

Sandra Bailey

From: noreply@ballina.nsw.gov.au
Sent: Monday, 9 January 2017 7:40 PM
Subject: Feedback Received Monday, January 09 2017 at 7:40:27 PM

My Feedback Is:

As home owning full pensioners we wish to bring to your attention our difficulty in finding the extra money needed to pay for the proposed increases to council rates. No matter how desirable the increases, they are not matched by an equivalently large increase in the pension. The maximum pensioner discount for rates stands at \$425. If this is a flat rate, then pensioners will bear a proportionately higher burden than the general community when proposed increases are implemented. I suggest that either a suitable percentage discount be allowed on any proposed increase then added to the flat discount rate for pensioners, or a pre-determined percentage discount be allowed on total rates, including any rate increases now and in the future.

My Contact Details

Name: Beverley Peart-Kuter
Email: peart.beverlehy@gmail.com
Phone: 0403 090 551
Fax:
Address: 7 Cummings Crescent CUMBALUM NSW 2478
Preferred Contact Method: Email
Reason for Feedback

Compliment:
Suggestion:
Request:
Complaint:
Feedback Relates To the Council Service(s)

Building Services:
Cemeteries:
Companion Animals:
Council Staff:
Customer Service Centre:
Development Applications:
Health Services:
Parks and Reserves:
Rates and Charges:
Roads or Traffic:
Sewerage Services:
Sporting Facilities:
Stormwater Services:
Town Planning:
Visitor Information:
Water Supply Services:
Web Site Content:
Other:

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Sandra Bailey

From: Melissa Creighton <mcreighton1510@gmail.com>
Sent: Monday, 9 January 2017 7:10 PM
Subject: Special rate variation feedback

Dear Council,

Thank you for the information. I understand and agree with what you are saying. A rate rise seems necessary.

However, I wonder will a ruling be made for a freeze for all the councillors and staff to forfeit their pay rise for the next 3 years to contribute to the funds needed.

Regards

Residents at 28 Isabella drive
Skennars Head

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Sandra Bailey

From: Carol Brown <rcbrown13@icloud.com>
Sent: Monday, 9 January 2017 11:04 PM
Subject: Fur for the future
Attachments: 16_111029_Special_Rate_Variation_Fact_Sheet_final_23_December_2016.pdf;
ATT00001.htm

Thank you for your proposal information.

I would like to express my concern, while I understand the proposal I also realise that this area has a very high population of aged residents, many who rely completely on the aged pension. With current changes to the aged pension I have grave concerns that many will end up in financial difficulty and possible homelessness should your proposal go ahead. Like all the former years, the rises and levies come and stay. An increase of 6.6 percent over a 5 years period means to me that in 5 years time that 6.6 will stay and possibly rise. I ask you who can afford this especially as interest for investment remain below 3 percent.

I suggest that the council look very seriously into where money's are better spent and saved. Over the last few years we have seen many changes in river street to make the town more updated and productive, however some of the new works have been then altered for whatever reason. These changes need to be more thought out before they are done and much of the expense could be saved for such products that you are proposing.

You might argue that there are also many working families in Ballina but unfortunately things such as child care costs are also increasing. Many of our working families do not have full time work, unfortunately our statistics don't show that, you only have to have casual employment to be recognised as employed.

I trust many ratepayers will reply to this proposal and may offer suggestion of how savings in other area can allow your future works to continue without such price rises in rates to the now ratepayers.

Yours sincerely
Carolyn Brown
9/1/2017.

<https://www.ballina.nsw.gov.au/file.asp?g=RES-CMT-38-23-04>

Sandra Bailey

From: Yusuf Limbada <ylimbada45@gmail.com>
Sent: Tuesday, 10 January 2017 11:17 AM
Subject: Special Rate Variation

2017 New Years Greetings, Riverbend Ballina Pty Ltd

I agree with the proposed SRV increase as per Table Two.

Note consideration should be given to reduce water meter consumption charges as Mobile Home Park accommodates

old age and retirees.

The mobile home parks should not be levied at the same rates as business, why should they be disadvantaged, consideration is given to residential property owners.

All the homes in the mobile home park are owned by the individual residents and they should be given similar treatment and consideration as residential property owners.

Regards
Yusuf

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Sandra Bailey

From: Anthony Potter <apotter47@gmail.com>
Sent: Tuesday, 10 January 2017 10:07 AM
Subject: Proposed Special Rate Variation

Dear Sir/Madam,

I have received a letter from Ballina Council, dated 6th January 2017, seeking my opinion on a special rate variation above the IPART recommendation over the same three year period 2017/18 to 2019/20.

The amount sought by council for Asset Renewal and Fit for the Future programme is well in excess of the IPART recommendation, which is more in line with anticipated increases in the consumer price index (CPI).

I acknowledge, and am grateful to receive, a 'Pension Concession' on my annual rates and charges but would also like council to acknowledge that being a rural land owner we miss out on the benefits available to those living in town. We bear the cost of maintaining our own sewerage treatment and rainwater harvesting systems, as well as having to pay additional money for the maintenance of part of Sandy Flat Road.

Over the past five and a half years my neighbour and I have paid a total of Four Thousand Four Hundred & Ten Dollars (\$4,410-00) to maintain approximately 400 metres of dirt road that I'm constantly told by your staff is not on the councils road maintenance programme. The section of road is clearly shown on your ward maps and the main access route to the proposed CURA Precinct A development.

Details of payments follow.

29/11/2010 - \$450. Private Works Order 32496.4344.134

10/12/2014 - \$3,295. Private works Order 32496.6428

14/12/2016 - \$665. Private Works Order 32496.8947

Therefore I am of the view that council need to perform basic services such as road maintenance/repair before embarking on an asset 'renewal programme', at additional cost to rate payers, particularly at a time when we are experiencing cost of living increases and cutbacks to services provided by State & Federal governments.

On the matter of a Healthy waterways programme, while the intention is admirable, as stated in your correspondence, the water bodies mentioned are NOT the responsibility of council.

Until general economic conditions improve council should limit activities to the provision of basic services without burdening rate payers with additional charges.

Yours sincerely
Anthony Potter

Mobile: 0414208011

140 Sandy Flat Road,
Cumbalum

Postal Address: PO Box 68 Tintenbar NSW 2478

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Sandra Bailey

From: dgr74090@bigpond.net.au
Sent: Tuesday, 10 January 2017 11:31 AM
Subject: Proposed Special Rate Variation

In my opinion Ballina Shire Council is regarded as an efficient and progressive Local Government Council and I agree that Asset Renewal and Healthy Waterways are important issues.

I accept that reasonable rate increases are necessary to enable Council to remain financially viable and independent, so I agree with the proposed rate increase for Asset Renewal.

In relation to Healthy Waterways, could you please answer my concerns/comments :

1. As a local fisherman and boat owner I believe our river and creeks are being choked by siltation to the extent that they no longer flush properly.

This situation will never improve until a dredging programme is implemented. North Creek is a disgrace with almost no tidal flow and if it were dredged the spoil could be used as land fill to offset the cost.

2. Shaws Bay is in a similar condition and now overgrown with seagrass, where previously it was a popular, shark free swimming spot. The installation of several large drainage pipes under the north wall would enable the bay to flush properly, without great cost.

Finally could you please advise the percentage of our rates used for Administration and how it compares to the industry average.

Thanks in anticipation of your reply.

Don Gregor

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Sandra Bailey

From: John Moye <berjon3@bigpond.com>
Sent: Tuesday, 10 January 2017 12:28 PM
Subject: Proposed rate variations.

I note in your letter that work will commence on the swimming pool upgrades. Funds for this work came from a special levy additional to the general rate for a two-year period ending 2016. If this is correct one would assume that the general rate for the current year would be reduced by the amount of the levy, 3% if I remember correctly. No mention of this is made in your recent communication. Would you please indicate the base the rate applicable in your estimates, specifically if the swimming pool levy is carried forward and included in these new base rates as proposed.

John Moye
35 Tanamera Drive, Alstonville.

Ph 66286147.

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Sandra Bailey

From: Allan DRURY <allan.drury@idl.com.au>
Sent: Tuesday, 10 January 2017 7:07 PM
Subject: Rates

to whom it may concern ,

My Rates at Wardy have increased more than double since i have lived here as I have stated to you guys before .

My interpretation of Torrens title was that it was implemented to give more defined borders to land ownership , not taxation tool , i will stand corrected hear if i am incorrect , and fee simple land ownership is a right under common law .

IF YOU INSIST ON COMPOUNDING INTEREST PENALTY , on land ownership without removing redundant fees , then you will drive as I have stated before the domestic economy into debt status .

All this crap about amalgamation is a smoke scene ,as to the real issue here that's taxation on us by government . By the three tiers of government we have under the crown .

I couldn't give a crap it may even be a good thing to rationalise local government we will only have one general manager instead of two we have today . Thus saving us money if we are that tight for finance we have to have taxation imposition on us every time we are flatulent .

If the pool was in such a state of disrepair , then why doesn't it go down when tide goes out ?

No need for rate rise at all .

Regards Allan DRURY

Wardell resident

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Sandra Bailey

From: Stan Golding <stanleygolding@bigpond.com>
Sent: Wednesday, 11 January 2017 3:22 PM
Subject: Proposed Rate Variation

We are in receipt of your letter dated 6th January, 2017. In a few words we oppose the proposed rate increases over and above that proposed by I Part. We would comment as follows. In para. three of your letter you mention "efficiency measures". What are they? Other than a couple of minor items mentioned in page three, there appears to be little detail or intent. For instance, what concessions are you prepared to grant industrial properties that are currently used as "milking cows" to supplement rural and residential areas. Also, as a true effort to increase efficiencies and reduce costs, what are your intentions regarding a time and motion survey to be conducted on council's overall operation. Such a survey has been highly successful at Coffs Harbour City Council, plus other councils in NSW. We trust you would not even suggest you have a perfect sheet on this matter. Your comments regarding water, sewerage and waste collection costs etc. we treat with a large amount of doubt. Another matter worth mentioning is the management, construction and marketing of your industrial land, both in Alstonville and particularly Ballina. Having had years of experience in developing and marketing of vacant land and general property I find council's efforts quite feeble. The original main purpose for council's entry into the real estate market was to supplement rates. Your certainly not doing that with your industrial estates. Your comments regarding clean water issues are certainly drawing a long bow. Other than town storm water and a few minor operations, it is difficult to understand why council would wish to commit ratepayers to operations outside its control. the fishers would agree to anything they thought would help their cause. Does it matter who pays? YES! It would also be interesting to view a fully audited report on the net benefit to the ratepayers from income producing properties controlled/owned by council. It may well be some properties should be sold to finance long term council works. Finally councils organisation and agreement with the Education Department regarding the proposed sporting complex will end up a fiasco. Council have had two previous attempts to conduct a similar arrangement with the Education Department. Both failed miserably. The other matter we would mention is the proposed alterations to the Lake Ainsworth area. The whole proposal, in our opinion, is based on hysteria and misinformation. Why not improve what is already there? If its not broken why fix it? Thankyou. Stan and Merelie Golding.

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Sandra Bailey

From: Lesley Kirkwood <brian.leskirk@gmail.com>
Sent: Wednesday, 11 January 2017 10:22 PM
Subject: Rate rises and associated literature

All councillors

What a lot of waste All that fancy printout at ratepayers expense. \

.Which councillors thought it was a good idea to bamboozle ratepayers into thinking they were offered some input into what was already decided? Constituent's wishes not even sought. Hope you're not feeling too bad about this deceit. Why are you on council pretending to express ratepayers feelings, if not to promote your own agendas? Oh yeah community goodwill. CRAP! Your credibility is zero to most but you are too out of touch to realise it.

The Richmond River is not one of the worst fouled rivers in NSW, it is the worst, thanks to years of intentional headturning by self interested so called public representatives. So now it is up to the ratepayer to cover council's allowance of decades of destructive practices.

No money for this PROBLEM which is the most important financial and economic one facing the shire but plenty it seems for puny projects to gain a few back slaps. Do you feel proud of your foresight councillors? Oh yes it is not your fault, blame the other guys. Come on, do your job, bite the bullet, tread on a few toes, get your priorities right, dedicate ratepayers money where it will help the most, Do something to help the general good and be proud. Don't waste money trying to sell us some excuses. Use the rates responsibly and with foresight. Don't pretend we have a sudden problem and more money is needed. Do what you were elected to do or get out!

With hope , Brian Kirkwood. Ratepayer

Sent from m

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Sandra Bailey

From: Bruce Kemp <brucejohnkemp@bigpond.com>
Sent: Thursday, 12 January 2017 7:57 AM
Subject: Feedback opposing any increase in rates above standard rate pegging limit.

Attention: David Wright, Mayor, Ballina Shire Council,

We oppose the proposal to vary our rates above the standard formula as we believe that Council should operate within the approved limits and have seen first-hand how there are areas where efficiencies could produce substantial savings. In particular, we reference the extraordinary waste of time and resources devoted to avoiding action on compliance, which should be a good source of income through DA applications. Our experience has shown us that Council is willing to waste enormous resources (writing numerous unhelpful letters and avoiding taking the required action) which are wrongly targeted, therefore we want Council to carefully review and prioritise using the present rate provisions and do not support the need for any special variation.

Moreover, this is a time when Australia needs to exercise constraint and careful measure rather than always want more – your proposed increase to rates adds to the cost of living which is a very unwelcome idea. The rate pegging and the rise in property values is sufficient to maintain your income in an equitable way.

Yours most sincerely,
Bruce and Christine Kemp 150 Lindendale Road, Wollongbar NSW 2477



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Sandra Bailey

From: gmail <onedougbenjamin@gmail.com>
Sent: Thursday, 12 January 2017 6:23 AM
Subject: Special Rate Variation 2017 Submission

I dont know why I am writing this as I am confident that I will get no response. Furthermore, I predict that council will continue along their path of ignoring rate payers and doing what they want to regardless of public opinion.

Case in point, the last time you snakes decided to seek public comment re the SRV for the Public swimming pools. The response at that time from the public was a resounding no, yet you steamrolled your way forward and did what you wanted to do any way. This will be no different. You will have a response rate of greater than 70% of ratepayers being against this proposal and you will go ahead with it anyway. Mark my words.

I am completely against this proposal.

How much money have you wasted on this venture already? Be honest... Time, press, postage, marketing collateral etc. This would have been better spent on fixing the items you claim you want to fix.

Create greater efficiencies rather than putting your hand out. Ballina Shire Councils public consultation program = A complete farce. You should be ashamed of yourselves.

Doug Benjamin
Skennars Head

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Sandra Bailey

From: Joan Hurley <johurley@nsw1.com>
Sent: Wednesday, 11 January 2017 4:26 PM
Subject: Special Rate Variation 2017 Submission

11 Trilby Ave
East Ballina 2478
11th January, 2017

Ballina Shire Council
SRV Proposal
PO Box 450
BALLINA NSW 2478

Having read your proposal, there are some areas I would like to comment on.

