford this council on its present course. We are over managed with a cluster of 5 councils - Byron Bay, Ballina, Lismore, Casino, Kyogle.

***So few rate payers managed by so many.***

Kind Regards,

Concerned rate payer- Neville King.



# ***IPart Board Tribunal***

## ***Mr. John Madden***

Having sat through and spoke at councils extra ordinary meeting on Tuesday the 25<sup>th</sup> June 2019 I came to the conclusion this council is **BROKE**. Our councillors debated for over an hour on the 2019/20 budget and revised draft delivery program 2017/21.

Council Included in the draft operational plan. The special rate variation (SRV)

1. SRV community consultation commencing 1<sup>st</sup> August 2019
2. \$130 000 to fund a consultant and printing/office work

I believe our councillors were put in a position of voting for the draft and budget. You voted for the budget you voted for the SRV, I consider this this to be back door politics, to include an important item as this and not as a separate plan.

Councillors were obliged to pass the agenda as printed before 30<sup>th</sup> June 2019. On display was councils 2019/20 zero based budget. And major changes required to provide a cash surplus of \$1 Million plus.

This is **some turn around** considering a \$6.1 million last quarter cash deficit, to an end of financial year 2018/19 in the black.

At what costs to the residents and community?

Rate payers will be issued by the lands department new land valuations, to be issued, 1<sup>st</sup> July 2019 and will come in effect 1<sup>st</sup> January 2020, a further land valuation planned in three years 2023/24 will affect all rate payers.

Rate payers, Farmers, and businesses need to be informed of the true facts not the average \$133,000 VG as council keeps referring to it, this is misleading to all residents.

With the closing of the Blakebrook Quarry. A \$1.1million Reduction on road rehabilitation and drainage reconstruction reduced to Nil.

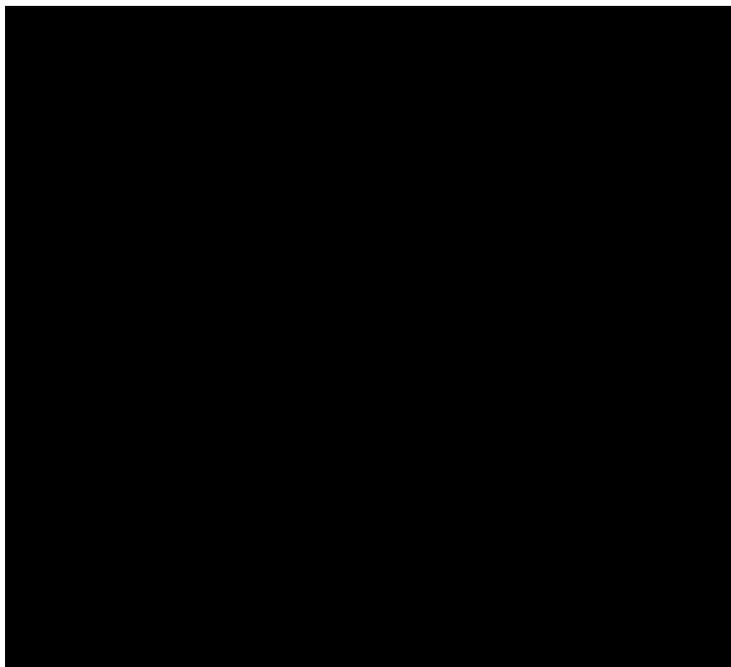
**Question:** How are staff to be absorbed within council's organisation, consider the cuts council are proposing, With Employee benefits and on costs of \$32 million for 2019/20

Northern Star May 23<sup>rd</sup> – "We are not making anyone redundant"

Northern Star May 29<sup>th</sup> – Salary cost at GSAC (Goonellabah Pool) staff reduced by 30%

A week is a long time in council.

I delivered a letter on 30<sup>th</sup> May to the General Manager, Shelley Oldham in response to the Article printed in the Northern Star. Council did not reply to any matters I raised in June 18<sup>th</sup> in response to 'local matters' issue 141. 5<sup>th</sup> June I delivered again to the G.M a 2 page letter on "budget and Draft Delivery Program on public Exhibition" the budget also includes provision for extensive community consultation about a special rate variation (SRV).



Council again failed to answer any issues I raised from the letter.

Our councillors voted 7/4 to include SRV in the budget. On the 1<sup>st</sup> August council intends to enter into consultation with community about future rate increased 31.6% over 5 years and **note** to be retained permanently in the rate base.

Councils financial plan performance 2018/19. Recutting services looks good on the books to achieve a surplus 2019/20 only to what benefit to residents. The cash position council find its self in, it is not the responsibility of rate payers it is the responsibility of council.

Shelley "your Quote" some hard decisions have to be made. Well consider a staff review raising rates with a SRV is not the answer. More needs to be done within council.

To propose a rate increase is a tax on all rate payers, farmers and businesses. The CBD with closing of so many shops is starting to have a snowball affect with small business more will be closing their doors. This directly affects residents seeking employment, our dairy industry, farmers and shop owners. Many regional towns are closing down, if council continues its present course our regional city CBD will be the first joining the prospect of becoming a ghost town.

It's time the minister of local government Hon Shelley Handcock got behind the residents of the Lismore local government area and reviewed the performance of council and our elected Councillors.

Every rate payer, farmer, business's need a coordinated vote of NO to council and when the time comes to send a clear message saying NO to independent pricing and regulatory tribunal (ipart) in November.

Neville King.

18/06/2019

To the general Manager Shelley Oldham,

Re community consultation for a special rate variation (SRV) staged over there to five years.

1. Land department- new land regulations will be issued, 1<sup>st</sup> July 2019 and will come in effect 1<sup>st</sup> January 2020 a further land valuation planned in three years 2023/24
2. Rate payer, Farmers and business. Need to be informed of the true facts not the "Average" as council keeps referring to it is misleading to all residents.
  - Number of rate payers, urban/Village 2015-12,356
  - Number of pension rebates 2015- 3,691
  - Number of farmers 2015- 1,920
  - Number of residential rural 2015-2,852
3. Question...what is the current number of rate payers for 2018/19 for the above? And what is the current number for business -urban/CBD/Nimbin?
4. Question.... What is the current impact on rates (worksheet 5B) for proposed special rate variation (SRV) 2020/24 on land values residential urban villages on \$200K, \$250K, \$300K land Values?
5. Question...What is the current impact on rates (worksheet 5B) for proposed special rate variation (SRV) 2020/24 for residential rural, farmers and businesses, \$250K, \$300K, \$350K, \$400K, \$500K, \$600K land values.

The comparison to compare Lismore city to other regional cities is not relevant of the council shown, Albury City, Orange City, Tamworth City. Unlike Lismore who suffer a wage drain to the coast.

In Summary:

Lismore Council submission to independent pricing and regulatory Tribunal (IPART) To be financially sustainable in the "long term plan". They also need to be financially responsible for a \$6.1 million-dollar Debt.

Councils proposed SRV of 31.4% over 5 years **and to be retained permanently in the rate base is nothing but a tax on all residents.**

The delivery program and accompanying budget is about improving confidence with the community that we are fiscally responsible. To shoulder that responsibility onto residents of Lismore considering

- Communities limited capacity to pay more rates
- Communities declining ability to pay
- Current low residential growth rates
- Current low industrial growth rates
- Population growth current of 0.25%
- Ageing population

Note: From 20<sup>th</sup> March 2019 that the maximum age pension increase for singles is \$9.90 per fortnight and for Couples is \$14.80 per fortnight. Considering in 2015, 3,691 pensioners received the pension rebate of \$250 out of 12,356 residential rate payers. Council acknowledged in 2015 "that the Lismore local government area is disadvantaged from a socio-economic perspective"

#### IPART Findings 2016/17

- Average residential rates are 14.7% higher than group 4
- Outstanding rates 9.9% is much higher than group 4. NSW average 5.5% indicating a significant number of rate payers are in financial hardship.
- The average income level- Lismore \$38,784 is 12.6% lower than group 4, \$44,351 and 21% below the NSW average of \$49,070.

