

Author name: B. Coxon

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Submission: As an Oyster Farmer i must strongly object to the inclusion of Oyster Leases for rating purposes, it is just another grab for money by a cash strapped system that is forever on the prowl for increased revenue streams, we pay rates on our Land Based operation & that's fair enough, but to be charged rates on an area of water is just greed. When it is council that is the largest polluter of our waterways, through poor urban planning, storm water runoff & sewage spills, which has increased the running costs of our business through constant monitoring of our waterways with water & meat testing, increased closures when there are sewage spills.I cannot think of anything that council does to assist me with farming oysters, in fact the opposite can be said, each farmer in Wagonga Inlet contributes at least \$1500 per year to the local SQAP to monitor the rivers health,on top of that individual farmers are required to carry out their own meat testing as well, that is apart from fisheries rentals, Safefood payments, Lands Dept rent, Rates on the Land Base, Waterways etc, most of what we do in relation to micro testing is as a result of council actions or inactions, as stated earlier council is the biggest polluter of most waterways, & we are already paying a substantial price for that with the increase in waterfront & urban development & substandard sewage & drainage systems,I mean every pump station in Narooma is within throwing distance of the Inlet so as to make it easier to discharge directly into the inlet when there is a Pump Station failure, which leads to an increase in the number of closures & the length of time for those closures.I strongly oppose the inclusion of Oyster Leases as a rateable property.