- I am confused as the the header mentiions a "Possible Rate Variation for the three year period from 2017/18 to 2019/20", but in the following paragraph states 'a permanent rate increase in our general rate income, above the standard rate pegging limit'. I can't ascertain, if the increase is temporary or permanent. Also if ithe rate increase is permanent, will the concessions cease after 3 years?
- It's always a challenge to balance a budget, but I would have thought, especially for assett renewal, it would be a matter of 'tightening the belt' to make use of current assets, not just putting the hand out for more money.
- Re: healthy waterways -
 - 1) The Richmond River is a beautiful asset for our region and we want it to be healthy and if things can be done to support this, I am in favour of it. Though it does seem to me that the floods Mother Nature sends us from time to time do the greatest job of cleaning it out.
 - 2) Lake Ainsworth - If this refers to closing the road on the eastern side of the lake **I am very strongly opposed to this**. Why is the council insisting on wanting to do this? I guess there must be people who want it to happen, but I have never heard a single person say they thought it was a good idea. I thought councillors were elected by the people to represent the people, this doesn't seem to be happening here. Council just doesn't seem to be hearing the people!

There has been much in the media in recent times about the shark attacks, and how they are affecting tourism with requests to state and federal governments to help with this problem. Why then would you consider turning people away by closing this road? It appears the council doesn't even have the support of the minister or Crown Lands.

I saw a councillor on TV complaining about guests of Lake Ainsworth residents taking spots in the carpark. Well these are tourists too. They bring a lot of economic stimulus to our area.

Thank you for the opportunity to respond to your proposal.

Regards,

Joan Hurley

Sandra Bailey

From: Dean Shay <dshay.ballina@ljh.com.au>
Sent: Wednesday, 11 January 2017 9:16 AM
Subject: Special Rate Variation 2017 Submission

Dear Sir/Madam,

We manage quite a few commercial properties in the Ballina CBD and Industrial Estates. I have had a few enquiries and am expecting more in regard to the Mayor's letter specifically the "What are we doing to help lessen the financial impact?" section. Residential properties are mentioned and there is a table provided showing the reduced water/wastewater increases over the next 3 yrs. Can you please provide information and a table with the savings for the owners of business properties.

Many thanks

Best regards

Dean Shay

Dean Shay



✉ 87 - 89 River Street,
Ballina, NSW 2478, Australia.

📞 02 6686 2711

📠 02 6686 7609

☎ 0404 442 696

✉ dshay.ballina@ljh.com.au

🌐 ballina.ljhooker.com.au



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Sandra Bailey

From: Annena Stewart <bengran3@bigpond.com>
Sent: Wednesday, 11 January 2017 2:59 PM
Subject: Proposed rate rise (river & waterways)

No I do NOT want to chip in cash to improve the health of the Richmond River and other local water ways (Advocate 11/1)

Ratepayers were slugged extra for 2 years to pay for update to Ballina & Alstonville Pools, and I for one never use either. Council went ahead with this regardless of what the survey at the time may have said. Im sure the majority didn't approve. That pool update hasn't even started yet but the rate increase has.

Expenses in life are hard enough to cover as it is and I have to spread my pension as far as it will go to cover essentials without Council proposing to increase rates to cover things they should budget for

NO I DO NOT want a rate increase over 3 years to sort out the river etc.



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Sandra Bailey

From: Annena Stewart <bengran3@bigpond.com>
Sent: Wednesday, 11 January 2017 3:17 PM
Subject: Rate rise....waterways & river

I feel it is unfair for council to put up rates to cover assorted bright ideas . We shouldn't have to contribute to everything council decides to do. I do not support the waterways & river rate increase.



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Sandra Bailey

From: Bill Coulter <Bill.Coulter@ballinarsl.com.au>
Sent: Tuesday, 10 January 2017 12:42 PM
Subject: FW: Business Rate Calculations
Attachments: Ballina RSL Club - Rate Estimates - 2015-16 to 2019-20.xls; Ballina RSL Club 2014-15 rates estimates.xls

Importance: High

From: Bill Coulter
Sent: Tuesday, 10 January 2017 12:31 PM
To: 'stevea@ballina.nsw.gov.au' <stevea@ballina.nsw.gov.au>
Subject: Business Rate Calculations
Importance: High

Hi Steve

Below is the email and attachments sent to me on 26th Sep 2014 outlining Councils fee structure & strategy for calculating the respective business rate component for the ensuing rating period/s.

Given the recent communication received by the Club on proposed special rate variations with proposed *residential* rates being 4.9% - 2017/18, 5.9% - 2018/19 & 5.9% - 2019/20 is it Councils rating structure policy position, notwithstanding changes in land valuations, to continue with the business rate contribution to be 20% of the total income and if so, for budget modelling purposes, what is the likely flow on effect in terms of rate contribution forecasts to the Ballina RSL Club and its associated properties.

We appreciate your advice on the above matter.

Hi Bill,

Thanks for your email in regard to our proposed special variation and the possible impact to the ordinary land rates for properties owned by the Ballina RSL Club.

Our annual rate calculations are complex as they are affected by many factors such as changes in land valuations, growth in the number of properties, the rate pegging limit, and Council's rating structure policy.

Several years ago Council implemented a strategy to increase the proportion of rates payable by business properties as they were much lower than comparable sized Councils in NSW. The strategy met the target of business properties contributing 20% of our total rate income a few years ago, and Council's rating structure has included a clause to retain the 20% proportion of our total income from the business category. In regard to the additional allowable income generated by growth factors, this clause generally results in a slight increase to the total rates payable by business properties because growth is usually caused by the residential category and business properties remain quite stable from year to year.

Due to the factors that affect our rating structure mentioned above, your budget modelling is overstating expected rate increases because your comparisons are focussing on the rate in the dollar rather than the total rates payable (ie base amount + rate in the dollar on land value components).

Using the rate in the dollar as a comparison is flawed for several reasons;

- Every three years all properties in the shire are re-valued and fluctuations between properties occur. This redistributes the rates payable between properties and affects the rates in the dollar (which is applied to a property's land valuation).
- When we calculate rates each year, our current structure requires us to set the residential base amount (flat amount) at just under 50% of the total residential category allowable income. This set amount is then used as the base amount for the business category. The remaining allowable income from the business category (after the income from base amounts is calculated) is then divided by the total land values of the business category and this results in a rate in the dollar. Effectively the rate in the dollar is the final step in the process and is affected by previous factors.

For the last few years, we have provided the Ballina RSL Club with rates and charges estimations to assist with your budget process. I have attached a copy of the latest estimations provided to you. You will notice that the percentage increase for the base amount (2.14%) and rate in the dollar component payable (2.38%) are different. I should point out that estimations were provided to you before Council adopted 2014/15 rates and the actual rates charged were higher. The rate pegging limit set by IPART for 2014/15 was 2.3%.

The other issue that will significantly affect your ordinary land rates is your recent and successful objections to 2011 base date land valuations for two properties. For 262 River Street, the land valuation was reduced from \$1,130,000 to \$650,000 and for 256 River Street, the land valuation was reduced from \$700,000 to \$520,000. We are currently processing rating adjustments for the last three rating years in which we have utilised 2011 land valuations to calculate ordinary land rates. You can expect to receive a total refund of around \$11,300 within the next week or two.

Getting back to your long term budget modelling for ordinary land rates, I have compiled estimates of your total ordinary land rates payable (excludes other Council charges) for all of your property holdings based on the proposed 5.5% increase in 2015/16 and 5.5% in 2016/17 (ie estimated rate pegging limit of 3.0% plus 2.5% special variation for swimming pools). The attached spreadsheet ignores any growth estimates between years (as these are unknown), and assumes an annual allowable rate pegging limit increase of 3.0% for the rating years between 2017/18 and 2019/20 rating years. Estimates for 256 and 262 River Street are based on their amended land value. It is important to note that figures are estimates only and will be affected by Council rating structure policy (as explained previously), legislation, growth within the shire, reassessed future land valuations, and the like.

Regards

Bill Coulter
CEO
Ballina RSL Club
P 02 6681-9500
M 0402 220 162
www.ballinarsl.com.au

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5 Short St
WYEE POINT NSW 2259



9 January 2017

Ballina Shire Council
PO Box 450
Ballina NSW 2478

Dear sir/madam,

We have just received your letter about proposed council rate increases. We own 5 properties in Ballina. We would like to say that we believe that the rate pegging approved by IPART for 1.5% for 2017-2018 and a 2.5% increase for 2018-2019 and 2019-2020 should be left as it is.

Thanks

John K Ingram
Helen J Ingram
OPF Investments Pty Ltd

A handwritten signature in black ink that reads "John Ingram". The signature is written in a cursive style with a period at the end.

Sandra Bailey

From: Carter Naftzger <carter.naftzger@gmail.com>
Sent: Thursday, 12 January 2017 10:33 AM
Subject: Special Rate Variation

Ballina Shire Council,

My wife and I realise Council needs money to maintain its services (roads, etc, etc) for council residents, visitors to the area and so forth.

In response to your recent letter as to whether or not Council should apply to the State Government for an increase in rates for 3 years let me state the following facts. If rates go up, in our case, our standard of living goes down which means less money to spend in local businesses. With the recent reduction in our Aged Pension we have had to make considerable financial adjustments. With the number of aged persons in the Shire this equates to a significant amount of money lost to local business.

With the proposed rate increase this will further exacerbate our standard of living with no way of increasing our income. While this increase in rates may not affect employed persons it may have a significant affect on pensioners who are residents of this community. Perhaps some consideration could be given to Pensioners in this regard.

Yours faithfully,

Carter and Dianne Naftzger
5 Solara Court, Alstonville 2477
Phone 66286195

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Sandra Bailey

From: Paul Hickey
Sent: Friday, 13 January 2017 8:04 AM
To: Linda Coulter
Subject: FW: Rate increase

Can you please register this one and organise a response with peter thanks

From: tgilding@gmail.com [<mailto:tgilding@gmail.com>] **On Behalf Of** Tony Gilding
Sent: Thursday, 12 January 2017 2:49 PM
To: David Wright; Paul Hickey
Subject: Rate increase

Thanks for your very detailed 4 pages letter on rate increases

I think it presents some interesting options, There is certainly no shortage of detail

What it however fails to do is answer the first question every ratepayer will have

HOW DOES THIS AFFECT MY RATES?

I honestly dont think you can expect accurate comments from all but a few unless you provide this basic information

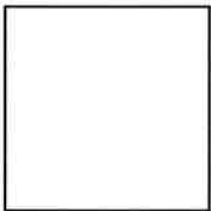
I want to know what my rates are now and what they would be under the new system

I think you are grossly overestimating peoples ability to work out the impact based on your letter. When they see the reality in dollars they may be more inclined to support

Is that hard to provide?

Thanks

--



Tony Gilding
Macadamia Castle
419 Hinterland Way
Knockrow
2479
Australia

 0413 123 000

 02 6687 8432

 tony@gilding.com

 macadamiacastle.com.au

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C. CARROLL

106 Mellis Ct

Alstonville 2477

9-1-17

Ballina Shire Mayor - Cr David Wright

In reply to your letter regarding
increase in rates -

If the council needs more money
to fulfill its obligations, the rates we
pay will have to be increased (slightly)

Hope all goes well.

(as is
proposed)

Yours sincerely

Clare D Barrell

You are doing a good job - Hope all
goes well with the rates increase.

041 875 7939

Richard Dwyer
29 A Race Course Road
Bathina 2478

Dear Sir/Madam,

In Ref To your letter, Ref Rate Increase,
Find it very hard to Budget as is,

Rates being so high as is. Over \$4000 a year!
and have to Buy Marked down food to Survive
I have one horse at this Property.

Which gives no Income.

I have a small business I am trying to get to Work
But, as of No Sales this year. Which is selling horse Equipment
I tried to get it on open affair. But Council want to March
Up front for me to afford this So Sell Internet.

Also the front of this Property, I work an hour a Day
(Morning) Up keep, and the River front.

I put in a complaint about the Road, After 9 mths this
has been Patched up, and already Whole's are re/
occurring. And the Foliage of the Trees. Is Never

ending. I am 66 yo old, Have never had hand out
and Do Not Intend to. Just Try to Pay My Way.

I bought this place for my daughter, Sadly she was
nearly killed 5 yo ago in a Race fall, And in learning
to Talk and Walk again. Thanks for Reading this

Regards

Richard Dwyer

Sandra Bailey

From: Mario Whyt <mwhy14@gmail.com>
Sent: Friday, 13 January 2017 2:05 PM
Subject: Proposed rate rise, 2017-20
Attachments: BSC - increase in rates 2017-20, for maintenance works.docx

Dear General Manager,

I enclose by way of attachment, a response to the above proposal. It speaks on behalf of those hundreds of ratepayers who are strongly against the proposed rise, but who may not write, because of their past negative experiences of having their views ignored or swept aside...in most cases, the exact opposite being done. Of those I have spoken to, some are concerned that Council will soon be insisting that they sign their whole pension over to it. The financial stress being caused to pensioners is immense. Keep in mind their health insurance costs alone can be \$5-6,000 or more per year. On top of this each visit to Doctors and specialists are hundreds of \$!. Council seems oblivious to these folk's hardships.

They were very annoyed that Mayor Wright spoke as though it was an inevitability, on TV recently! Please ensure that this proposal is voted against at the meeting it is voted on. Thank you

Mario

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<BR

13/1/17

The General Manager,
Ballina Shire Council,
P.O. Box 450,
BALLINA. 2478

Dear Mr. Hickey,....and Councillors,

Proposed Special Rate Variation, 2017-2020.

In response to the Mayor's invitation to respond to the above proposal, I submit the following reasons why Council should **NOT** proceed with additional rate rises for this period.