Financial sustainability including infrastructure back logs

- The Council is forecasting operating surplus between \$1.5-\$2.8 Million over the next 10 years **without a special rate variation**. As per Lismore council application to IPART part A worksheet 7.

Does this council consider a 31.4% SRV reasonable impact on rate payers? And more importantly Our elected councillors must consider the resident rate payers, farmers, and business in Lismore Local government area (L.G.A). They need to consider the economy for all concerned and the ability to meet the rising costs of living. And to not support councils proposed SRV to increase revenue from the rate payers. This council is empire building and the residents are burdened with the highest rates and charges than our nearest neighbouring council Ballina.

#### Lismores Borrowings 2018/19

- Planned new borrowings, \$6,334,700.00million
- Closing Balance anticipated \$68,645,100million

Total income from continuing operations during the quarter decreased by \$1,750,200 million.

On Councils present course future generations will be paying off the debt that this generation allowed this council to continue, and for the state government and the ministers of local government past and present that allowed council to continue when it was revealed there was a \$6.1million dollar cash deficit for 2018/19.

All I can say Shelley is that a special rate variation is not the answer for council and the residents of Lismore.

Regards,

Neville King



[REDACTED]

Date: 25 February 2020 at 8:00:31 am AEDT

I was born & raised in Lismore & had a business in the main st. for 39 years. I'm 69. I object & oppose the proposed rates increase by lismore council... Sadly the last 20 years has seen council dominated by greens & labor councilors who have squandered ratepayers money on issues such as cultural & gender diversity, rainbow crossings & neglect issues that I think are more pertinent to have a thriving town eg. Roads, excessive rates.. I currently pay \$3200 per year house rates on a house block with UCV \$220,000 ... A similar size block in Ballina at shelley beach with an UCV of \$800,000 is \$2300 per year... In Ryde sydney in [REDACTED] The UCV value of a 600 sq. metre block is \$988,000 with rates around \$1850 per year...

Lismore last year experienced negative population growth, whereas surrounding town populations are growing.... Lismore is still struggling & recovering from a devastating FLOOD 2 years ago and since, drought and fires, and I believe increasing rates by 24% over 4 years can only have a detrimental effect to the potential population growth of Lismore and have a serious business economic effects.

Similarly, commercial rates in the CBD are outrageous, for example, LJ HOOKER in Woodlark St. Lismore rates are \$12000 plus annually & in Ballina LJ HOOKER with a similar size premises is around \$6000.

I seriously object to the rates increase in Lismore, as I believe they will be destructive to the future of my town.

Regards  
[REDACTED]

# **Lismore Council Submission to iPart 2020-21**



## **NEW LAND VALUATIONS FROM 1<sup>ST</sup> JULY 2020**



**RATES IN THE DOLLAR WILL INCREASE**



**RATES WILL INCREASE OVER THE 3 YEARS**



**NEW VALUATION DUE JULY 2024 !**



**THE 1.7% WILL BE ERODED WITH THE  
VALUATION INCREASE**

## **COUNCIL ASSUMES RATE PEG OF 2.5%**



**THIS CAN INCREASE WITH CPI OVER  
THE 4 YEARS AND BEYOND**



**ONLY 2 BUSINESS CATEGORIES WILL  
HAVE REDUCED RATE**

**\* 1.7% FOR INNER CBD AND URBAN**

## Attention:

**Percentage of ratepayers has not changed in Rating categories**

# **IMPACT ON RATES**

<b>OPTION 2</b>		<b>RESIDENTIAL URBAN VILLAGE</b>				
<b>INCREASE %</b>		<b>+ 2.7 %</b>	<b>+ 7.5 %</b>	<b>+ 9.4 %</b>	<b>+ 3.9 %</b>	<b>+ 3.6 %</b>
	<i>No. of PROPERTIES</i>	<b>RATES</b>	<b>RATES</b>	<b>RATES</b>	<b>RATES</b>	<b>RATES</b>
		<b>2019 / 2020</b>	<b>2020 / 2021</b>	<b>2021 / 2022</b>	<b>2022 / 2023</b>	<b>2023 / 2024</b>
<i>Value:</i>						
<b>\$200,000</b>	<b>8,870</b>	<b>\$1,640</b>	<b>\$1,763</b>	<b>\$1,929</b>	<b>\$2,004</b>	<b>\$2,076</b>
			<i>over:</i>	<b>2 YEARS</b>	<i>over:</i>	<b>4 YEARS</b>
			<i>rise:</i>	<b>\$289</b>	<i>rise:</i>	<b>\$436</b>
<b>\$300,000</b>	<b>993</b>	<b>\$2,257</b>	<b>\$2,426</b>	<b>\$2,654</b>	<b>\$2,758</b>	<b>\$2,857</b>
			<i>over:</i>	<b>2 YEARS</b>	<i>over:</i>	<b>4 YEARS</b>
			<i>rise:</i>	<b>\$397</b>	<i>rise:</i>	<b>\$600</b>
<i>Total no. ratepayers in Land Value range:</i>	<b>9,863</b>	<i>Total no. ratepayers:</i>	<b>12,569</b>	<i>Percentage of ratepayers:</i>	<b>78%</b>	

<b>OPTION 2</b>		<b>RESIDENTIAL RURAL</b>				
<b>INCREASE %</b>		<b>+ 2.7 %</b>	<b>+ 7.4 %</b>	<b>+ 9.4 %</b>	<b>+ 3.9 %</b>	<b>+ 3.6 %</b>
	<i>No. of PROPERTIES</i>	<b>RATES</b>	<b>RATES</b>	<b>RATES</b>	<b>RATES</b>	<b>RATES</b>
		<b>2019 / 2020</b>	<b>2020 / 2021</b>	<b>2021 / 2022</b>	<b>2022 / 2023</b>	<b>2023 / 2024</b>
<i>Value:</i>						
<b>\$200,000</b>	<b>911</b>	<b>\$1,411</b>	<b>\$1,515</b>	<b>\$1,657</b>	<b>\$1,716</b>	<b>\$1,778</b>
			<i>over:</i>	<b>2 YEARS</b>	<i>over:</i>	<b>4 YEARS</b>
			<i>rise:</i>	<b>\$246</b>	<i>rise:</i>	<b>\$367</b>
<b>\$300,000</b>	<b>1,201</b>	<b>\$1,913</b>	<b>\$2,055</b>	<b>\$2,248</b>	<b>\$2,329</b>	<b>\$2,412</b>
			<i>over:</i>	<b>2 YEARS</b>	<i>over:</i>	<b>4 YEARS</b>
			<i>rise:</i>	<b>\$335</b>	<i>rise:</i>	<b>\$499</b>
<i>Total no. ratepayers in Land Value range:</i>	<b>2,112</b>	<i>Total no. ratepayers:</i>	<b>2,974</b>	<i>Percentage of ratepayers:</i>	<b>71%</b>	