1. I will show that **Council already has sufficient funds** for their purposes.
2. The proposal was only approved by the casting vote of the Mayor. Two Councillors were absent from the vote, and at least one of those does not want a rate rise. Some Councillors went to the election promising lower rates, not increases.
3. Councillor Johnson stated that Council has had 15 years of additional increases. My recollection is that there have been 38 years of increases!
4. During the time of Engineer/Town Planner, Peter Thorpe, then Bill Woods on Peter's retirement, BSC forged ahead with vision and achieved remarkable things in a most efficient, professional and financially competent manner. With these men's departure, an extravagant expansion in internal staffing has occurred (especially under G.M. McPherson, and the changed internal structuring), corresponding with a marked downturn in services to ratepayers. Furthermore since Engineer Trent, BSC has become bureaucratic.
5. Council has greatly increased its rating base, with a huge influx of new residents, new subdivisions, and charging rates on each individual unit in a complex.
6. In recent years, since interest rates have greatly decreased, there has been an almost doubling in house prices, which in turn means higher UCV valuations....thus higher rates.
7. Council has greatly increased its rate income, since the changed rating method of ½ UCV and ½ set rate base.
8. Council recently doubled its administrative charges, and increased outdoor service charges.
9. Council charges a (large) contribution fee for 'recreational spaces' on almost all developments, and then finds ways to utilise those spaces for Council use and/or buildings eg. Williams Reserve, Lennox Head, Porter Park, Ballina (Abor. Community Centre)....and perhaps Jeff Johnston's proposal of a mini race track on a park at Lennox! etc.
10. When Council quotes average rate figures, these appear to have no relation whatsoever to the reality of individual ratepayers. For example when Council last claimed an average rise of \$45 per ratepayer, it actually amounted to \$100 for ratepayers. Of course BSC could have deceptively meant per quarter and not annually!?
11. Council will remember that it received an **\$8million permanent** rate increase in the 2015-17 period for upgrades to the Alstonville and Ballina swimming pools. The pools are a one-off expenditure, and so \$8 million +, permanent funds are available for the maintenance works Council is now seeking. The maintenance works spoken of, do not have to be done all in one year....! (That being so, why doesn't that money now to pay for the BCHS indoor courts, (\$8m estimated cost), instead of selling an income producing asset???)
12. On top of that **\$8million**, there is other **money that could be available, if Council:**
 - ... Practised fiscal responsibility;
 - ...Engaged in efficient work and expenditure practises;

...Made wise decisions, so that things are done properly and wisely the first time, and not have to cost money for remedial or maintenance work. For example:

- ...What of the wasted \$45,000 from BSC reserves for mistakes made by a recent ex-Councillor's during his subdivision works? Why didn't he pay for these costs?
- ...What about roundabouts, and other **vegetation plantings, that require constant trimming**, rather than planting the correct, non-repeat-maintenance plants in the first place? And **roundabouts that don't allow vision, cause accidents**. (why did Council plant vision-blocking vegetation at Sneaths Road, Wollongbar roundabout)
- ...What of the non-wisdom of **planting Poinciana trees under the awnings of River Street shops**. Miniature Poincianas would have perfectly met the 'brief'!!
- ...What of the **Biochar plant**, which is an elitist 'white elephant', benefitting only those wealthy enough to afford a trailer and tow bar!?
- ...What of the proposed **BCHS two-court indoor sporting complex**, which apparently would be scarcely used, but would run at a huge deficit. Does BSC really plan to sell an **income generating facility**, to pay for it?.....so it is twice the price quoted!!
- ...What of the **pathway between Lennox Head and Ballina**. Firstly the constant changes of mind; then the apparent duplication; now the recommendations of the special meeting re finances being completely ignored at the next BSC meeting (?)
- ...What of the costs of constant **flip-flops** when making Council(lors) decisions!!!
- ...What of the **re-directing of grant money** from originally stated, to spending it on 'cartoons(?)....possibly meaning for advertising? Similarly re the new re-cycling rules.....the adds for this must have been expensive. Why couldn't that notification, gone out in letter form, with the current letter, or rate notice?
- ...What of the lack of co-ordination in **BSC postings**. Couldn't departments arrange for joint postings to save postage costs (now \$1 per letter)?
- ...What of the absolute debacle, distress and cost caused through the proposed inappropriate placement of a **skating park at Wollongbar** roundabout and subdivision, when the nearby sporting fields would be appropriate and safer for the users? And why so hard-headed when change is the better option?
- ...What of the cost of **signage for towns**, which had to be replaced soon after?
- ...What of the constant cost of **vehicle turnover** for BSC? And do we need so many?
- ...What of the cost of producing a **BSC 'newspaper/letter'** which few read? And the added costs in its distribution? Use your Advocate add to cover **essential** info.
- ...And what of the huge, extravagant, **cost of hiring Consultants**, when internal staff appear to have the necessary qualifications to do this work (as in the past)?
- ...What of the great wastage of BSC finances on **false**, but '**politically correct environmental projects?** **Global Warming** is a Marxist hoax with a political agenda, that has nothing to do with truth or accurate data. Likewise with other deceptive Left wing political 'front' projects?
- ...Reassess things undertaken by Council.....and downsize internal staffing levels.
- ...Any other wasted finances, not covered in the above!

Council is very good at securing **grant money**. These cover many things, and Council could continue applying for same, thus releasing money for maintenance needs....which needs Council should have already been budgeting for.

Financial burden hardship.

In all these past and current rate rises, Council overlooks one extremely important factor. Ballina Shire has a disproportionate percentage of retirees. Many of these are **elderly women** on their own. They have no superannuation to supplement their sole single pension of **\$21,000** pa. At least **\$6,000** of that is taken up by: Council Rates; electricity charges; telephone payments; and such like basic necessities. On top of that there are Insurances: for property, motor vehicle (if any), funeral, life, and health fund. Medical expenses can be high. Few Doctors now bulk bill. All these costs escalate each year. Electricity increases are announced to be exceptionally high.

These people are fugal. They cannot afford to drink, smoke or waste. Clothes are bought at op-shops, and some meals are eaten at charity places like Presby. Church, Masonic Hall and Food from Life (for cup of tea). Other things are bought on specials, or 'reduced for quick sale'. Outings are reduced to the minimum, and only things that are free, are attended....and so on and on.

Council and its staff seem to have no understanding of how **stressed and distressed** these constant rate rises cause to our elderly residents, and those on self-funded fixed-income retirees. Council says 'downsize and free the home for families'! But it doesn't understand that moving costs money, and most folk don't have that money to move...even if they wished to. They are trapped where they are.

Unless of course Council is implementing an '**ethnic elderly cleansing**' programme to force the poor and elderly out of its borders, then Council **must consider them** in this ever pursuit of money.

Conclusion.

Council is sustainable as it stands. It is swimming in money! It has many investments; most of which are bringing in income. Council already has the **permanent \$8million** from the last, and many previous rate rise. These rises are accumulative. Furthermore CPI and approved rate rises occur each year. **The above lists ways Council can find more cash flow**, simply by becoming efficient, wise and 'best choice'-decisive. It's Council's duty to be totally responsible and conscientious in its usage of ratepayers' money.

Mayor Wright on television, 11th January, spoke as though everything was a 'done deal'. (And no doubt Council is in fact just 'ticking the boxes'...as one letter writer wrote!) It is not a 'done deal'! **Councillors are elected to represent the people, not themselves; and Council is an employee of the people.....their will must prevail. The people are saying: NO ADDITIONAL RATE INCREASE!**

This current proposed rate rise is not necessary, nor is it justified under any criteria. Therefore we instruct that you **do not** proceed with it.

Yours faithfully,

5 Meany Place
Limerick Head 2478
11. 1. 17.



Mayor David Wright.
Ballina Shore Council
P.O. Box 450.
Ballina
N.S.W. 2478.

Thank You for the very important information contained in Councils possible variation for the possible rate variation for the three year period from 20. 7. 18 to 2019/20.

It is abundantly clear as I read the details of the possible change that Council has considered the changes + variations for that problem contained therein + it attracted my support that your Council has pursued every detail thoroughly + therefore I wish to advise of my total support for what Council decides. My wife + I are only new to the Area + it is the first time I have ever been consulted on any Councils problems, it is very impressive

Sincerely Yours
Ken McTaffey.

Sandra Bailey

From: Robert Corney <bob.corney2@bigpond.com>
Sent: Monday, 16 January 2017 3:03 PM
Subject: Special rate variation

Special rate variation 16/108302 at this stage we would support the proposal but could not accept other increases during the period because pensions have been reduced and appear to be further reduced and in the believe that infrastructure will be improved.

Bob & Bridie Corney

Ph: 0400 747 630

Email: bob.corney2@bigpond.com



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31 Swift St.
BALLINA 2478
11 Jan 2017.

Ballina Shire Council

Dear Sir/Madam

Re: Special Rate Variation
16/108302.

I would like to voice my objection to the proposal to increase our Council Rates permanently for the next three years. Last year you asked for extra funds to update the pools and now its for Asset Renewal and Healthy Waterways.

I am a self-funded retiree with no benefits and have to live within my means. My income doesn't and hasn't increased by 4.9%, let alone 5.9% next year and 5.9% the following year and that would be compounding. Pensioners get a rate subsidy plus help with electricity and telephone.

I say in closing

"Live within your means" and
be financially sustainable
yours truly

Diana deKruze

Sandra Bailey

From: noreply@ballina.nsw.gov.au
Sent: Thursday, 19 January 2017 9:38 AM
Subject: Feedback Received Thursday, January 19 2017 at 9:38:10 AM

My Feedback Is:

Proposed increase of rates (after a rather recent increase in little over a year). It is not a fair action on the council's behalf, given that there are a lot of pensioners in the area, and some of us still needing to cope with a large mortgage. I understand that revenue is required to make some changes around, but it is really hard to be asked for increases (and such drastic ones) all within the span of two years. What I dislike most is the council's threat (on inference) that we could be amalgamated if we do not get more revenue from the ratepayers to 'self sustain'. More upsetting also is the waste of ratepayers money to send out the notices, and invitations to give feedback, when in the end the council is just going to do what it wants. We are pensioners. We cannot afford another move to another area, besides most us have our own local doctors and specialists which we need for continued care.

My Contact Details

Name: Alexandra Clark
Email: alexandra-clark@live.com
Phone:
Fax:
Address: 18 Cullen Court Cumbalum
Preferred Contact Method: Post
Reason for Feedback

Compliment:
Suggestion:
Request:
Complaint: on
Feedback Relates To the Council Service(s)

Building Services:
Cemeteries:
Companion Animals:
Council Staff:
Customer Service Centre:
Development Applications:
Health Services:
Parks and Reserves:
Rates and Charges: on
Roads or Traffic:
Sewerage Services:
Sporting Facilities:
Stormwater Services:
Town Planning:
Visitor Information:
Water Supply Services:
Web Site Content:
Other: on

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8 Wisteria Street
Ballina NSW 2478
13 January 2017
(02) 66865493

• Cr David Wright
Mayor
C/- Ballina Shire Council
PO Box 450
Ballina NSW 2478

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18 JAN 2017
COUNCIL

Reference: Possible Special Rate Variation 2017/18 to 2019/20.

Dear Mayor,

Thank you for your undated letter concerning the abovementioned "Possible Special Rate Variation for the three (3) year period 2017/18 to 2019/20" that provides an opportunity for ratepayers to comment on Council's proposal to apply to the State Government for a "permanent increase in its general rate income, above the standard rate 'pegging' limit".

I have been a rate paying resident of the Ballina Shire since late 2010. My rates have increased from \$1495.00 pa, in 2011, to \$2079.00 pa, in 2016/17. It is significant to note that the 'Residential Base' rates since 2015/16 have been assessed in accordance with a reduced land valuation, of the abovementioned property, at \$206,000 compared with the valuation from 2010/11 of \$232,000.

• It is a fact that components of Council's annual rates usually exceed the 'pegging' limit, as approved by the State Government.

Council increased my 'Residential Base' rate from \$374 pa in 2011/12 to \$470 pa in 2016/17 and wastewater/sewer charges from \$630 pa to \$925 pa during this same period, whereas 'Domestic Waste Collection' only increased from \$360 pa to \$367 pa.

Cr Wright, the enclosure "asset renewal and healthy waterways", provided with your letter includes, among other things, a graph showing "How do our rates compare to similar councils", in the local area. This graph provides no demographic reference or financial factors concerning funding allocations pertaining to infrastructure development or maintenance from Federal or State governments, or any proposal for "Possible Special Rate Variation" to exceed State Government 'pegging' limits in the future.

Ballina Shire Council's submission to the NSW State Government's 'Fit for the Future Program' outlined proposed, but unspecific expenditures on the renewal of core infrastructure assets including road reconstruction works, buildings and various recreational facilities.

I also noted that the penultimate paragraph on page two (2) of your letter states "when we submitted our "Fit for the Future" submission we (Council) **assumed** that the standard 'rate pegging' increase per annum would be **3.00%** for 2017/18 to 2019/20. IPART has recently advised that the standard 'rate pegging' increase for 2017/18 is 1.5%.

Council has indicated that introducing the "possible" rate variation *would* yield \$300,000 pa.

Council indicated its submission to the NSW State Government would be amended to "include an additional 1.5% rate increase to secure funding for a healthy waterways program".

It is also stated that "Council has traditionally had limited funding for works related to the Richmond River and its tributaries, Lake Ainsworth and Shaws Bay".

Whilst both Council and the community are well aware of the problems associated with the shire waterways, with such problems frequently reported by the local media, the community would reasonably expect that Council would have referred these problems, particularly those of the Richmond River, to the relevant authorities to coordinate an appropriate consultation and intervention to include, at least, Primary Industries and the Lismore Shire Council.

The well-documented and long-standing problems of the Richmond River will not be resolved with the partial or total allocation of the \$300,000 pa from the "possible" rate variation.

Identification of these waterways issues, that have been set aside forever and have little, if anything, to do with *inadequate* funding and do nothing to justify a "possible special rate variation", as proposed.

I note an absence of information regarding the provision of any funding to improve the cost and efficiency of waste management in the Ballina Shire to alleviate the need to transfer waste to other local government areas.

Cr Wright, with the utmost respect, Council should be well aware of recent Federal Government pension changes "Rebalancing the Assets Test".

As a consequence to the pension changes many of the residents in the Ballina Shire will be directly affected and their assets that may often include investment properties, in this area, will see rental properties subjected to rent and rate increases, if Council's proposal is adopted, that will adversely affect those who can least afford it....low income earners or the unemployed!

From my personal perspective I consider that Council has failed to adequately justify the need for the 'Special Rate Variation' and am concerned there is a question of propriety/duty of disclosure to show why Council's budgeting, given the population growth in this local government area and obvious increase in rates is unable to fund timely management and maintenance of infrastructure that it did prior to the recent proposal.

I am also concerned about your reference to "efficiency measures and *revenue opportunities*" (second paragraph in your letter).

Surely this can not represent yet another financial impost on the rate paying resident in this Shire!

I would appreciate your consideration of these comments and response please

Yours sincerely, .

A handwritten signature in black ink, appearing to be 'Jeffrey Chalfont', written in a cursive style.

Jeffrey Chalfont JP

Sandra Bailey

From: Andrew Clark <ajandsmclark@bigpond.com>
Sent: Thursday, 19 January 2017 12:13 PM
Subject: rate increase proposal

Ballina Council.

Re the above.

I do not agree with the Council proposal to increase rates and consider the increase by IPART for 2017/2018 adequate, if used wisely.

sandra clark

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Sandra Bailey

From: holly english <hollywarmth@hotmail.com>
Sent: Wednesday, 18 January 2017 10:00 PM
Subject: special rate variation

dear council,

i received your special rate variation information letter and brochure.
though i can understand the needs for healthy waterways and asset renewal, i already feel my current payment of council rates is in excess.

i have a disability and therefore on a low income (DSP), and own a very small two bedroom unit in ballina. my yearly council rates are just over \$2000, and my place is a really small unit, underneath another unit, with no garden.

i am concerned about my ability to pay council rates above this amount. it makes living for those of us on low incomes, more challenging.

therefore i am *against* the special rate variation proposal.

yours sincerely,

holly english.

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Sandra Bailey

From: Dorothy Saines <dottys.saines@gmail.com>
Sent: Wednesday, 18 January 2017 3:57 PM
Subject: SPECIAL RATE VARIATION

Dear Sir,

I am very much against the recent rate rise proposal. I really feel we are paying far too much already to Ballina Council on rates - considering the services we receive in return.

I am a widowed Age Pensioner & would find further increases in my outgoings would be a financial burden to me.

I also think attending the Public Meeting would be a waste of time - as in previous occasions - it is always a "done deal" to benefit the Council - not the rate payer.

I would appreciate a reply to my email, and certainly hope the time & effort I have put into writing it has not been in vain.

Sincerely,

Dorothy Saines

48 Dolphin Drive,

Ballina 2478

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Sandra Bailey

From: Patricia Hughes <patriciamargarethughes@gmail.com>
Sent: Tuesday, 17 January 2017 11:14 AM
Subject: Special Rate Variation

Hi,
I own a unit in Ballina and a house in Richmond Valley Shire.
I am very aware that water quality in Ballina and Evans Head will not improve substantially without a greater combined effort across 4 shires. Kyogle, Lismore, Richmond Valley and Ballina Shires must all act together.
What leadership is Ballina Shire providing to motivate the other Councils, particularly Richmond Valley Council which is subject to the influx from the Wilson River as well as the Richmond River and has the Evans River as a tributary of the Richmond?
Regards
Patricia Hughes

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Sandra Bailey

From: Bob & Sue Coleman -Uralba <bobsuecoleman@bigpond.com>
Sent: Tuesday, 17 January 2017 9:04 AM
Subject: Special Rate Variation 2017 Submission

Dear Sir/Madam

I wish to make known my feelings re rate increase.
I feel the "Standard Percentage Rate Increase" is the way to go.
As we are pensioners, any major increase will affect us greatly.

Yours sincerely,

Robert and Susan Coleman
61 Platypus Drive
Uralba 2477

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Sandra Bailey

From: Bob Druitt <bob.druitt@hotmail.com>
Sent: Sunday, 15 January 2017 3:02 PM
Subject: Asset renewal and healthy waterways

Dear sir/madam
in response to your request for input in regard to the above I advise as follows

I am concerned that Council does not appear to have an adequate maintenance schedule for its existing assets

Examples are

Ballina library building – rust noted in steel sections
Ballina community building (near to Ballina Central) rust noted in steel sections
Handrails to Bridge over box culvert on Ballina Road Alstonville (near to Parkland Drive) Advanced rusting noted
This lack of maintenance seemingly has resulted in the need to replace this structure and like structures in the area in galvanised materials

It is recommended that

- 1 . Council review and improve its maintenance regime for all council's assets
2. Council set up a site on its web site which can be accessed by ratepayers where input will be welcome as to perceived maintenance issues

Such a site should carry a column for Council comments eg proposed to be repainted next year etc This should assist Council and ratepayers can see results

Yours sincerely
Bob DRUITT
7. Mantula Place
Alstonville
15/1/2017

Sent from my iPhone

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Sandra Bailey

From: laawilson@bigpond.com
Sent: Saturday, 14 January 2017 11:27 AM
Subject: Possible Special Rate Variation - feedback from Ref 16/108302 - LA & BF Wilson

As far as I am concerned, using the website for feedback on this matter is NOT “the easiest and quickest way to provide feedback” -- I haven’t been able to “quickly and easily” find the appropriate section. So here is the email response.

We are in favour of the proposal, on the basis that a realistic -- ie practical -- approach is taken to all projects.

- Leigh Wilson

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Sandra Bailey

From: Margery Fitzgerald <margeryfitzgerald@gmail.com>
Sent: Friday, 13 January 2017 3:18 PM
Subject: Rate variation

Good Afternoon,

I write on behalf of my husband and I to voice our objection to the "possible rate variation".

WE have been rate payers for many years in separate properties, one industrial paying over \$7,600 per annum, the other residential paying \$2,948.86 per annum.

The industrial property, has access to sewerage, water and one waste garbage collection /week, without curb and guttering maintenance or repair in 20 years.

The last special rate variation was for renovation of both public swimming pools at Ballina and Alstonville: we have not yet read any

update reports so where have the funds been diverted to?

This expense for many people will be unaffordable. Has that been considered?

Private businesses and citizens who need to raise funds, sell assets or borrow money.

Our local member of parliament belongs to "The Greens" what effort has council undergone to engage this member to raise funds for

healthy waterways from state parliament, I understand a small grant has been issued. Fishing license, boat and trailer registration revenue goes where?

Education programmes will be beneficial to all age groups, e.g. rubbish disposal especially discarded fishing line.

If councillors donated their time, instead of a salary and expenses that would be bonus.

Unfortunately not all rate payers or concerned citizens will forward to council their objections, it is time they have a stronger say in how our money is utilised not just for pet projects of councillors.

Thank you for taking the time to read my objection.

Margery Fitzgerald

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Sandra Bailey

From: Ted Walsh <ted.walsh19@outlook.com>
Sent: Thursday, 12 January 2017 4:16 PM
Subject: Possible Special Rate Variation for three year period from 2017/18 to 2019/20

Dear Mr Mayor,

Thank you for your letter of 6 January 2017. I wish to gain a better understanding of the proposed 'healthy waterways program'. Your letter notes that the Richmond River is rated as 'one of the unhealthiest river in NSW'. With this in mind I would be grateful if you or your team could provide advice on the following:

1. What is the Council's understanding of an 'unhealthy river';
2. What factors and/or events have led to the poor health of the Richmond River;
3. Has any action, past or present, been undertaken to improve the health of the river, if so what lessons have been learned;
4. Noting that a 'plan' is a documented method by which something is 'done', has the council developed a plan, including the resources and funding needed, to improve the health of the Richmond River, to an agreed outcome; and
5. How will council know when the agreed outcome (aim) has been reached.

With respect to sub para 4 above, I note that you indicate that the Healthy Waterways Program will include reinstating riverbank vegetation and improving floodplain wetlands, how will this be done, are these priorities a 'one off' or an 'on going requirement', what are the costs?

Thank you for your attention to this matter.

Kind Regards,

Ted

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AND CHAIRMAN
3/41-47 SKINNER ST
BALLINA 2478

BALLINA SHIRE COUNCIL

ATTENTION: SPECIAL RATE VARIATION PROPOSAL -

AS BALLINA SHIRE RESIDENTS FOR THE PAST 30 YEARS
WE ARE INDEED UNHAPPY WITH YOUR PROPOSAL TO
RATE INCREASES FOR 2017/18/19/20: 4.9% & 5.9%.

IF "IPART" HAD ADVISED THE RATE INCREASE
SHOULD BE 1.5%

WE ARE GRATEFUL FOR OUR PENSIONER CONCESSION
GIVEN BY COUNCIL, HOWEVER RECENT CPI INCREASES
TO OUR PENSION HAVE BEEN 1.1% "C".

WE ALSO AGAIN SUBMIT THAT LIVING WITHIN A
MERE 50 METRES OF A HUGE, SMELLY, NOISY &
DISGUSTING "BAT" COLONY, WE SHOULD BE RECEIVING
A REDUCTION IN RATES.

REMOVE THE BAT COLONY & HELP THE CREEK &
RIVER TO BE CLEAN & SALTY AGAIN

YOURS IN PROTEST

ANDY & DORIS CHAIRMAN

17/1/17

RECORDS SCANNED
20 JAN 2017
Doc No.
Batch No.

29 Lakeview Circuit
EAST BALLINA 2478
16 January 2017

The Mayor and Councillors
Ballina Shire Council
PO Box 450
BALLINA NSW 2478

RECORDS SCANNED 23 JAN 2017 Doc No: Batch No:

Re Possible Special Rate Variation – Ref. 16/108302

We are writing to express our disagreement with the proposed possible special Rate Variation which has been publicised in the local media and in the Council letter dated 6 January 2017. The standard rate pegging limit set by the State Government should be the maximum, not the minimum, rate to apply to the citizens of Ballina Shire. In recent years we have seen regular requests for variations above this limit, and it almost seems to be a case of “Oliver” saying “Can we have more please”. The Council has been duplicitous in saying in the past that it was seeking a ‘one-off rate increase’, which we would understand to mean that the special rate increase would be paid by ratepayers only once. Instead we have seen the special increase added to the rates and it becomes payable every year, even if the reason for the special increase no longer applies.

Ballina Shire has a very high percentage of senior citizens, most of whom would be on fixed incomes, or incomes varied by CPI increases. Also many wage earners now have wages adjusted by the rate of inflation, usually represented by the CPI figures. All of these people have to set a budget and stick to it. We do not see that the Council should be any different. Set a budget, work out the priorities, and stick to the budget. Whatever income the Council has, there will always be competing claims for available funds, but like everyone else the Council must prioritise. Work on possible savings, avoid waste, and dispense with far-fetched schemes such as the many thousands of dollars spent on ‘Frisbee-golf’ which appears to be a complete white elephant sponsored by someone with a commercial interest.

Another matter of concern is the community consultation process. According to media reports, the consultation process for the last major special rate variation resulted in a majority of respondents opposing the increase, but nevertheless Council went ahead with the application. If this is the case, Council should be condemned for its actions, and the State Government should be made aware of the facts. The tone of the Mayor’s comments in the media on this occasion seems to indicate that the rate rise is a fait-accompli.

Your notice requesting the rate increase lists a number of projects, most of which may be commendable. However, it is again a matter of setting your priorities for expenditure. We would personally doubt that the action of spending more and more rate payers’ money would qualify Council to claim that it is ‘fit for the future’.

A copy of this letter will be forwarded to the Minister so that the Minister will be aware that Ballina citizens are not all supporting the proposed Council request.

Yours faithfully



B and L Lewis

1/3B Calypso Court-
Alstonville.

2477.

16-1-2017.

The General Manager
Ballina Shire Council.
P.O. Box 450
Ballina, 2478

RECORDS SCANNED 24 JAN 2017 Doc No..... Batch No.....

Dear Sir:

I am writing to state my strong objections to Ballina Shires proposed rate rise.

As a 92 year old self funded, low income retiree who does not qualify for any concessions, I am finding it very difficult to meet my current expenses.

Please give this your carefull consideration as I believe there are many residents in the Ballina Shire in the same position as myself.

Yours Sincerely

Dorothy B.M. Eastley (Mrs)

Dorothy B.M. Eastley.



113 Riverside Drive
Ballina NSW 2478
22nd January 2017

Cr David Wright
Mayor Ballina Shire Council
PO Box 450
Ballina NSW 2478

Dear David

Re: Special Rate Variation Proposal

We are writing this letter to **OBJECT** to Council's proposal to **AGAIN** increase the General Rates for Ballina Shire ratepayers.

As you have acknowledged, Council has **ALREADY** raised extra income through a special rate variation in 2015/16 & 2016/17. These two rate increases are permanent and have **already increased our baseline rates**.

We also find it strange that Ballina Council was declared 'Fit for the Future' when you "included in the submission to IPART a proposal to increase general rates income by 2.9% each year, on top of the standard rate pegging limit for the 3 year period from 2017/18 to 2019/20 with this income being a permanent increase".

Surely this is a contradiction in terms, when you are admitting you cannot manage Council responsibilities within a budget and yet you are 'Fit for the Future' because you will be "Planning" to take more money from ratepayers!!!

Ratepayers do **NOT** have unlimited funds which Council can simply 'tap into' time and time again (this would be 5 consecutive years of increases). Our region has a very high proportion of retirees who live on fixed incomes, which in our current economic environment have very little chance of increasing.

Council should take its responsibilities to ratepayers seriously and **ABANDON ALL** proposed increases to our baseline general rates which are above the rate pegging limit. That is – **BOTH** the increase for 'Fit for the Future' **AND** 'Healthy Waterway Program'.

Yours sincerely

Pam & Brian Maxwell



RECORDS
SCANNED
25 JAN 2017
Doc No
Batch No

Special Rate Variation Proposal 2017

1. Do you feel you have a reasonable understanding of this proposal based on the information provided by Council, such as the letter to all ratepayers and the information included on Council's website ballina.nsw.gov.au?

2. To better understand the interest in this proposal across the Ballina Shire please nominate your usual place of residence.*

- Ballina
- Alstonville
- Wollongbar
- Lennox Head / Skennars Head
- Wardell
- Other (eg. rural)

There are two components to this community consultation. The first component is our Healthy Waterways Program. This program is focused on raising extra revenue that will fund works to improve the health and amenity of our key water bodies such as the Richmond River, Lake Ainsworth and Shaws Bay.

The next three questions seek your feedback on this proposal.

3. If Council was to spend more on improving our waterways, where do you think the priority should be? Please rank each item from one to five, with one being the lowest priority and five the highest.

	1	2	3	4	5
Shaws Bay	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Lake Ainsworth	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Richmond River	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Richmond River Tributaries (North Creek, Emigrant Creek etc)	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Ballina Shire Coastline	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Other (please provide details in the text box in question five)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

4. In respect to the Healthy Waterways Program how supportive are you of an extra 1.5% rate increase on top of the 1.5% standard rate peg increase in 2017/18, to fund increased expenditure to improve the health and amenity of our waterways?*

- Strongly supportive
- Supportive
- Somewhat supportive
- Not very supportive
- Not at all supportive

5. If you wish to provide additional feedback on the Healthy Waterways Program please provide your comments in the following text box.

PO Box 450

The second component to this community consultation is our Asset Renewal Program. This program is focused on raising extra revenue to undertake additional asset renewal works and to assist Council in complying with the State Government's Fit for the Future Program.

The next three questions seek your feedback on this proposal

6. If Council was to spend more on asset renewal related works, where do you think the priority should be? Please rank each item from one to five, with one being the lowest priority and five the highest.

	1	2	3	4	5
Road reconstruction	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Stormwater drainage	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Community buildings	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Open spaces and playground equipment	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sports fields facilities	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Footpath and cycleway network	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Other (please provide details in the text box in question eight)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

7. In respect to the Asset Renewal Program, how supportive are you of an extra 1.9% rate increase on top of the 1.5% standard rate increase in 2017/18, and extra 3.4% increases on top of the estimated 2.5% standard rate peg increases in 2018/19 and 2019/20, to fund increased asset renewal works and to assist Council in complying with the State Government's Fit for the Future Program? *

- Strongly supportive
 Supportive
 Somewhat supportive
 Not very supportive
 Not at all supportive

8. If you wish to provide comments on your ideas for the asset renewal program please provide your comments in the following text box.

Council has the option of also applying for both the Healthy Waterways Program and the Asset Renewal Program. This would result in rate increases of 4.9% in 2017/18, 5.9% in 2018/19 and 5.9% in 2019/20.

The 4.9% is based on an extra 1.5% for Healthy Waterways and 1.9% for Asset Renewal on top of the standard rate peg increase of 1.5% for 2017/18.

The 5.9% is based on an extra 3.4% for Asset Renewal on top of the standard rate peg increase of 2.5% for 2018/19 and 2019/20.

The next question seeks your feedback on this proposal.

9. How supportive are you of Council applying for both the Healthy Waterways and Asset Renewal Programs?*

- Strongly supportive
 Supportive
 Somewhat supportive
 Not very supportive
 Not all all supportive

10. Do you have any other comments in respect to the proposed special rate variation? For example you may have a different rating structure or increase that you would like Council to consider.

11. Can you please confirm whether you are a property or business owner who would be required to pay any increase in the Council rates?*

Yes (Property or business owner - Individually or in joint ownership)

No (Resident)

12. If you answered yes to question 11 please clarify the type of property rates you are required to pay.

The category of your rateable property is based on the dominant use of that property. The three categories of property for rating purposes are residential, business and farmland.

Residential (urban or rural residential property or both)

Business

Farmland

Multiple categories of properties (eg residential and business)

13. Do you have any other feedback in respect to this consultation process? For example, you may have ideas as to how the consultation process could be improved, or additional information that could be made available to assist in understanding the proposal.

14. Your name and address (email or post) (this information is optional)

Only provide your contact details if you wish to receive a written response on the outcomes from Council's consultation. Council will be notifying all residents of our decision to proceed or not proceed, with an application to the NSW State Government, through our normal communication channels such as the Ballina Shire Advocate and our Community Connect magazine.

15. If you provided your contact details in question 14, would you like to have your details added to a database to allow Council to forward you information on future consultation processes? The contact details will only be retained by Council and the information remains confidential.

Thank you for your feedback. Please click 'Done' to submit your comments.

Note: the survey can only be completed once per device (i.e. personal computer, notebook, smart phone or tablet).