<b>OPTION 2</b>		<b>FARMLAND</b>				
<b>INCREASE %</b>		<b>+ 2.7 %</b>	<b>+ 7.4 %</b>	<b>+ 9.4 %</b>	<b>+ 3.9 %</b>	<b>+ 3.5 %</b>
	<i>No. of PROPERTIES</i>	<b>RATES</b>	<b>RATES</b>	<b>RATES</b>	<b>RATES</b>	<b>RATES</b>
		<b>2019 / 2020</b>	<b>2020 / 2021</b>	<b>2021 / 2022</b>	<b>2022 / 2023</b>	<b>2023 / 2024</b>
<i>Value:</i>						
<b>\$400,000</b>	<b>1,008</b>	<b>\$2,389</b>	<b>\$2,566</b>	<b>\$2,807</b>	<b>\$2,916</b>	<b>\$3,018</b>
			<i>over:</i>	<b>2 YEARS</b>	<i>over:</i>	<b>4 YEARS</b>
			<i>rise:</i>	<b>\$418</b>	<i>rise:</i>	<b>\$629</b>
<b>\$600,000</b>	<b>483</b>	<b>\$3,828</b>	<b>\$4,111</b>	<b>\$4,497</b>	<b>\$4,672</b>	<b>\$4,836</b>
			<i>over:</i>	<b>2 YEARS</b>	<i>over:</i>	<b>4 YEARS</b>
			<i>rise:</i>	<b>\$669</b>	<i>rise:</i>	<b>\$1,008</b>
<i>Total no. ratepayers in Land Value range:</i>	<b>1,491</b>	<i>Total no. ratepayers:</i>	<b>1,895</b>	<i>Percentage of ratepayers:</i>	<b>79%</b>	

# **IMPACT ON RATES**

<b>OPTION 2</b>		<b>BUSINESS INNER CBD</b>				
<b>INCREASE %</b>		<b>+ 2.7 %</b>	<b>+ 7.5 %</b>	<b>+ 9.4 %</b>	<b>+ 3.9 %</b>	<b>+ 1.7 %</b>
	<i>No. of PROPERTIES</i>	<b>RATES</b>	<b>RATES</b>	<b>RATES</b>	<b>RATES</b>	<b>RATES</b>
		<b>2019 / 2020</b>	<b>2020 / 2021</b>	<b>2021 / 2022</b>	<b>2022 / 2023</b>	<b>2023 / 2024</b>
<i>Value:</i> <b>\$100,000</b>	<b>111</b>	<b>\$6,058</b>	<b>\$6,512</b>	<b>\$7,124</b>	<b>\$7,402</b>	<b>\$7,528</b>
			<i>over:</i> <i>rise:</i>	<b>2 YEARS</b> <b>\$1,068</b>	<i>over:</i> <i>rise:</i>	<b>4 YEARS</b> <b>\$1,470</b>
<b>\$200,000</b>	<b>64</b>	<b>\$11,711</b>	<b>\$12,589</b>	<b>\$13,377</b>	<b>\$13,899</b>	<b>\$14,135</b>
			<i>over:</i> <i>rise:</i>	<b>2 YEARS</b> <b>\$1,666</b>	<i>over:</i> <i>rise:</i>	<b>4 YEARS</b> <b>\$2,422</b>
<b>\$300,000</b>	<b>37</b>	<b>\$17,364</b>	<b>\$18,666</b>	<b>\$20,066</b>	<b>\$20,070</b>	<b>\$20,411</b>
			<i>over:</i> <i>rise:</i>	<b>2 YEARS</b> <b>\$2,702</b>	<i>over:</i> <i>rise:</i>	<b>4 YEARS</b> <b>\$3,047</b>
<i>Total no. ratepayers in Land Value range:</i>	<b>212</b>	<i>Total no. ratepayers:</i>	<b>236</b>	<i>Percentage of ratepayers:</i>	<b>90%</b>	

<b>OPTION 2</b>		<b>BUSINESS URBAN</b>				
<b>INCREASE %</b>		<b>+ 2.7 %</b>	<b>+ 7.5 %</b>	<b>+ 9.4 %</b>	<b>+ 3.9 %</b>	<b>+ 1.7 %</b>
	<i>No. of PROPERTIES</i>	<b>RATES</b>	<b>RATES</b>	<b>RATES</b>	<b>RATES</b>	<b>RATES</b>
		<b>2019 / 2020</b>	<b>2020 / 2021</b>	<b>2021 / 2022</b>	<b>2022 / 2023</b>	<b>2023 / 2024</b>
<i>Value:</i> <b>\$100,000</b>	<b>220</b>	<b>\$2,008</b>	<b>\$2,159</b>	<b>\$2,362</b>	<b>\$2,454</b>	<b>\$2,496</b>
			<i>over:</i> <i>rise:</i>	<b>2 YEARS</b> <b>\$354</b>	<i>over:</i> <i>rise:</i>	<b>4 YEARS</b> <b>\$488</b>
<b>\$200,000</b>	<b>320</b>	<b>\$3,611</b>	<b>\$3,882</b>	<b>\$4,247</b>	<b>\$4,413</b>	<b>\$4,488</b>
			<i>over:</i> <i>rise:</i>	<b>2 YEARS</b> <b>\$636</b>	<i>over:</i> <i>rise:</i>	<b>4 YEARS</b> <b>\$877</b>
<b>\$300,000</b>	<b>138</b>	<b>\$5,214</b>	<b>\$5,605</b>	<b>\$6,132</b>	<b>\$6,371</b>	<b>\$6,479</b>
			<i>over:</i> <i>rise:</i>	<b>2 YEARS</b> <b>\$918</b>	<i>over:</i> <i>rise:</i>	<b>4 YEARS</b> <b>\$1,265</b>
<i>Total no. ratepayers in Land Value range:</i>	<b>678</b>	<i>Total no. ratepayers:</i>	<b>866</b>	<i>Percentage of ratepayers:</i>	<b>78%</b>	

# Impact on Rates

Residential - Urban/Village	Average Valuation	2019/20	2020/21	2021/22	2022/23	2023/24	Cumulative Increase
Option 1 - Average Residential - Urban/Village rate under rate pegging only	133,000	\$1,229	\$1,260	\$1,291	\$1,323	\$1,357	10.4%
Annual increase (%) - rate peg only		2.7%	2.5%	2.5%	2.5%	2.5%	
Cumulative Impact (\$) - of rate peg above base year levels			\$31	\$31	\$32	\$33	

Land Value	Value	No. of Properties	Rates 2019/20	Rates 2020/21	Rates 2021/22	Rates 2022/23	Rates 2023/24
\$0 to 100k	100,000	2571	1,022	1,048	1,074	1,101	1,129
\$101k to 200k	200,000	8870	1,640	1,681	1,723	1,766	1,810
\$201k to 300k	300,000	993	2,257	2,314	2,371	2,431	2,492
\$301k to 400k	400,000	97	2,875	2,946	3,020	3,096	3,173
\$401k to 500k	500,000	17	3,492	3,579	3,669	3,761	3,855
\$501k to 600k	600,000	9	4,109	4,212	4,317	4,425	4,536
\$601k to 1m	1,000,000	7	6,579	6,743	6,912	7,085	7,262
\$1.01m to 1.191m	1,191,000	5	7,758	7,952	8,151	8,355	8,564

## Option 2 - Proposed SRV Residential Urban/Village Rates

Rates calculation on maximum value in range

Land Value	Value	No. of Properties	Rates 2019/20	Rates 2020/21	Rates 2021/22	Rates 2022/23	Rates 2023/24
\$0 to 100k	100,000	2571	1,022	1,189	1,274	1,306	1,338
\$101k to 200k	200,000	8870	1,640	1,963	2,122	2,175	2,230
\$201k to 300k	300,000	993	2,257	2,737	2,970	3,045	3,121

Average Residential - Rural Rates	2019/20	2020/21	2021/22	2022/23	2023/24	Total Rate Increase Over 4 Years
Option 1	\$1,544	\$1,583	\$1,622	\$1,663	\$1,704	
Annual Increase		\$39.00	\$39.00	\$41.00	\$41.00	\$160.00
Option 2	\$1,544	\$1,806	\$1,931	\$1,979	\$2,029	
Annual Increase		\$262.00	\$125.00	\$48.00	\$50.00	\$485.00

The following table shows how average rates across all rating categories will be impacted by the three rating options under consideration.

Option 1 - No SRV (rate peg only)

Option 2 - Proposed SRV over 4 years

Option 3 - Proposed SRV over 2 years



# LISMORE CBD VACANCIES



*A record of  
some of the Business  
vacancies in the CBD:*



# LISMORE CBD VACANCIES



# LISMORE CBD VACANCIES



*A 'snapshot' of  
Northern Rivers  
Councils:*

## SNAPSHOT OF NR COUNCILS

### Your Council 2017/18

<b>Council</b>	OLG Group	Classification	Council Area (km <sup>2</sup> )	Number of Active Businesses in LGA
The councils listed are those that continued operations and reported for the financial year 1 July 2017 to 30 June 2018				
Tweed	5	Regional Town/City	1,307.7	<b>TWEED 7,238</b>
Lismore	4	Regional Town/City	1,287.7	<b>LISMORE 4,045</b>
Ballina	4	Regional Town/City	484.9	<b>BALLINA 4,244</b>
Byron	4	Regional Town/City	565.8	<b>BYRON 4,494</b>
Clarence Valley	4	Regional Town/City	10,428.7	<b>GRAFTON 3,847</b>
Coffs Harbour	5	Regional Town/City	1,173.7	<b>COFFS H. 5,750</b>
Richmond Valley	4	Regional Town/City	3,047.4	<b>CASINO 1,661</b>

### Your Local Economy

Census 2016 - Relative Socio-economic Advantage & Disadvantage Index Rating	Census - Unemployment Rate at 30 Sept 2018 (%)	Census 2016 - Average taxable income (taxable and non-taxable individuals) (\$)	Census 2016 - Average Household Size (Number)	Largest Industry Employer
<b>TWEED</b> 65	4.4	48,609.00	2.4	Health Care & Social Assistance
<b>LISMORE</b> 45	5.9	45,735.00	2.4	Health Care & Social Assistance
<b>BALLINA</b> 92	3.5	48,108.00	2.3	Health Care & Social Assistance
<b>BYRON</b> 98	5.0	41,450.00	2.4	Health Care & Social Assistance
<b>GRAFTON</b> 16	10.3	45,451.00	2.3	Health Care & Social Assistance
<b>COFFS H.</b> 61	8.1	46,577.00	2.4	Health Care & Social Assistance
<b>CASINO</b> 10	9.6	40,090.00	2.1	Agriculture, Forestry and Fishing

Total Business Rates Revenue 2017/18 (\$'000)	Average Business Rate 2017/18 (\$)	Number of Business Rating Assessments 2017/18	Total Land Value / Total Rate Income (\$)	Pensioner Residential Rate (%)	Environmental Expenditure per capita (\$)	Total Recreational & Cultural Expenditure (\$'000)
<b>BALLINA</b> 4,008	3,138.61	1,277	288	22.7	244.17	<b>BALLINA</b> 8,010
<b>BYRON</b> 4,097	2,821.72	1,452	409	15.0	283.97	<b>BYRON</b> 10,049
<b>GRAFTON</b> 3,518	2,367.75	1,486	167	26.5	288.91	<b>GRAFTON</b> 10,459
<b>COFFS</b> 8,191	4,512.95	1,815	163	20.2	331.83	<b>COFFS</b> 12,514
<b>LISMORE</b> 5,425	4,443.08	1,221	122	23.1	370.78	<b>LISMORE</b> 17,144
<b>CASINO</b> 1,521	2,280.36	667	152	25.7	302.74	<b>CASINO</b> 4,408
<b>INVERELL</b> 272	1,157.45	235	184	30.2	269.08	<b>INVERELL</b> 2,040
<b>TWEED</b> 5,104	2,769.40	1,843	192	23.1	233.80	<b>TWEED</b> 22,319

## SNAPSHOT OF NR COUNCILS

The State of Local Government i				
Population	Population Change over 5 years (%)	Population Density per capita/km <sup>2</sup>	Population aged between 30 and 60 (%)	Population aged <30 (%)
<b>TWEED</b> 94,857	6.7	72.5	<b>TWEED</b> 36.4	31.7
<b>LISMORE</b> 43,905	-1.3	34.1	<b>LISMORE</b> 38.8	35.7
<b>BALLINA</b> 43,457	6.0	89.6	<b>BALLINA</b> 36.7	31.1
<b>BYRON</b> 33,987	9.8	60.1	<b>BYRON</b> 42.9	31.8
<b>GRAFTON</b> 51,570	0.4	4.9	<b>GRAFTON</b> 35.2	31.5
<b>COFFS H.</b> 75,503	6.4	64.3	<b>COFFS H.</b> 36.6	35.6
<b>CASINO</b> 23,317	2.7	7.7	<b>CASINO</b> 34.6	32.0

### Your Council's Financial Performance

Your Council's Financial Result		Rates and Annual Charges Outstanding (%)	Debt Service Cover Ratio	Debt Service Ratio
Total Expenses from Continuing Operations 2017/18 (\$'000)	Total Revenue from Continuing Operations 2017/18 (\$,000)			
<b>TWEED</b> 179,819	202,599	<b>TWEED</b> 4.0	3.8	10.1
<b>LISMORE</b> 106,776	108,340	<b>LISMORE</b> 9.0	3.4	7.5
<b>BALLINA</b> 81,796	85,613	<b>BALLINA</b> 3.4	2.4	26.7
<b>BYRON</b> 82,766	83,099	<b>BYRON</b> 3.6	2.8	8.3
<b>GRAFTON</b> 131,583	124,159	<b>GRAFTON</b> 6.0	2.9	11.5
<b>COFFS H.</b> 164,827	170,406	<b>COFFS H.</b> 6.6	2.3	14.7
<b>CASINO</b> 51,651	48,451	<b>CASINO</b> 13.3	0.9	28.3

Total Residential Rating Revenue 2017/18 (\$'000)	Average Residential Rate 2017/18 (\$)	Number of Residential Rating Assessments 2017/18	Total Farmland Rates Revenue 2017/18 (\$'000)	Average Farmland Rate 2017/18 (\$)	Number of Farmland Rating Assessments 2017/18	Cash Expense Cover Ratio
<b>TENTERFIELD</b> 10,140	898.62	11,284	4,634	2,789.89	1,661	<b>TENTERFIELD</b> 13.37
<b>BALLINA</b> 15,352	953.84	16,095	1,537	1,544.72	995	<b>BALLINA</b> 10.0
<b>BYRON</b> 15,438	1,137.16	13,576	1,057	1,935.62	546	<b>BYRON</b> 12.3
<b>GRAFTON</b> 20,755	917.22	22,628	2,886	1,295.33	2,228	<b>GRAFTON</b> 13.2
<b>LISMORE</b> 18,148	1,171.52	15,491	4,443	2,337.19	1,901	<b>LISMORE</b> 7.5
<b>CASINO</b> 7,208	857.18	8,409	2,248	1,462.59	1,537	<b>CASINO</b> 7.8
<b>INVERELL</b> 1,803	561.16	3,213	2,136	1,519.20	1,406	<b>INVERELL</b> 15.1
<b>TWEED</b> 49,561	1,330.78	37,242	3,001	2,061.13	1,456	<b>TWEED</b> 21.6