Special Rate Variation Proposal 2017

RECORDS
 SCANNED
 25 JAN 2017
 Doc No.....

1. Do you feel you have a reasonable understanding of this proposal based on the information provided by Council, such as the letter to all ratepayers and the information included on Council's website ballina.nsw.gov.au?*

– Please Select – ▼

2. To better understand the interest in this proposal across the Ballina Shire please nominate your usual place of residence.*

- Ballina
- Alstonville
- Wollongbar
- Lennox Head / Skennars Head
- Wardell
- Other (eg. rural)

There are two components to this community consultation. The first component is our Healthy Waterways Program. This program is focused on raising extra revenue that will fund works to improve the health and amenity of our key water bodies such as the Richmond River, Lake Ainsworth and Shaws Bay.

The next three questions seek your feedback on this proposal.

3. If Council was to spend more on improving our waterways, where do you think the priority should be? Please rank each item from one to five, with one being the lowest priority and five the highest.

	1	2	3	4	5
Shaws Bay	1	2	3	4	5
Lake Ainsworth	1	2	3	4	5
Richmond River	1	2	3	4	5
Richmond River Tributaries (North Creek, Emigrant Creek etc)	1	2	3	4	5
Ballina Shire Coastline	1	2	3	4	5
Other (please provide details in the text box in question five)	1	2	3	4	5

4. In respect to the Healthy Waterways Program how supportive are you of an extra 1.5% rate increase on top of the 1.5% standard rate peg increase in 2017/18, to fund increased expenditure to improve the health and amenity of our waterways?*

- Strongly supportive
- Supportive
- Somewhat supportive
- Not very supportive
- Not at all supportive

5. If you wish to provide additional feedback on the Healthy Waterways Program please provide your comments in the following text box.

State govt. to fund

The second component to this community consultation is our Asset Renewal Program. This program is focused on raising extra revenue to undertake additional asset renewal works and to assist Council in complying with the State Government's Fit for the Future Program.

The next three questions seek your feedback on this proposal

6. If Council was to spend more on asset renewal related works, where do you think the priority should be? Please rank each item from one to five, with one being the lowest priority and five the highest.

	1	2	3	4	5
Road reconstruction	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Stormwater drainage	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Open spaces and playground equipment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sports fields facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Footpath and cycleway network	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (please provide details in the text box in question eight)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

7. In respect to the Asset Renewal Program, how supportive are you of an extra 1.9% rate increase on top of the 1.5% standard rate increase in 2017/18, and extra 3.4% increases on top of the estimated 2.5% standard rate peg increases in 2018/19 and 2019/20, to fund increased asset renewal works and to assist Council in complying with the State Government's Fit for the Future Program? *

- Strongly supportive
 Supportive
 Somewhat supportive
 Not very supportive
 Not at all supportive

8. If you wish to provide comments on your ideas for the asset renewal program please provide your comments in the following text box.

Ballina Council sell some of their assets.

Council has the option of also applying for both the Healthy Waterways Program and the Asset Renewal Program. This would result in rate increases of 4.9% in 2017/18, 5.9% in 2018/19 and 5.9% in 2019/20.

The 4.9% is based on an extra 1.5% for Healthy Waterways and 1.9% for Asset Renewal on top of the standard rate peg increase of 1.5% for 2017/18.

The 5.9% is based on an extra 3.4% for Asset Renewal on top of the standard rate peg increase of 2.5% for 2018/19 and 2019/20.

The next question seeks your feedback on this proposal.

9. How supportive are you of Council applying for both the Healthy Waterways and Asset Renewal Programs? *

- Strongly supportive
 Supportive
 Somewhat supportive
 Not very supportive
 Not all all supportive

10. Do you have any other comments in respect to the proposed special rate variation?

For example you may have a different rating structure or increase that you would like Council to consider.

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- Farmland
- Multiple categories of properties (eg residential and business)

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15. If you provided your contact details in question 14, would you like to have your details added to a database to allow Council to forward you information on future consultation processes? The contact details will only be retained by Council and the information remains confidential.

-- None -- ▼

Thank you for your feedback. Please click 'Done' to submit your comments.

Note: the survey can only be completed once per device (i.e. personal computer, notebook, smart phone or tablet).

Sandra Bailey

From: LM_General <LM_General@optus.com.au>
Sent: Friday, 20 January 2017 7:02 PM
Subject: Please provide Property details - img-110103219-0001
Attachments: img-110103219-0001.pdf

Hi,

We are in receipt of the attached letter. Could you please provide more information such as Optus lease ID, site code, site number, etc. so that we can allocate the correct property and further investigate?

Thanks,
Vishnu Rao
Lease Management Team

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Sandra Bailey

From: John & Georgina Rundle <johnandgeorgier@gmail.com>
Sent: Saturday, 21 January 2017 9:58 AM
Subject: Rate rise

I would like to let you know that I am strongly against another above and beyond rate rise. We already pay \$2,655.71 a year way above of what you call average as you are pricing me out of our house. I don't see a lot being done with it that benefits all the community. You seem to waste a lot on silly things that someone comes up with and only a minority of the community wants. When you want more money you make some excuse to raise the rates again and I for one have had enough .Where will it stop as one I cant afford to keep giving you money as the rates are already over priced. If you have trouble managing the monies may be you should get someone who can.

THANKS
John Rundle

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<BR

Sandra Bailey

From: Nicky <nickerboker3@hotmail.com>
Sent: Saturday, 21 January 2017 6:09 PM
Subject: Rate Rise

As a rate payer I am highly opposed to any further rate increase as we not only had one not so long ago, but the amount of money wasted on building of Lennox Community Centre , cost of railing put up along Lennox Point path (so unnecessary) , time taken to build roundabout near Sthn Cross school (a total inconvenience to everyone) , I could go on and on, it seems to me you just look for things for the money to be spent on.

Our rates are already extremely high and with all the building being done and the growth of the area there would already be a lot of money coming in.

Yours sincerely
Nicola Baker

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Sandra Bailey

From: Kathy Biggs <kathy_biggs@ymail.com>
Sent: Sunday, 22 January 2017 6:10 PM
Subject: PROPOSAL FOR VARIATION TO RATES

I have just gone on line to complete the On line survey..only to find the site is not active!!! Very convenient way to avoid submissions on the Rate Increase!!!

In response to the proposed Rate Variation, I wish to make known my strong objection to the Variation

Ballina Rates have so far increased for the Rating years of 2015/2016, to cover the cost of Swimming Pool upgrades.. prior to the Special Rate being imposed the Online survey resulted in a resounding No (it was reported that over 3000 submissions/objections were made) to the Special Rate Proposal, given that it was supposed to be a Special Rate... but after the initial Rate period it would remain in place!! Despite the objections... the Council proceeded with the increases, telling the Rate Payers that their inhouse 'phone survey' of about 600 people was a resounding yes vote.

As Rate Payers we deserve to be heard The Ballina Council is one of the wealthiest Councils on the North Coast, with the Council owning substantial Property within their boundaries, much of this land is non wealth producing (i.e. it is vacant land!) and whilst we have all 'these' assets the Ballina Town does not have a Community Hall facility...we are waiting on the Heated Pool facilities..no Marina facilities to attract boating to our town....the Council could not provide any celebration for New Years Eve!! and so on!

Apart from our beaches (which at the moment, receive negative publicity) Ballina offers little to attract visitors...a town that relies heavily on tourism.

On recent visits to Brunswick Heads...Coffs Harbour and Gosford over the Christmas period these places offered Family Holiday Attractions, providing a Carnival atmosphere for Visitors!

Alstonville had its Family New Years Eve...till 9:30pm and Lennox Head will host Australia Day ...again nothing for Residents of Ballina!!

Before Council vote for more money use some of your Assets... show your Ratepayers that you are capable of delivering on previous promises, and plan for a future Ballina that will attract Tourism, this in turn will strengthen the towns economy (and ability to pay higher rates!)...currently this town relies on a disproportionately high number of Welfare recipients and Retirees to sustain itself..but it will never produce wealth and strong growth on limited incomes.

I say a very strong NO to the proposed Rate Increase!

I own 3 properties in Ballina and pay well over \$7,000 in Rates Annually...I believe I have a right to be heard with my objection!

--
Kathy Biggs
Ph:0407 537 800
kathy_biggs@ymail.com

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Sandra Bailey

From: jennifer kelly <jenkel08@bigpond.net.au>
Sent: Monday, 23 January 2017 1:13 AM
Subject: special rate increases

Dear BSC,

As multiple rate payers in the Ballina Shire Council we strongly object to your proposed rate increases.

We do not believe that now is the time for "special" rate increases as the economy is not strong enough both generally and closer to home.

Our rental properties within the BSC have seen little or no rent increase and yet we are expected to pay increase fees in rates, insurances and day to day maintenance costs.

I also have an interest in a few commercial properties within the Ballina shire. As you would well know, these commercial interests are not exactly thriving in this economic stalemate.

Perhaps once the local economy is in a better position, these considerations could be discussed at that time, in the meanwhile, we are not in a position to approve these increases, Jenny & Rick Kelly

389 Pearces Ck Rd

Alstonville, NSW, 2477

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Sandra Bailey

From: David A. Hunting <davidhunting@arn.com.au>
Sent: Monday, 23 January 2017 10:25 AM
Subject: Increase in rates

Hi,

I am a ratepayer and I have a share in a property on Tamar St. I would like to voice my displeasure at your intentions to increase the rates AGAIN. Can you please learn to live within your means as a council and just manage the things that are within your jurisdiction. Please don't increase the rates again.



David A. Hunting

Senior Account Manager - AUSTRALIAN RADIO NETWORK

+61733940639
+61411866543
@ausradionetwork @iHeartRadioAU



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For more information please visit <http://www.symanteccloud.com>

Sandra Bailey

From: Anglican Church Ballina <angliballina@bigpond.com>
Sent: Monday, 23 January 2017 2:33 PM
Subject: Proposal
Attachments: 1988_001.pdf

Please find attached

Regards

Elizabeth

Elizabeth O'Shea
Parish Office Administrator
Anglican Parish of Ballina
24 Burnet St, Ballina NSW 2478
Ph (02) 6686 2094 Fax (02) 6686 8905
angliballina@bigpond.com
www.anglicanballina.com.au

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From: angliballina@bigpond.com [<mailto:angliballina@bigpond.com>]
Sent: Monday, 23 January 2017 2:20 PM
To: angliballina
Subject: Attached Image

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The Anglican Parish of Ballina

Diocese of Grafton

Embracing the Spirit of Christ in our time

The Mayor
Ballina Shire Council,
40 Cherry Street,
BALLINA NSW 2478

Dear Sir

We the members of Parish Council, Anglican Parish of Ballina write this submission regarding the council's proposed rate increase to fund the "Fit for the Future" and "Healthy Waterways" programs.

We ask that these proposed rate increases be reassessed to see if savings could be made in council spending and works, instead of the permanent rate rises proposed in your letter.

We note the Ballina Shire Council residential ratepayers have already carried rate increases on the residential rate and residential base amount near 20% between 2012/13 and 2016/17 financial years. Included in these increases was a special levy to fund the redevelopment of the Ballina and Alstonville pools. Can we expect that the pool rate be removed before the proposed increases of 17.6% are applied, otherwise the accumulative effect will result in an even higher increase than 17.6%?

Our concerns with the proposal are based on statistical data from the Ballina Shire Council website showing a higher than state average aged population and unemployment levels in our shire. The churches, charities and other welfare organisations in the Ballina Shire have increased their work over recent years to provide some relief for homelessness and support for those living in our area who are on low incomes and suffering hardship. By our records and the opening of new facilities in our towns, it is clear the need for additional support is growing each year.

We have major concerns this year, and for the years ahead with the proposed Centrelink benefit changes for aged pensioners and other welfare recipients. The recent changes in child care rebates will also greatly affect our young working families. Young families could find it difficult to cope financially, particularly should housing loan interest rates increase. 2016 has seen an increase in housing prices which has a flow on effect on rental costs. We have also seen an increase in electricity charges, fuel and medical insurance costs and the list goes on.



Parish Office – 24 Burnet Street, Ballina NSW 2478

Ph (02) 6686 2094

Email angliballina@bigpond.com.au

Web www.anglicanballina.com.au

The Anglican Parish of Ballina

Diocese of Grafton

Embracing the Spirit of Christ in our time

We understand that the cost of living must rise, but we also note that the New South Wales state government Rate Pegging increase for 2017/2018 is listed at 1.5% and the following two years at 2.5%.

We therefore request that the Council reassess expenses required to fulfil, "Fit for the Future" and "Healthy Waterway" to maintain Council expenditure within the Rate Peg, without the burden of the extra rate increases on ratepayers.

We would be saddened to see an increase in homelessness and financial pressure because residents are no longer able to honour their financial commitments, whether they are home owners or tenants in rental property.

Thank you for the opportunity to offer this submission.

Yours Sincerely



On behalf of Parish Council
Carolyn Brown (Churchwarden)



Parish Office – 24 Burnet Street, Ballina NSW 2478

Ph (02) 6686 2094

Email angliballina@bigpond.com.au

Web www.anglicanballina.com.au

Sandra Bailey

From: John Duffy <johnduff@spin.net.au>
Sent: Monday, 23 January 2017 2:59 PM
Subject: Special Rate Variation 2017 Submission

To the General Manager

Asset Renewal. I am against the proposed rate increase as:

1. Council did not consult with ratepayers in their initial proposal to IPART to gain Fit For the Future status when suggesting these increases.
2. BSC is already one of the most financially viable councils in the region/state.
3. Council is remiss in not approaching this remediation of assets problem, if there is one, in a more measured way over the longer term in the past and now suddenly wants current ratepayers to fund any catch up.
4. This council has sufficient assets to capitalise which could alleviate any problem. I realise that income is derived from these assets and selling them would decrease this income but it would spread the task of funding infrastructure remediation more evenly on present and future ratepayers.

Healthy Waterways: I am against this proposed increase as:

1. The reasons already stated above.
2. There needs to be better consultation with other councils in the river catchment area. What is the point of expending funds if they do not come on board and/or contribute and yet cause part of the river quality problem
3. Not all Ballina ratepayers enjoy the benefits of the river/shoreline which hints at cross subsidization. Faculties and scenic coastal vista which are used by tourist/visitors and select ratepayers on the coastal fringe are also subsidized by all ratepayers as are those who benefit from this trade, a bit like the current situation experienced by Byron ratepayers. Perhaps thought could be given as to how these visitors can also contribute to improvement and upkeep in light of the rapidly increasing visitor numbers.

Yours sincerely
John Duffy
11 Andrew Place Lennox Head
23/1/2017

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Sandra Bailey

From: David Taylor <dgtaylor3@bigpond.com>
Sent: Monday, 23 January 2017 2:37 PM
Subject: Special Rate Variation 2017 Submission

I wish to register my strong objection to the council proposing to hike the rates more than the CPI. I am a pensioner whose pension was cut by 50% just over twelve months ago . I have had to reorganise my budget to accommodate this savage cut to my income. A few years ago I noted my rates went up by 40%. I hope this was put to useful purposes. After such a big increase I cannot fathom why cost cutting and reorganisation cannot be implemented. I have not noticed any increase in services since the last hike.

Mr DLTaylor
ratepayer

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Sandra Bailey

From: Patrick Dwyer <Patrick.Dwyer@ncahs.health.nsw.gov.au>
Sent: Wednesday, 25 January 2017 9:20 PM
Subject: 1468 Eltham Rd Tuckombil

Dear Cr Wright

We received notification of Councils intention to apply for rate increases for Shire residents.

I note one of the additional increases is to create a funding stream for the 'Healthy Waterways Program'. We support this sentiment and hope Council holds to account all who put our waterways at risk by damming and building creek crossings across major water ecosystems, such as the crossing over Maguire's creek at 1468 Eltham Road, as well as extensive vegetation clearing right to the bank of the creek.

Kind regards,

Pat and Elizabeth Dwyer (1344 Eltham Rd, Teven)

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Sandra Bailey

From: Karen McFarland <karenmc49@gmail.com>
Sent: Friday, 27 January 2017 9:30 AM
Subject: Rates Increase
Attachments: Rates increase Balina.pdf; ATT00001.txt

Please find attachment regarding proposed rates increase.

Yours
Faithfully

Karen McFarland

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For more information please visit <http://scanmail.trustwave.com/?c=4991&d=6viK2MAP0P-70xffVObEmI3jPpwZ0olccONpm2wSHQ&u=http%3a%2f%2fwww%2esyanteccloud%2ecom>

26/01/2017

Karen McFarland
62B Alligator Creek Road
Alligator Creek
QLD 4816

Cr David Wright
Mayor
Ballina Shire Council
Ballina NSW 2478.

Dear Sir/Madam

I am writing in response to your proposal to increase rates in the Ballina Shire.

I am a current rate payer, and strongly object to any increase in rates.

I am equally sure that the reasons to NOT increase the rates have been adequately spelled out to you by many other rate payers, so will not reiterate.

I feel all you need to do is take a walk around your town, and count the empty businesses, and speak to those who are struggling to get/keep a tenant in this economic climate.

A hike in rates of the magnitude you speak of will spell disaster for many more families trying to "make a go of it" in a town whose population consists mainly of struggling young families, single mothers and the retired (whose income has already been hacked).

Yours Faithfully

Karen McFarland



Mr Paul Hickey
General Manager
Ballina Shire Council
P.O. Box 450
BALLINA, NSW, 2478



I refer to the Special Rate Variation.

It appears to me that there is a paradoxical situation in regard to council proposals and government policy as espoused by the Prime Minister and Treasurer. The latter are urging all in Australia to "tighten their belts" and generally hold back on expenditure, or even allowances, heaven forbid!

Ballina Council seems hell bent on spending rate- payers' money on a list of 'infrastructure' items by gouging the said money from rate payers by way of rate rises. One would expect a little prioritising to take place, especially as many of these activities are likely to exceed original estimates, such as the swimming pool 're-build' which started out as a modest (?) 'restoration' to cost \$8m.

Surely we have enough netball courts and another is on the way at the new high school?

Is a skate park high on the priority list? It seems to have been done without for some time! In any case, skating does not seem to be very popular at present!

The river restoration would seem to be more a State Government responsibility, especially in the exploratory stage. Surely this can be postponed!

There always seems to be a backlog of road works. I do not know why the people responsible cannot catch up – probably because all the road money is spent on necessary 'infrastructure items'.

It would appear that the rush to increase revenue is really related to a desire on Council's part to qualify as 'FIT FOR THE FUTURE' and so avoid amalgamation. It is a pity that Council, unlike the New South Wales government under Baird, does not have some high-ticket items to flog off.

Strangely, Pensioner Discounts have remained a constant amount (\$250) and not a percentage. This does not seem consistent with normal Government or Council procedures.

I hope Council will consider the above points from the standpoint of a pensioner who does not use swimming pools, skate parks, netball courts or the river.

Yours Sincerely,

A handwritten signature in cursive script that reads "P. G. Bulmer".

Patricia Bulmer
92 Fredericks Lane
Tintenbar 2478

Sandra Bailey

From: Paul Hickey
Sent: Monday, 30 January 2017 5:36 AM
To: Linda Coulter
Subject: Fwd: Proposed rate rises

One for rego thanks.

Paul Hickey

Begin forwarded message:

From: Councillor David Wright <David.Wright@ballina.nsw.gov.au>
Date: 29 January 2017 at 7:55:46 PM AEDT
To: Paul Hickey <Paul.Hickey@ballina.nsw.gov.au>
Subject: Fwd: Proposed rate rises

Hope my reply is ok

Begin forwarded message:

From: "Ron (Home)" <ron@orion64.com.au>
Date: 29 January 2017 at 7:33:02 pm AEDT
To: <davidwright@ballina.nsw.gov.au>
Cc: <councillors@ballina.nsw.gov.au>
Subject: Proposed rate rises

Dear David,

We refer to your recent letter regarding the special rate variation. We do not think that Council's argument is solid enough in light of their performance to warrant a rate increase year-on-year that is well over two times CPI. More to the point, they need to get their own house in order and operate more like a business that serves its customers, and operate within the budget and revenue limits it obtains.

Clearly Council is worried, as it should be, to promote this issue by letter, telephone survey, internet survey and other marketing media.

Moreover, Council is asset rich, although to what extent is difficult to say given that if it does publish a financial report, it is difficult to find. Nonetheless, Council needs to exit from its non-core activities, and focus on serving the community much better than it does now.

Council seems to want to apply for increases above the pegged rate every year. This begs the question as to how well Council manages its budget. Clearly it is not spending within its means if it always has to seek additional increases.

Your proposal leaves us with the impression that Council is not financially sustainable. If it was, then it would not have to apply for rate increases above the pegged rate – see Paras 1 and 2 under 'The Proposal'.

We think that Ballina Council underperforms. The reasons for stating that include:

1. Very lengthy time frames to start and then complete projects, as well as poor prioritisation. Placing a bridge across North Creek on North Creek Road is a significant example. Attending to the very high accident rate on Ross Lane and the Alstonville bypass are others. Instead, the priorities have been with realigning Angel's Beach Road, which seems out-of-kilter with the examples quoted. As you know, with both Ross Lane and the Alstonville Bypass, accident and death rates are unacceptably high.
2. The work and rework required – resurfacing Skennar's Head Road is a prime example. The cycle path was laid (complete with significant safety hazards to users) and the roadway was resurfaced very poorly, and then resurfaced again. Clearly it wasn't done properly the first time.
3. Wasting ratepayers' funds in building unnecessary infrastructure. Building pedestrian cross-overs with concrete islands is an example. These islands jut out onto the road creating additional traffic hazards for vehicles and bicycles, and serve little purpose in protecting pedestrians – please provide evidence if you disagree. Furthermore, the islands on Skennar's Head Road, Headland Drive and Angel's Beach Road do not provide sufficient clearance for cyclists from vehicles of at least one metre – 1.5 metres in the case of Skennar's Head Road. Prime facie, these crossovers do not comply with the law.
4. Too often we see Council staff at a job with four, five or more staff and as many vehicles in place with only one person actually doing any work. This is a very common occurrence, not just a 'once-of'. Time and effort is wasted putting up 'roadwork' signs when no roadwork is in progress.
5. One has to question why we see so many Council vehicles parked over each weekend at private residences. There is definitely a cost associated with that privilege.
6. One also has to question why Council has at least four sites within the bounds of Ballina. There is 'head' office, a Tamarind Drive depot by the Canal, the depot near the airport and the refuse facility. The depot by the Canal is a serious road safety hazard with the turnoff from Tamarind Drive. That driveway seems to be designated a road (the cycle path stops and starts either side of the driveway). Why is that depot there? Is it more 'jobs for the boys'?

Your letter is very busy on the one hand and therefore confusing to the reader, and lacks detail on the other. On what basis is the Richmond River one of the unhealthiest in NSW? To what extent is it the responsibility of Council? What has been done so far, and why hasn't this project been given more priority if it deserves such special attention? Why do we need additional funding? What will it be spent on? To what extent are other councils contributing?

We found the letter to be quite confusing. There is no clear explanation as to exactly how much Council wants, nor how much it will generate, where the money will be spent, nor the cost of the projects of interest. It doesn't show accountability.

We note that Council quite apparently receives money from services they don't provide. We refer to the first para under 'Financial impact on our ratepayers' where '...separate charges...apply only to properties that ... *can* receive those services'.

We further note that businesses are being hit at over three times the rate of residential, and over twice as much as farmland rates.

We are uncertain as to your meaning of Waste Operations Charge. This seems to be a charge that should never have existed anyway. If it has anything to do with the operation of the waste facility, it should have disappeared a long time ago given the exorbitant charges made there. The way that Ballina Shire Council handles waste is truly out of kilter with other councils.

At the close of your letter, you mention about the swimming pools. Again, we are critical because last year you spoke of the urgency to collect funds for the pools, and here we are a year later with lots of money in the bank and no work done.

This Council has long been regarded as wealthy. It owns a lot of property, it collects a lot of money, but does not provide value and service. More importantly, it seems to waste money, and why not, it only belongs to the ratepayer.

We are not proud that this letter is so negative. We recognise how hard councillors work, and the pressures we put on them. We know only too well that gross inefficiencies dwell within the council offices, with the bureaucrats who demonstrate little understanding of community needs, and this is where the real problems lie. Little wonder then that Ballina Shire Council has such a poor reputation in the community.

Whilst we vigorously oppose any rate increase, we also know that the community voice is so often ignored, and most likely we will be ignored again this time. No doubt the bureaucrats will find a way of putting the increases through despite the community backlash.

Until the Council improves its performance, we give a resounding No to any rate increase.

Sincerely,

Ron & Kathy van Setten

Ph: 02 6687 4575

M: 0418 964 633

E: ron@orion64.com.au

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30 JAN 2017

SUBMISSION

Doc No:

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To Ballina Shire Council in regard to the proposed Special Rate Variation

I, Margaret Jean Lowe of 2/12 Bayview Drive, make this Submission to the Ballina Shire Council in response to their letter of 6th January, 2017.

I am a ratepayer in the Ballina Shire and the owner of three properties. This year I will be paying the Ballina Shire Council \$8,880.23 in rates. I am a retired teacher and live off the earnings of my rental properties. I do not receive the pension and am therefore self-supporting. Any increase in Council rates will significantly affect my yearly income.


I am greatly opposed to the Council's bid to seek an extra 1.9% increase in rates for the 17/18 year and extremely disappointed in their bid to increase the rates by an extra 3.4% in 2018/19 and 2019/20.

The flow-on effect of these rate rises would be that property owners would need to pass some of the increase on to their tenants in the way of a rent increase and these tenants are people in the lower income bracket who can least afford it.

Has the Ballina Shire Council never considered living within their means and budgeting our funds? I am sure there is, and will be in the future, lots of project that the Council would like to get done but, like everyone else who lives on a budget, these works are prioritized and completed when the funds are available. It seems to me that the first thought of this Council is to put up the rates and not to live within their means.

I read with interest Councillor Phil Meehan's letter to the Advocate recently where he stated that the Council is planning to build a two-court indoor sports centre on the new Ballina High School site at a cost of \$8 million. Why on earth would they even consider this when the Department of Education is building the same facility on the same site? Especially, as Councillor Meehan pointed out, it will be operating at a \$240,000 deficit each year and necessitate the selling off of a valuable property that brings in \$250,000 rent each year. I find it hard to believe that 9 of our Councillors would vote for such a proposal.

In recent years the Ballina Shire Council has transformed the Central Business District into a modern, vibrant centre which is a credit to them. Also the new cycle/walking trail to Flat Rock has been a resounding success. So keep up the good work Councillors but please do it within the means of the public purse and do not try to gouge more and more money from the same hardworking ratepayers. The Australian economy is going through very hard times at present and this is all the more reason for Councils to rain-in spending and live within their means.


.....

Margaret Jean Lowe

Dated: Tuesday, 17th January, 2017.

(Collected Ballina meeting)



Special Rate Variation Proposal 2017

Page 1 of 1

1. Do you feel you have a reasonable understanding of this proposal based on the information provided by Council, such as the letter to all ratepayers and the information included on Council's website ballina.nsw.gov.au?*

2. To better understand the interest in this proposal across the Ballina Shire please nominate your usual place of residence.*

- Ballina
 Alstonville
 Wollongbar
 Lennox Head / Skennars Head
 Wardell
 Other (eg. rural)

There are two components to this community consultation. The first component is our Healthy Waterways Program. This program is focused on raising extra revenue that will fund works to improve the health and amenity of our key water bodies such as the Richmond River, Lake Ainsworth and Shaws Bay.

The next three questions seek your feedback on this proposal.

3. If Council was to spend more on improving our waterways, where do you think the priority should be?
Please rank each item from one to five, with one being the lowest priority and five the highest.

	1	2	3	4	5
Shaws Bay	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Lake Ainsworth	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Richmond River	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Richmond River Tributaries (North Creek, Emigrant Creek etc)	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Ballina Shire Coastline	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Other (please provide details in the text box in question five)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

4. In respect to the Healthy Waterways Program how supportive are you of an extra 1.5% rate increase on top of the 1.5% standard rate peg increase in 2017/18, to fund increased expenditure to improve the health and amenity of our waterways?*

- Strongly supportive
 Supportive
 Somewhat supportive
 Not very supportive
 Not at all supportive

5. If you wish to provide additional feedback on the Healthy Waterways Program please provide your comments in the following text box.

The second component to this community consultation is our Asset Renewal Program. This program is focused on raising extra revenue to undertake additional asset renewal works and to assist Council in complying with the State Government's Fit for the Future Program.

The next three questions seek your feedback on this proposal

6. If Council was to spend more on asset renewal related works, where do you think the priority should be? Please rank each item from one to five, with one being the lowest priority and five the highest.

	1	2	3	4	5
Road reconstruction	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Stormwater drainage	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Community buildings	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Open spaces and playground equipment	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Sports fields facilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Footpath and cycleway network	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Other (please provide details in the text box in question eight)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

7. In respect to the Asset Renewal Program, how supportive are you of an extra 1.9% rate increase on top of the 1.5% standard rate increase in 2017/18, and extra 3.4% increases on top of the estimated 2.5% standard rate peg increases in 2018/19 and 2019/20, to fund increased asset renewal works and to assist Council in complying with the State Government's Fit for the Future Program? *

- Strongly supportive
- Supportive
- Somewhat supportive
- Not very supportive
- Not at all supportive

8. If you wish to provide comments on your ideas for the asset renewal program please provide your comments in the following text box.

Council has the option of also applying for both the Healthy Waterways Program and the Asset Renewal Program. This would result in rate increases of 4.9% in 2017/18, 5.9% in 2018/19 and 5.9% in 2019/20.

The 4.9% is based on an extra 1.5% for Healthy Waterways and 1.9% for Asset Renewal on top of the standard rate peg increase of 1.5% for 2017/18.

The 5.9% is based on an extra 3.4% for Asset Renewal on top of the standard rate peg increase of 2.5% for 2018/19 and 2019/20.

The next question seeks your feedback on this proposal.

9. How supportive are you of Council applying for both the Healthy Waterways and Asset Renewal Programs?*

- Strongly supportive
- Supportive
- Somewhat supportive
- Not very supportive
- Not all all supportive

10. Do you have any other comments in respect to the proposed special rate variation?

For example you may have a different rating structure or increase that you would like Council to consider.