**Round 2 Consultation**

**The Survey**

- Measure awareness levels and information received about a Special Rate Variation
- Measure levels of support and preference for three different Special Rate Variation options

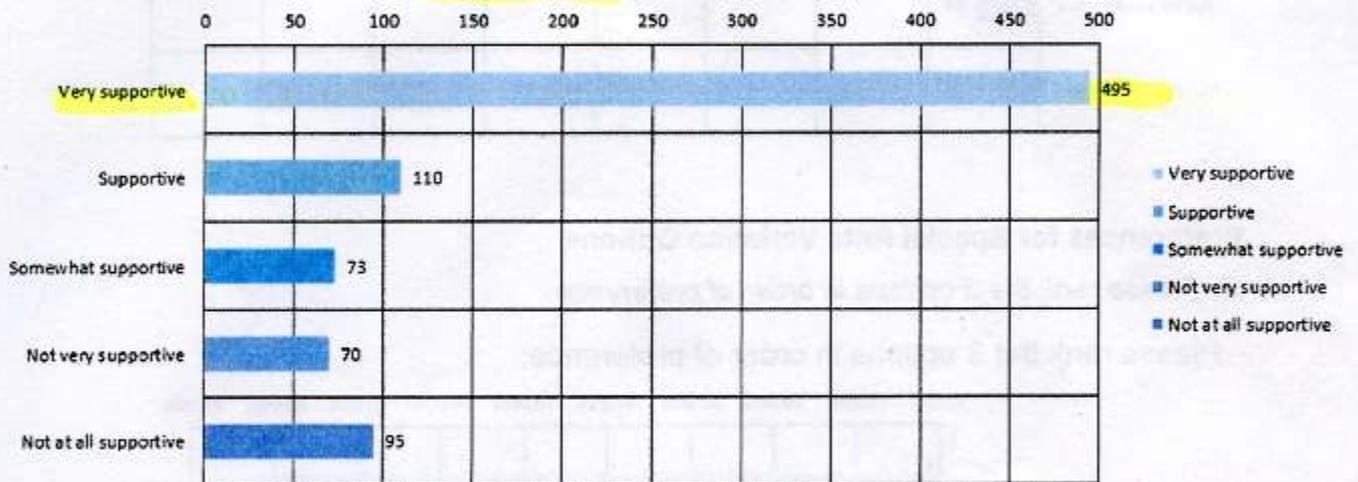
Online – 736

Hard copy – 107

**Total: 843**

**Option 1 – 80.43% support for option 1**

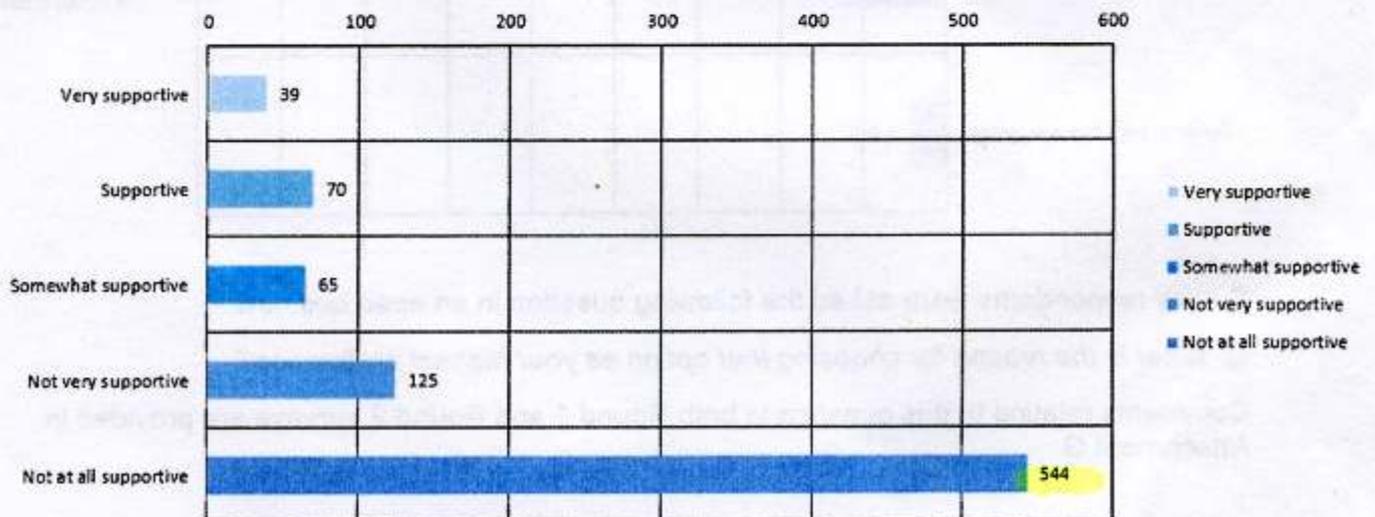
How supportive are you of Council proceeding with Option 1? **No SRV ratepeg only**