11. Can you please confirm whether you are a property or business owner who would be required to pay any increase in the Council rates?*

- Yes (Property or business owner - Individually or in joint ownership)
 No (Resident)

12. If you answered yes to question 11 please clarify the type of property rates you are required to pay. The category of your rateable property is based on the dominant use of that property. The three categories of property for rating purposes are residential, business and farmland.

- Residential (urban or rural residential property or both)
 Business
 Farmland
 Multiple categories of properties (eg residential and business)

13. Do you have any other feedback in respect to this consultation process? For example, you may have ideas as to how the consultation process could be improved, or additional information that could be made available to assist in understanding the proposal.

B.B.B.

14. Your name and address (email or post) (this information is optional)

Only provide your contact details if you wish to receive a written response on the outcomes from Council's consultation. Council will be notifying all residents of our decision to proceed or not proceed, with an application to the NSW State Government, through our normal communication channels such as the Ballina Shire Advocate and our Community Connect magazine.

15. If you provided your contact details in question 14, would you like to have your details added to a database to allow Council to forward you information on future consultation processes? The contact details will only be retained by Council and the information remains confidential.

Thank you for your feedback. Please click 'Done' to submit your comments.

Note: the survey can only be completed once per device (i.e. personal computer, notebook, smart phone or tablet).



Sandra Bailey

From: Jim and Fran Harris <fran22@iprimus.com.au>
Sent: Monday, 30 January 2017 7:57 PM
Subject: aust is broke????

Federal Gov .is telling us that the country is broke ?? not the pollies it would seem, they are spending money as if there is no end to it ,sorry we as residents of this great country we must have plenty because whenever they need more i find their hands in my pocket It seems we have to tighten our belts but they can keep spending like their is no tomorrow

State gov. well Mike has problems at home sorry to hear. So do other people and they have to manage as best they can .May be you could have served out your term on the back bench and saved an expensive by election we our broke you know!!!

Ballina Shire Council wow !!!! last meeting of the year . some new councillors, and you have taken a leaf out of Fed/State Gov book and are trying to push a 2.5% rate hike on us .i am agents by elections but i think councillors who voted for this rise run again on a rise of 2.5% just to see if they can retain their seat. Council wants more money how about developers pay a bit ,more to my knowledge their is about 6 /7 at the moment in the Ballina Shire must be; good money in it???And to finish off what is going on with these pools all but twice the price ??? we were told \$8mill. to update .Now it looks like \$ 14mill plus.Who"s head will this fall on ???

J. Harris

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Sandra Bailey

From: Patricia Henry <pathenry236@hotmail.com>
Sent: Tuesday, 31 January 2017 9:51 AM

Council are there for looking after roads footpaths and rubbish and being a pensioner I cannot support any more rate rises.

We at Wollongbar don't have any problems with the river . A lot of the river problems would come from much further upstream.

Sincerely P. Henry Wollongbar.

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Sandra Bailey

From: C & E Linder <eclinder@bigpond.com>
Sent: Monday, 30 January 2017 10:06 PM
Subject: FW:Special Rate Variation-Ref/108302

E and C Linder
19 Lakeview Circuit
EAST BALLINA 2478
16 January 2017

The Mayor and Councillors
Ballina Shire Council
PO Box 450
BALLINA NSW 2478

Re Possible Special Rate Variation – Ref. 16/108302

We are writing to express our disagreement with the proposed possible special Rate Variation which has been publicised in the local media and in the Council letter dated 6 January 2017. The standard rate pegging limit set by the State Government should be the maximum, not the minimum, rate to apply to the citizens of Ballina Shire. In recent years we have seen regular requests for variations above this limit, and it almost seems to be a case of “Oliver” saying “Can we have more please”. The Council has been duplicitous in saying in the past that it was seeking a ‘one-off rate increase’, which we would understand to mean that the special rate increase would be paid by ratepayers only once. Instead we have seen the special increase added to the rates and it becomes payable every year, even if the reason for the special increase no longer applies.

Ballina Shire has a very high percentage of senior citizens, most of whom would be on fixed incomes, or incomes varied by CPI increases. Also many wage earners now have wages adjusted by the rate of inflation, usually represented by the CPI figures. All of these people have to set a budget and stick to it. We do not see that the Council should be any different. Set a budget, work out the priorities, and stick to the budget. Whatever income the Council has, there will always be competing claims for available funds, but like everyone else the Council must prioritise. Work on possible savings, avoid waste, and dispense with far-fetched schemes such as the many thousands of dollars spent on ‘Frisbee-golf’ which appears to be a complete white elephant sponsored by someone with a commercial interest.

Another matter of concern is the community consultation process. According to media reports, the consultation process for the last major special rate variation resulted in a majority of respondents opposing the increase, but nevertheless Council went ahead with the application. If this is the case, Council should be condemned for its actions, and the State Government should be made aware of the facts. The tone of the Mayor’s comments in the media on this occasion seems to indicate that the rate rise is a fait-accompli.

Your notice requesting the rate increase lists a number of projects, most of which may be commendable. However, it is again a matter of setting your priorities for expenditure. We would personally doubt that the action of spending more and more rate payers’ money would qualify Council to claim that it is ‘fit for the future’.

A copy of this letter will be forwarded to the Minister for Local Government so that the Minister will be aware that Ballina citizens are not all supporting the proposed Council request.

Yours faithfully

E and C Linder

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Sandra Bailey

From: Bob Rayner <rjr2478@bigpond.net.au>
Sent: Monday, 30 January 2017 1:57 PM
Subject: Rate Variation 2017/18 to 2019/20

I do not support any increase above the rate pegging limits. It is time for the Council to conduct a major review of all operations to substantially reduce overheads and eliminate the need to call on the ratepayers again. The special rate variation sought for the three year period will cause hardship for young homeowners and old age pensioners. This is the last thing that they need. If Council cannot operate within the rate pegging increases they should seek another local Council to amalgamate with.

R.J.Rayner.
21 Patricia Parade, Lennox Head.

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Sandra Bailey

From: Linda Coulter <Linda.Coulter@ballina.nsw.gov.au>
Sent: Tuesday, 31 January 2017 10:29 AM
Subject: FW: Special Rate Variation 2017 Submission

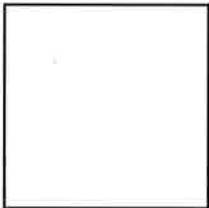
From: Paul Hickey
Sent: Monday, 30 January 2017 8:21 AM
To: Linda Coulter
Subject: FW: Special Rate Variation 2017 Submission

From: Paul Hickey **On Behalf Of** srvproposal
Sent: Monday, 30 January 2017 8:19 AM
To: Linda Coulter; Caroline Klose; Tracy Lister
Subject: FW: Special Rate Variation 2017 Submission

And one more

From: Karsten [<mailto:karsten.michelle@bigpond.com>]
Sent: Sunday, 29 January 2017 10:47 AM
To: srvproposal
Subject: Special Rate Variation 2017 Submission

I think for what we get we pay too much money for rates. Isn't the beard gov gone and with it amalgamating councils. So I'm against any rises
Thanks



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www.avast.com

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Sandra Bailey

From: Tracy Lister <Tracy.Lister@ballina.nsw.gov.au>
Sent: Tuesday, 31 January 2017 10:35 AM
Subject: FW: rate rise

-----Original Message-----

From: richard and maree white [<mailto:rsw@comcen.com.au>]
Sent: Friday, 27 January 2017 4:27 PM
To: srvproposal
Subject: rate rise

Hi, I agree with a rate rise provided the money is spent according to allocation. I attended the ballina Council chambers meeting and the only question afterward was the \$430K saving/yr by not using asphaltic concrete, will that still produce just as durable roads or will it need to bitumen coated more frequently for what I consider, an inferior surface?
Thanks for doing a great job so far
Richard White
37 Prospect St East Ballina

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Sandra Bailey

From: Tracy Lister <Tracy.Lister@ballina.nsw.gov.au>
Sent: Tuesday, 31 January 2017 10:34 AM
Subject: FW: Rate Variation from 2017/18 to 2019/20

-----Original Message-----

From: Betty Evans [<mailto:betty.evans66@gmail.com>]
Sent: Friday, 27 January 2017 4:37 PM
To: srvproposal
Subject: Rate Variation from 2017/18 to 2019/20

Councillor David Wright
Mayor of Ballina Shire
Dear sir

In regard to the suggested rate rises to take effect starting in 2017/18, I must express my strong anger at this further rate rise, following on from the rate rise to fix the swimming pools, which being elderly I have never used, nor likely to. I think we also had to contribute to the Fluoride being added to our water against our wishes, a known poison.

The Richmond River is a part of many towns, are they contributing too? The river should be kept clean, but surely those who use it & live along it, especially farmers, who have been polluting it with dangerous chemical run-off for years, & never having to face the consequences, ought to take a lot of the responsibility to clean it up, by paying toward it? Also, councils themselves, for possible sewerage spills along it.

The facts are, that there are many aged pensioners living in this area, who are not asset-rich, & also are unable to attend meetings regarding rate rises, due to the fact that they are all at night, & most do not go out at night.

Also, the pension is insufficient to have these huge amounts to cope with. In my own case, I am on the single pension. I am in my late eighties, & my husband, who lives in Canberra, is now ninety-five, & in hospital, & who may not live much longer, is not. Being a joint owner of this house, he helps with rates. So when he goes life will be very difficult for me to

http://scanmail.trustwave.com/?c=4991&d=ldyK2KtAOH_WOAnTRZ0r0fbDFFJ7tmiD09NuvQA08w&u=http%3a%2f%2fcope%2eSo this rate rise will affect many like myself.

We have a road, but otherwise council does not provide anything else. There are no footpaths, either in Parkland Drive or Teven Road, where mothers with prams have to walk on busy roads. We are not pushing for them, as we would no doubt have to pay for them! So what do our rates pay for that we aren't paying for already?

As you can see, people like me, who have seen rates rise year after year, & yet more & more people are moving into the area & paying rates, do wonder where the money is all going? Sure, there has to be sports fields, but we have paid for those over many years, & enough is enough!

Give us older people a break!

Yours Sincerely

Betty Evans

Mr RL & Mrs B M Evans

41 Parkland Drive, Alstonville 2477

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Sandra Bailey

From: Tracy Lister <Tracy.Lister@ballina.nsw.gov.au>
Sent: Tuesday, 31 January 2017 10:33 AM
Subject: FW: Special Rate Variation.

From: a.hedwards a.hedwards [<mailto:a.hedwards@bigpond.com>]
Sent: Saturday, 28 January 2017 2:05 PM
To: srvproposal
Subject: Special Rate Variation.

We wish to lodge our opposition to the proposed Special Rate Variation as outlined by the Ballina Shire Council.

Our opposition is based on the following grounds.

1. The Council is seeking support for a Special Rate Variation for a period of three years. This will be in addition to the two years of Special Rate Variation which is in place for the upgrading of swimming pools. This amounts to five years of rate increases well in excess of the cost of living rises applicable to pensioners. In addition, self funded retirees have seen a significant decrease in interest rates and returns on investments.

As a consequence many people are struggling to exist and Council should consult with some of the welfare groups in the area to determine the impact of rising medical costs, electricity costs etc.

It would seem that all levels of Government are too quick to roll out the mantra of "The Age Of Entitlement Is Over" and pass on costs to those who can least afford it. Ballina Shire Council should manage it's budget in a more efficient manner and live within its means and not impose added financial hardship on its ratepayers.

2. Ballina Shire Council already benefits as a result of its rate base increases associated with residential land development. Increases to the number of residential lots has resulted in increased rate revenue. Developer contributions to roads, sewerage and water and other infrastructure are a saving to Council.

Ballina Shire Council argues that its rates are very competitive with other similar Councils and that this is one of the main reasons for the proposed variation. Interestingly, Byron Shire Council is also seeking a Special Variation and it uses the same argument to support its case.

It would appear that Council's rather than plan for the future and live within their means have adopted the attitude that it is easier to pass that responsibility straight on to those who can ill afford it.

This is the second rate variation and there is no guarantee that it will not be further extended into the future.

3. Council indicates that the proposed increase will apply only to the General Rate (no argument with this statement), however the General Rate is levied based on the State Government valuation which generally does not decrease. Therefore, the amount of General Rate increase stated by Council is possibly not correct and Council will argue that any discrepancy is due to State Government action. This is also not technically correct as Council sets the rate in the dollar for its General Rate.

In conclusion, we do not support the proposal for the reasons outlined above.

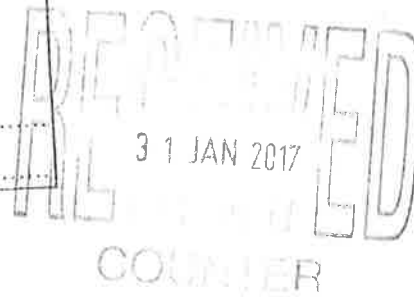
Heather and Allen Edwards

6 Sandstone Crescent
Lennox Head.

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12 Periwinkle Place
Ballina NSW 2478
31 January 2017

Cr David Wright
Mayor
C/o Ballina Shire Council
Cherry Street
Ballina NSW 2478



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

Dear Mayor,

Thank you for your letter concerning the abovementioned "possible" special rate variation.

I apologise for my delayed response but I note that this 'proposal' is scheduled for discussion and resolution after the close of submissions on 6 February 2017.

I note that is Council's contention that Ballina's rates are competitive with "similar councils in the local area" as defined in the chart provided with your letter.

However, the relevance for the "Possible Special Rate Variation for three year period from 2017/18 to 2019/20" has absolutely no bearing on whether Ballina's rates were (in 2016/17) comparative with other similar councils or not!

I note that Ballina Shire Council responded to the NSW State Government's 'Fit for the Future Program' in 2015.

I further note that Ballina Shire Council's submission relating to the 'Fit for the Future Program' proposed to "**permanently increase 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**".

Cr Wright, the inclusion of the word "**permanently**" to the "possible" special rate variation for the period 2017 to 2020 changes the context of Council's proposal entirely.

Most importantly, Council has discreetly disclosed that if it "proceeds with this special rate variation (SRV) a **5.9% permanent increase will be applied for 2018/19 and 2019/20 (2.5% rate peg plus 3.4% 'Fit for the Future')**

Ballina Shire Council, like "many other councils" submitted a proposal to the Independent Pricing and Regulatory Tribunal (IPART) to increase rates as part of their 'Fit for the Future' submissions.

The ratepayers in the Ballina shire were willingly informed of the competitiveness of rates compared with other similar councils in this area, however, Council has remained 'silent' with regard to a comparison of the rate increases sought by these respective Councils in their submissions for the 'Fit for the Future Program'.

Cr Wright, I have every reason to believe that Council has every intention of introducing the "Possible Special Rate Variation" regardless of the objections or concerns that are likely to be raised by the shire ratepayers.

Council's reference to 'asset renewal' of core infrastructure and introduction of a 'healthy waterways program' as justification for an increase in general rates is *intentionally* vague.

- I note that Council anticipates \$300,000 in additional revenue from the introduction of the SRV.

The concept of the 'Healthy Waterways Program' is most certainly justified and has been for years.

Council claims that funding has never previously been available to undertake essential rectification work for the Richmond River, Shaws Bay or Lake Ainsworth.

The fact is; the problems associated with the Richmond River, will not be resolved solely by the Ballina Shire Council and it is questionable that part or all of the \$300,000 pa will 'fix' the problems that can be fairly and directly attributed to other councils and agencies.