**Option 2 – 20.64% support for option 2**

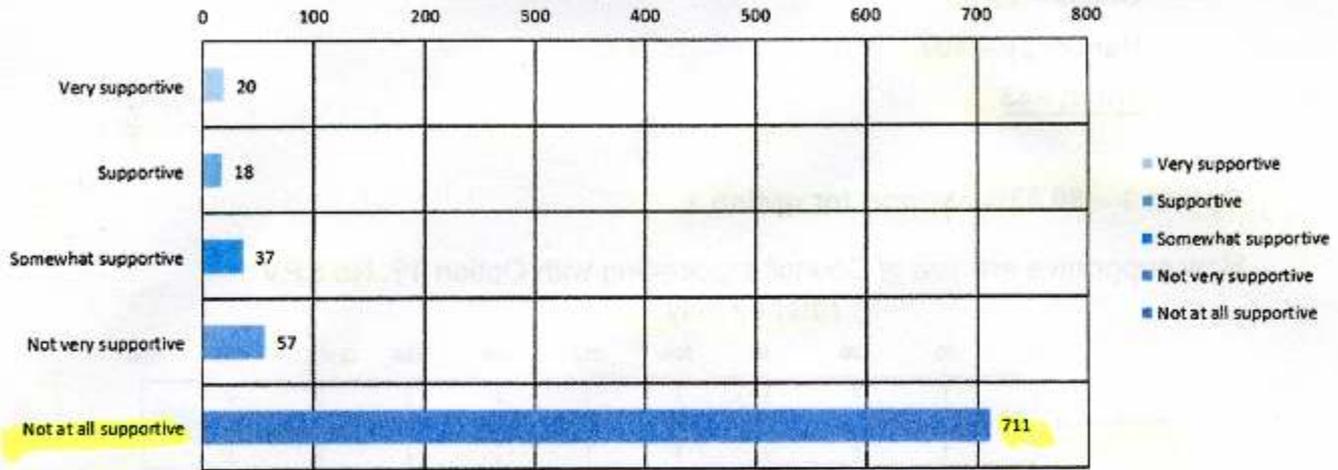
7

How supportive are you of Council proceeding with Option 2? - Four year spread



**Option 3 – 8.9% support for option 3**

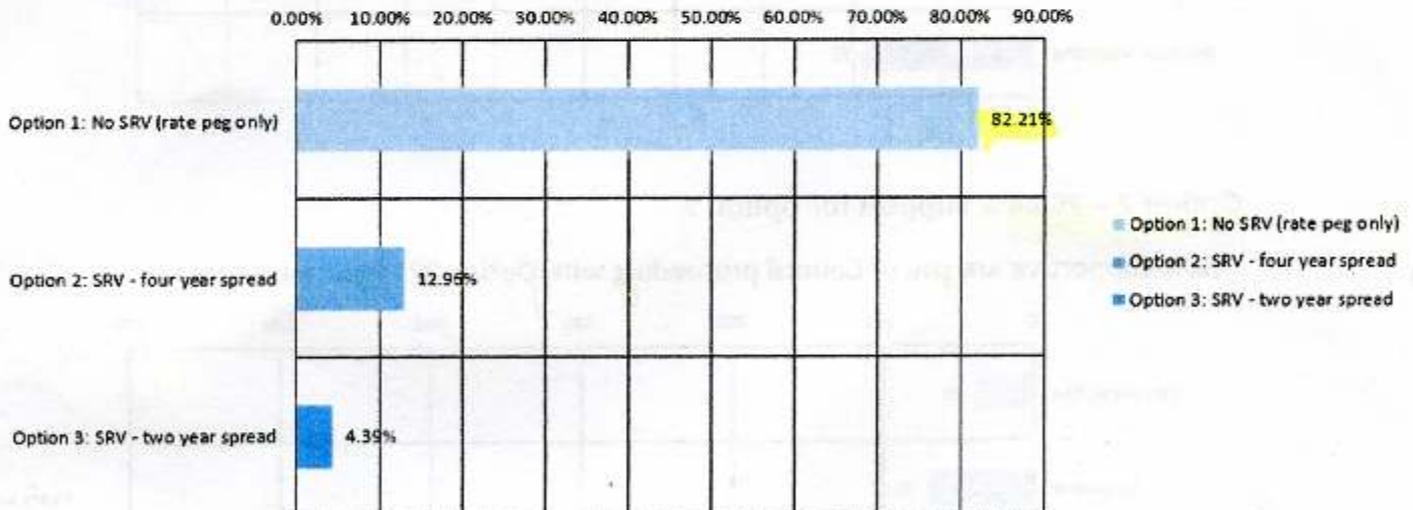
How supportive are you of Council proceeding with Option 3? - two year spread



**Preferences for Special Rate Variation Options**

Q. Please rank the 3 options in order of preference.

Please rank the 3 options in order of preference:



Survey respondents were asked the following question in an open text field.

Q. What is the reason for choosing that option as your highest preference?

Comments relating to this question in both Round 1 and Round 2 surveys are provided in Attachment G

Survey respondents were asked the following question:

Attachment F: Economic Snapshot

## Economic Snapshot

The data presented in this document has been sourced from <https://profile.id.com.au/lismore> and has been summarised and presented for Councillors as Attachment H to the SRV Application Report - November 12<sup>th</sup> Meeting 2019.

### Summary

A review of research into the factors contributing to economic prosperity in Lismore demonstrated that Lismore could benefit greatly from investment in economic development. It also suggests that a lack of investment could lead to economic stagnation, a lack of industry growth, and job losses.

Data from the Australian Bureau of Statistics and Census shows that Lismore has a decreasing population and a changing demographic structure that has significant implications for the future economy of Lismore if no intervention is forthcoming.

Lismore is steadily losing the population that requires state-based infrastructure (schools, tertiary education and hospital services that cater to younger people such as maternity services). However, Lismore gains empty nesters and retirees, seniors and the elderly.

The implications of this demographic change for the economy includes changes in infrastructure demands, less people making and building homes, and the loss of an economically productive workforce.

Data shows a reduction in jobs over the last two Census periods with less jobs in the retail trade, manufacturing and wholesale trade. Industries that are gaining employment include health care and social assistance; agriculture, forestry and fishing; and administrative and support services. In the 2016 Census, Lismore had an unemployment rate of 7.8% in comparison to the NSW unemployment rate of 6.3%.

Figures show that much of Lismore's workforce (almost one third) live outside the LGA and that Lismore relies heavily on the public sector (health, education, public administration etc) to boost the overall economy rather than having a sustainable and diverse spread of private industries. There are currently 4206 businesses in the Lismore LGA. In 2018, an additional 401 businesses entered the LGA, however 404 exited. This indicates a stagnant business environment.

The most pressing economic issues facing Lismore in summary are:

- The CBD is in decline – as evidenced by the significant job losses in retail trade (269 job losses between 2011 and 2016, even before the 2017 floods).
- Industry stagnation – there are more businesses exiting (404) than entering (401) the local economy.
- The rate of part-time employment has increased by 1.8% or 175 people between the 2011 and 2016 Census periods. However, full-time employment has decreased by 479 persons over the same period.
- There is an over reliance on publicly funded employment.
- One third of the LGA workforce does not live in the Lismore LGA, providing evidence that Lismore is a job node but need to work on strategies to promote the amenity of the Lismore LGA to attract people to live and work.
- Lismore is seeing a decline in young families and an increase in retirees and seniors, which could result in a skills shortage within our workforce and reduced demand for essential infrastructure.

1

Attachment F: Economic Snapshot

- Our export market is dominated by the public sector industries of education and training and health care and social assistance. Manufacturing and agriculture are strong private sector industries – however agriculture has experienced a significant downturn in total export value production over the period 2012/13 to 2017/18.
- Manufacturing growth is accounted for by increases in food production (macadamia nuts) and primary metal and metal products. However, this industry sector has lost 231 jobs in the period between the 2011 and 2016 Census.
- Jobs that are available to the Lismore LGA workforce provide a lower income by comparison to overall NSW household incomes.
- Lismore City Council has no mechanism to attract and retain new private sector industries or people to work in these.

Population of Lismore

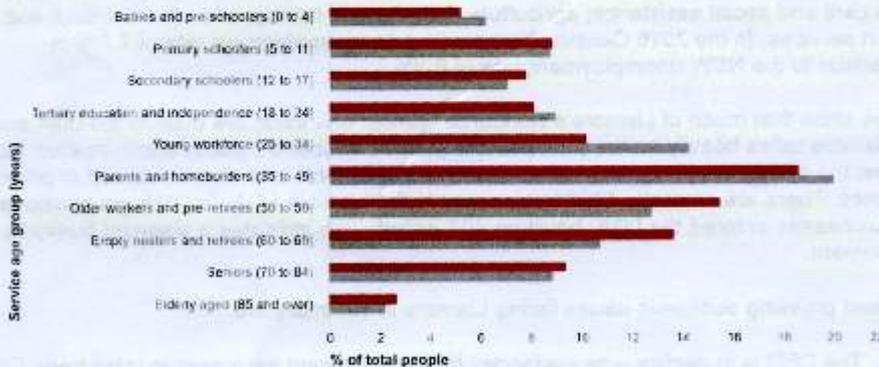
Lismore City Council LGA covers an area of 128,956 km<sup>2</sup> and has an estimated residential population of 43,843 (as at 2016), this represents a decrease of 226 people from the 2011 census.

The graph below shows the age structure by service age groups. The data in this graph shows that Lismore has lower proportions of tertiary education/independence, young workforce, and parents and homebuilders than the rest of the state. However, Lismore has an over representation of older workers/pre retirees and empty nesters and retirees.

Age structure - service age groups, 2016

Total persons

■ Lismore City ■ New South Wales



Source: Australian Bureau of Statistics, Census of Population and Housing, 2016 (Local historical data). Compiled and presented by .id the population experts.



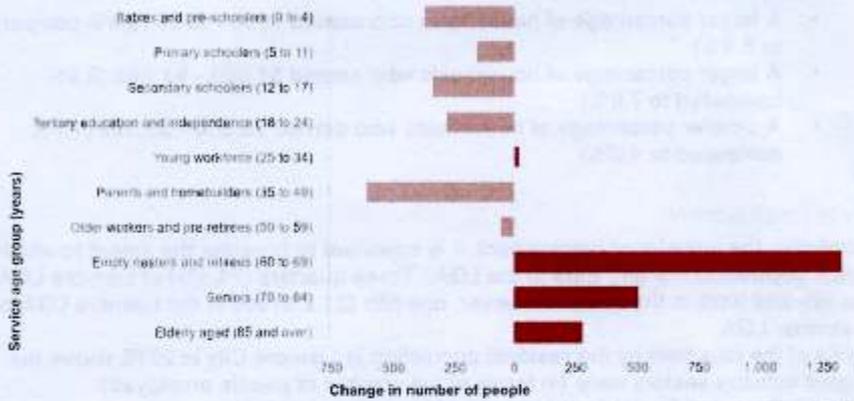
The changes in the demographic structure (below graph) of the Lismore population over the two census periods has significant implications for the future economy of Lismore if no intervention is sought. Of note is the following:

- Lismore is steadily losing the population that requires state-based infrastructure (schools, tertiary education and hospital services that cater to younger people such as maternity). However, Lismore gains empty nesters and retirees, seniors and elderly.
- The implications of this demographic change for the economy includes changes in infrastructure demands, less people making and building homes, and the loss of an economically productive workforce.

Attachment F: Economic Snapshot

Change in age structure - service age groups, 2011 to 2016

Lismore City - Total persons



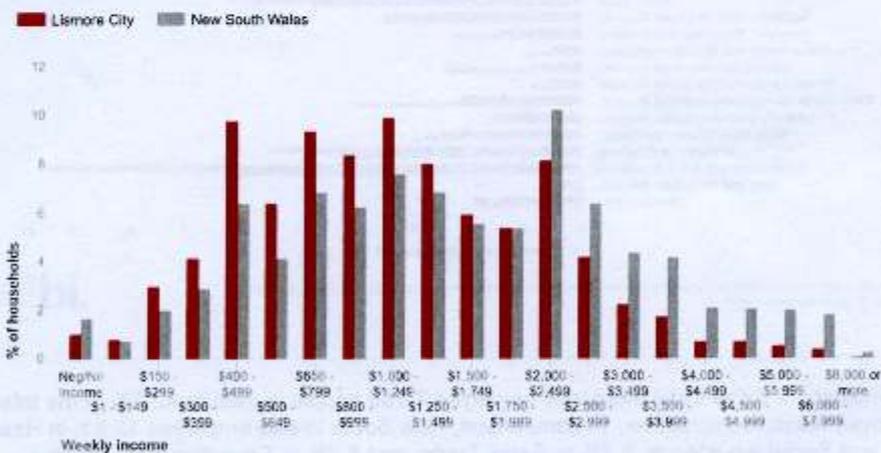
Source: Australian Bureau of Statistics, Census of Population and Housing, 2011 and 2016 (usual residence data). Compiled and presented in profile of by .id, the population experts.



Household Income

Analysis of household income levels in the Lismore City in 2016 compared to New South Wales shows (below graph) that there was a smaller proportion of high-income households (those earning \$2,500 per week or more) and a higher proportion of low-income households (those earning less than \$650 per week). The graph below shows the extent of disparity between Lismore and NSW.

Weekly household income, 2016



Source: Australian Bureau of Statistics, Census of Population and Housing, 2016 (Enumerated data). Compiled and presented in profile of by .id, the population experts.



Overall, 10.4% of the Lismore households earned a high income and 25.0% were low income households, compared with 23.1% and 17.8% respectively for New South Wales.

Attachment F: Economic Snapshot

The major differences between the household incomes of Lismore LGA and New South Wales were:

- A larger percentage of households who earned \$400 - \$499 (9.8% compared to 6.4%)
- A larger percentage of households who earned \$650 - \$799 (9.4% compared to 6.9%)
- A larger percentage of households who earned \$1,000 - \$1,249 (9.9% compared to 7.6%)
- A smaller percentage of households who earned \$3,500 - \$3,999 (1.7% compared to 4.2%)

Industry of Employment

When analyzing the industry of employment, it is important to consider the extent to which the resident population live and work in the LGA. Three quarters (74.5%) of Lismore LGA residents live and work in the shire. However, one fifth (21.2%) live in the Lismore LGA but work in another LGA.

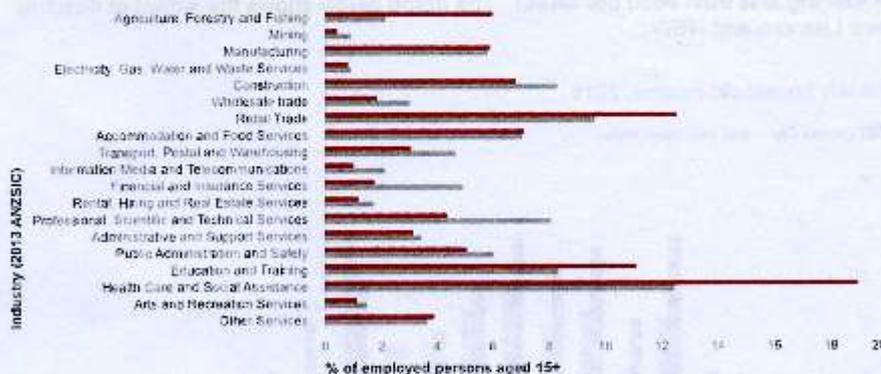
An analysis of the jobs held by the resident population in Lismore City in 2016 shows the three largest industry sectors were (in terms of the number of people employed):

- Health Care and Social Assistance (3,453 people or 19.0%)
- Retail Trade (2,279 people or 12.5%)
- Education and Training (2,023 people or 11.1%)

Industry sector of employment, 2016

Total employed persons

■ Lismore City ■ New South Wales



Source: Australian Bureau of Statistics, Census of Population and Housing, 2016 (usual resident population). Compiled and presented in profile 13 by .id population experts.



In combination, these three industries employed 7,755 people in total or 42.7% of the total employed resident population. In comparison, New South Wales employed 12.5% in Health Care and Social Assistance; 9.7% in Retail Trade; and 8.4% in Education and Training.

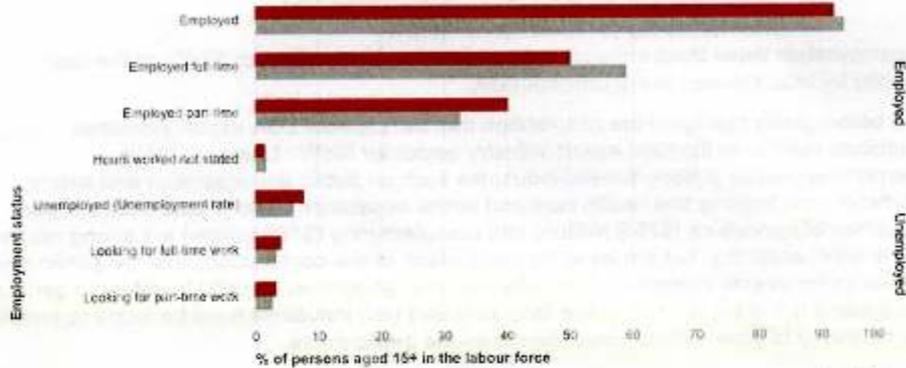
There has been a significant change in the industry sector of employment over the two census periods. The number of people that were employed in Lismore LGA decreased by 320, however these were most felt in retail trade (-269 persons); manufacturing (-231 persons) and wholesale trade (-179 persons). In total 679 jobs were lost in these three industries alone. The loss of these jobs was softened by the employment of 196 persons in

Attachment F: Economic Snapshot

Employment status, 2016

Total persons in the labour force

■ Lismore City ■ New South Wales



Source: Australian Bureau of Statistics, Census of Population and Housing 2016 (Usual residence data). Compiled and presented in profile by .id, the population experts.



Between 2011 and 2016 the number of employed people in Lismore LGA showed a decrease of 326 and the number of unemployed shows a decrease in 131. In the same period the number of people in the labour force showed a decrease of 457 people or 2.3%. The graph below shows the change in employment status between 2011 and 2016. Of note is the high rate of part time employment which accounts for the higher number of overall employed people. The issue is that there is a decrease in the proportion of the workforce employed full time and an increase in the unemployment rate as well as the number of people looking for full and part time work.

Change in employment status, 2011 to 2016

Lismore City - Total persons in the labour force



Source: Australian Bureau of Statistics, Census of Population and Housing 2011 and 2016 (Usual residence data). Compiled and presented in profile by .id, the population experts.



Attachment F: Economic Snapshot

Exports Lismore LGA

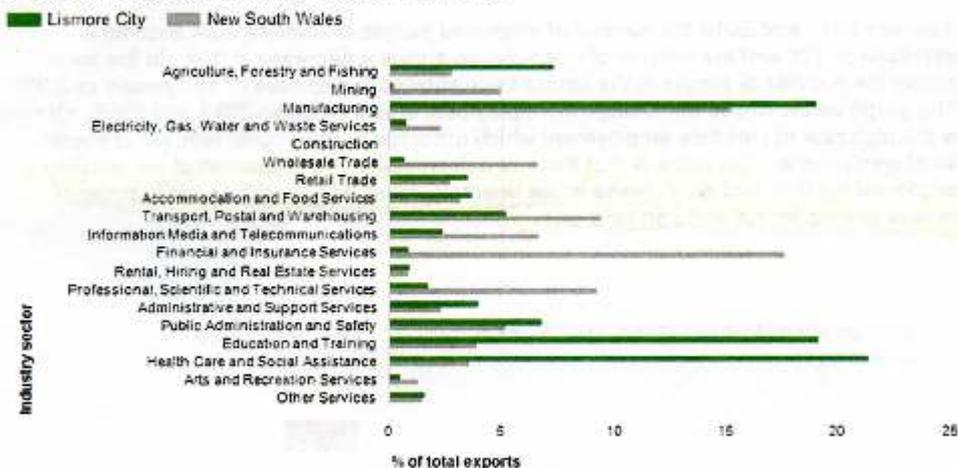
The total LGA export that is generated by Lismore industries is \$1.03 billion. The three most significant export industry sectors for the Lismore LGA are:

- Health Care and Social Assistance (\$220 million or 21.4%)
- Education and Training (\$197 million or 19.2%)
- Manufacturing (\$196 million or 19.0%)

In combination these three industries accounted for \$614 million or 59.6% of the total exports by total industry to the Lismore LGA.

The below graph highlights the contribution that the Lismore LGA export industries contribute relative to the total export industry sector for NSW. Lismore LGA is overrepresented by publicly funded industries such as public administration and safety, education and training and health care and social assistance. The private sector export industries of agriculture (\$75.6 million) and manufacturing (\$196 million) are strong relative to the NSW economy, but are weak by comparison to the contributions that the public sector makes to the overall economy. **This reliance upon government capital transfers to generate this income is not sustainable in the long term and new industries must be found to enable the economy to grow without dependence on the public purse.**

Total exports by industry sector 2017/18



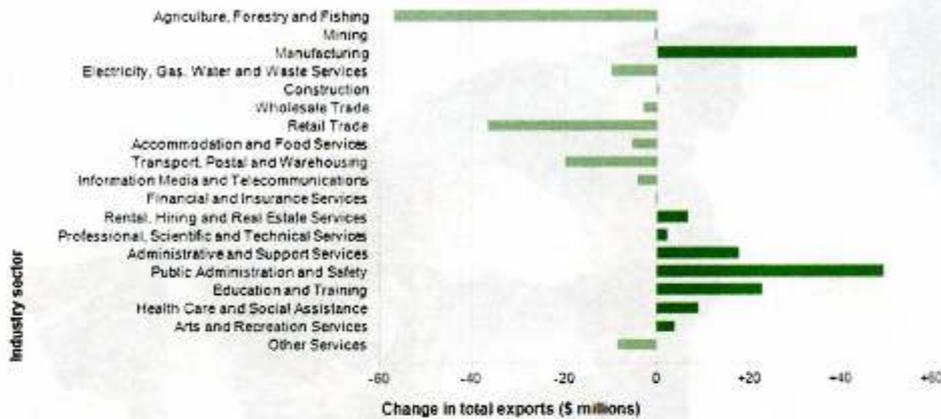
Source: National Institute of Economic and Industry Research (NIEIR) ©2018  
Compiled and presented in economy.id by id the population experts



The greatest changes over the 5 years since 2012/13 saw a combined increase in publicly funded industries such as public administration and safety, education and training and administrative and support services.

Attachment F: Economic Snapshot

Change in total exports by industry sector, 2012/13 to 2017/18  
Lismore City



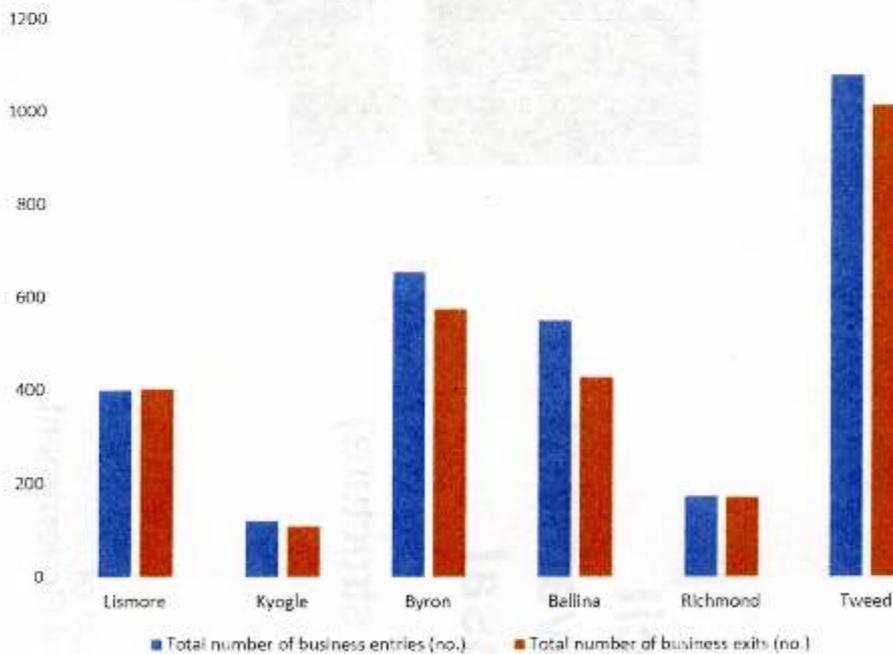
Source: National Institute of Economic and Industry Research (NIEIR) Q2018  
Compiled and presented in economic report by the population experts



Business exits and entries

There are 4,206 businesses in Lismore LGA. In 2018, an additional 401 businesses entered the LGA, however 404 exited. This indicates a stagnate business environment.

Business entries/exits 2018



*\* Continued in part B >*