I note that Council's submission 'Fit for the Future Program' in 2015 'assumed' that a standard rate pegging increase per annum would be 3% for 2017/18 to 2019/20.

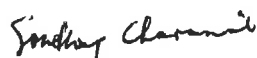
However, the NSW State Government set the 'pegging limit' at 1.5% for 2017/18 and 2.5% until 2019/20.

- If not for these restrictions by the State Government, in line with anticipated CPI factors, Ballina Shire Council's submission in 2015 may have proposed to increase rates by as much as 6.4% from 2017/18 to 2019/20.

Assumptions aside, Council has disclosed its intention to increase general rates "permanently" and a levels well in excess of the State Government 'pegging limits' that must exist for some reason.

I consider the proposal for the SRV has not been justified by Council and should not be adopted.

Yours sincerely,



Ms Fonthong Charoensil

To the Ballina Shire councilors, I really can't believe the gall you have asking the rate payers of the shire to foot the bill for yet another special rate variation. Two years ago you did the same thing supposedly to fix the two shire pools with the special rate variation to stay on after the two years was up to help pay for any other infrastructure work and now you ask us to allow you to do the same thing again! NO WAY! We are not some endless sort of cash cow for you to keep milking.

This is a high unemployment fairly low income area where job security is not assured (unless you have a council job).

If Ballina Council was a private business I reckon you would go broke within a year or two. I passed not 1, not 2, but 3 council employees at the roundabout at Lennox Head on Wed 25th. shovel out broken path rubble approx 1200 x 1200 and refinish the path, time, 4 hr! According to the mayor our pools run at a loss fill the Ballina pool with saltwater out of the river to help cut costs or better still sell them to somebody who believes they can run them at a profit and actually make us ratepayers some money. That would be something different wouldn't it?

As for your fit for the future scare tactic that the state government may force council amalgamation if you can't prove you are financially sustainable, bring it on as you obviously aren't unless you keep adding "special rate variations".

G. Giles
Lennox Head.

27 Ocean View Drive

Altonville 2477

20 January 2017



The Mayor
Ballina Shire Council
Ballina

Sir,

Your ref. 16/108302 Rate Variation

Once again it appears council's intent is to impose another special rate leading to fund proposed works.

As ratepayers we understand and appreciate council's responsibilities to maintain/improve infrastructure assets etc but we strongly object to the without regard attitude adopted by council to take the easy (and from council's viewpoint) expeditious way of simply imposing exorbitant rate increases to fund works which should have been ongoing for previous years, rather than attempting to minimise the inefficiencies which are part of most of council's operations. In that regard we notice that "a range of efficiency measures has been identified", but there is no mention of remedial action.

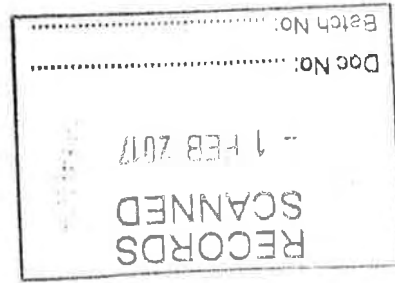
Perhaps if those councillors with aspirations for federal politics and/or a desperation to be noticed as evidenced by frequent references / appearances in the local press, would cease promoting their personal interests and concentrate on understanding then acting upon detailed cost analyses of council's operations, a "financially stable" condition could be achieved without penalising those who elect councillors and pay councillors stipend.

Yours faithfully

Alan Smith (for Alan and Joan Smith)

23rd January, 2017

The General Manager,
Ballina Shire Council,
P.O. Box 450, (Cherry Street,)
BALLINA. NSW 2478



Dear Sir,

Proposed Special Rate Variation for 2017 – 2020.

In reply to the Mayor's letter of invitation to give an opinion on the above proposal, I submit the following reasons why Council should not proceed with this additional rate increase.

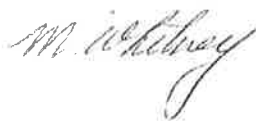
- The new Premier is seriously considering a change of policy, so as to allow Councils remain as they currently are, and not force them to amalgamate.
- Council is already self-sustainable, and does not need this extra rate rise.
- The state of the river is out of Council's realm of responsibility. If it proposed to dredge the river to provide safety to boating, then that would possibly come under its domain.
- If Council persists in being involved with the river, then this should be undertaken solely by Grant money, not Council rates.
- Council received a substantial rate rise in the previous period...said to be for the swimming pools in Alstonville and Ballina....that \$8million dollars was said to be a 'one off'. Thus Council already has \$8million available to apply to current needs of maintenance/or to build the (run at a deficit), indoor sporting facility, on Department of Education land at BCHS.
- On top of the \$8million, Council also taxed ratepayers \$78 each for so-called waste facilities, and raised administrative charges. Lately Council has possibly raised contribution charges for certain developments. Thus there is no need to raise rate at this time.
- There has been an extraordinary influx of new residents and blocks of land released. More are planned. These have and will substantially increase Council's income, and
- Council overlooked the truth that house and land values in the Ballina Council area have almost doubled in the past several years. On the new rating system, this would provide substantial additional revenue for Council. This the rate rise proposal redundant.
- Council has failed to consider that from July, 2017, ratepayers will also be forced to pay a double levy for both the Fire Brigade, and the S.E.S. If this follows the insurance system, then these charges will be calculated according to the amount of rates paid. The higher the rates, the higher these charges will be. Increased rates will mean a heavier burden for these services – services most ratepayers will never use. There is a limit as to how much any one ratepayer can keep subsidising others for services they themselves get no benefit from. Also there is so much single people are excluded from, because Council generally caters only for families!
- For some time self-funded retirees have had their incomes slashed due to low interest rates. Pensions likewise are on fixed incomes, and if elderly, have no superannuation to compensate. There is a limit to how much the poor can bear the ever increasing rates for those basics of life that are compulsory. They already have pruned their lives to the very basics of life....no outings unless free; no internet, smart phones or TV subscriptions;; utilisation of community charity for the poor and homeless; op-shops for clothing and goods; and such like matters.

- Before Council insists on placing ever increasing burdens on ratepayers, why not insist that it take a long and hard look at its own way of doing things, and eliminate inefficiencies, duplications and wastage. You might be surprised how much money could be saved. For example:
- Ratepayers were astounded that, in the midst of 'crying poor', Council saw fit to proceed with its \$15,000 each for two sculptures for roundabouts! This is pure wastage of money! Furthermore, anything on roundabouts has the potential to block motorists views, and as a result cause accidents. As a victim myself, not only is there lingering anger, but fear each time a roundabout is approached, for fear of being involuntarily involved again. All motor vehicle insurance policies carry an excess (\$600 or more each accident).
- A writer raised the issue of the Swimming pools. We were quoted \$8million for both. Is it true that Council is now considering new pools and the cost is something like \$14million?
- The Mayor spoke about 'some environment projects' Council wished to undertake. Ratepayers would be quite angry if Council was proposing to follow 'political correctness' and engage in Left-wing initiatives, that have political hidden agenda, and no long-term benefits for the Shire. If these are planned, then ratepayers must be given opportunity to veto them, before they proceed.
- Council appears to be successful in gaining Grants. The new Premier indicated that she was keen that local communities receive money for their particular needs. May I suggest that Council approach the State Government for the sporting facility at BCHS or some of the other projects it has in mind. Now seems an appropriate time to do this.
- Again I stress, Council may not need worry about amalgamation; it is already affluent; grants could cover most of the projects Council has in mine; the river is not Council's responsibility; ratepayers are already heavily burdened..don't increase them! And look within Council itself to find ways to eliminate waste, and so free up otherwise wasted money. Could outdoor 'gangs' be 'split' if the job only required two people; the other two or three could be sent to another job...thus saving time and money. Likewise coordinate the times when workers and supervisors/outside experts are to meet. Workers waiting long periods for the other party/ies to arrive, wastes time and money. Coordinate postage too.

I would be disappointed if the new Premier permitted the shark nets to be discontinued. But I also would like the other sea creatures to be saved from being caught in them and drowned. We need both to work well.

I look forward to hearing that Council has decided to withdraw its rate rise proposal, in the light of the above, and many more excellent reasons. Thank you.

Yours faithfully,



Leslie Roberts
14 Bowman St
East Ballina
2477

Dear Seto

I am opposed to your extra ordinary rate rise. there are two reasons.

1. State government has just announced that councils do not now have to worry about amalgamation under the new Premier.
2. Secondly I am one of thousands of self funded retirees living in Ballina. the proposed rate rises are excessive and will put many of us under a lot of financial pressure. I envisage if this goes ahead and many retirees will have to leave Ballina which I have called home for almost 30 years. Please take my case into consideration.

Regards

J J Roberts

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2 FEB 2017

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James Kevin Lyon
51 Burns Point Ferry Road,
BALLINA NSW 2478



24 January 2017

The General Manager
Ballina Shire Council
Cherry Street,
BALLINA NSW 2478

Dear Sir,

As a rate payer in Ballina Shire for over 50 years I am dismayed at the audacity of Council staff and Councillors endeavouring to expect rate payers to continue to suffer increases in rates every year way above the peg rates to fund unexplained expenditure for grandiose ideas.

Firstly, pool costs have blown-out from \$8 million to \$14 million. How has this come about and how is this to be funded?

Have the rate payers been informed about this pool debacle publicly? If not, why not? The rate payers have every right to agree or disagree with the increased costs.

Secondly, Council is advising rate payers about a possible rate variation for the three (3) year period from 2017/2018 to 2019/2020, using "fit for the future" terminology as a form of blackmail should Council not get its own way.

Obviously Council staff and Councillors feel it is not important whether rate payers have a vote or say in matters.

This was proven by the pool proposal during public consultation being over-ruled by Councillors and staff. Where was the democracy?

All Councils must manage properly income and expenditure in a fair and reasonable manner instead of continually to expecting rate payers to suffer.

It is obvious this Council lacks the ability to manage its finances appropriately thus calling on rate payers once again to bear the burden of the increases.

My vote is a definite NO to this proposal.

The only alternative is for all rate payers to publicly call for an administrator before this Council and rate payers are financially affected in future years.

James K Lyon
Concerned rate payer

Sandra Bailey

From: Steve Mills <svmills@aapt.net.au>
Sent: Thursday, 2 February 2017 9:49 AM
Subject: Submission
Attachments: Ballina Council Rate Variation increase 2017.docx

Dear Sir,

Please find attached my submission regarding the Special Rate Variation.

Thank you.

Stephen Mills



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19 Montego Parade
Alstonville NSW 2477.
1st February 2017.

General Manager,
Ballina Shire Council
40 Cherry Street
Ballina NSW 2478.

Re: Possible Special Rate Variation 2017-2020

Dear Sir,

At a time when the Western World is awash with record debt and Australian household debt as a percentage of GDP is amongst the highest in the world, it would seem that now is not a good time for Local Government to be adding to the problem.

A large proportion of ratepayers in this shire earn well below the medium wage. Many other people are retirees or people on Government benefits and pensions, a large number of whom have just seen their incomes reduced substantially. They cannot afford continued rate increases which are well above the CPI.

Well run private businesses continually look at alternative ways to achieve better outcomes whilst cutting costs and improving productivity..... this is normal business practice. Even though Local Government does not have to compete in the market place to stay alive, this is no excuse not to always follow sound business principals. Anyone can spend someone else's money, but to do so wisely, all options need to be considered to achieve good positive outcomes that benefit all ratepayers. This takes dedication and hard work. Those who only want to take the easy route or follow their own agenda, should go elsewhere.

Fit for the Future: BSC has shown itself to have a sound financial track record in the past and I do not believe that has changed. The FFF will be costly and achieve little. BSC should be able to justify its' financial competence without going down this path.

Healthy Waterways: I believe the Richmond River falls under the jurisdiction of the State Gov. If this is so, then BSC cannot compel landowners along the river

or within the river catchment to make changes. Why inflict more cost on ratepayers when possible changes cannot be enforced?

Council and their staff have generally done a good job in the past and there is no reason why this should not continue. However it won't continue if our money is not spent in an efficient and productive manner that benefits all ratepayers. Money wasted is lost forever, and ratepayer's money is finite.

I therefore ask that Council reconsider both the Fit for the Future program and the Healthy Waterways with a view to providing a solution that does not load yet more costs onto ratepayers.

Yours faithfully,

Stephen Mills

Sandra Bailey

From: Neil <ncmy@aapt.net.au>
Sent: Wednesday, 1 February 2017 1:03 PM
Subject: Special Rate Variation Response.

Dear Cr Wright,

I appreciate your signed letter regarding Special Rate Variation.

In Response I would like to say a profound **NO** to any rate variation other than standard annual Pegged limit.

Clearly it is a ploy by the State Government to change public view of Amalgamation.

While I am not necessarily against Amalgamation, I do not wish to suffer the extra financial burden in the meantime.

Also the local Building industry will take a huge hit.

Yours sincerely,

Margo Morris.

3 Adele St.

Alstonville.

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Sandra Bailey

From: Neil <ncmy@aapt.net.au>
Sent: Wednesday, 1 February 2017 12:55 PM
Subject: Feedback Re; Special Rate Variation.

Dear Sir/ Madam,

Thank you for the written proposal for Special Rate variation as sent out to Rate Payers.

With many letters likely to respond, I will keep my response as brief as possible.

- **I am entirely against any Rate rise outside the pegged annual increases.**

Why?

- **After two years, Rate payers will be pleading with the state government for amalgamation to ease the financial burden.**
- Given the;
 - a. slow increases in Taxation over time and refusal to honour promises items like removal of Stamp Duty on Housing.
 - b. Media reports of continuing abuse of political funds.The Public backlash against all three levels of Government will eventually be devastating for the Public Service.
Dramatic Rate increases will compound this.
 - It will devastate the Housing Industry in the area.

Thank you for the opportunity to respond.

Regards, Neil Cockerill.
3 Adele Street, Alstonville.

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Sandra Bailey

From: Ballina Concrete Pumping <admin@ballinaconcretepumping.com.au>
Sent: Wednesday, 1 February 2017 12:40 PM
Subject: Ref: 16/108302 Special Rate Variation

I have a request for some information and a few points to make.

1. Once again council has chosen to send important information out to rates payers whilst a large portion are on holidays and not getting this information in a timely fashion to enable a thoughtful response.
2. It would appear that this rate increase would have been on the agenda prior to December so I might ask that any future letters to rate payers might be sent on a more timely fashion.
3. As I just returned from holidays on Monday I would like to know the following: 1. What is the expected dollar value of the 4.9% and then the 5.9% increase? 2. Has council made provision for this extra income to be totally allocated to the purpose for which it will be intended? Although it has stated so I would like some assurance that this is the case.
4. Please be aware that as a residential and commercial rate payer, I support increases in levies that will assist the ongoing improvements required, however, I would like assurances that the levy isn't going into a general Funds" pool and maybe whittled away on shortfalls elsewhere. Asset renewal is always an important part of Ballina keeping Beautiful and this extra money that is being paid by ALL ratepayers needs to be accounted for. Might I suggest that in the community newsletter it be announced when this money is to be spent and on what for the wider community to understand more.
5. I do congratulate council on the steps taken to try to "lessen the blow" a little on the farmers etc.
6. I look forward to hearing the outcome of submissions and IPart's decision.

Narelle Besseling JP

Admin/Quotes/Contracts/enquiries.

Ph/fax: 02 66865075, Mobile: 0419264116, PO BOX 7047, East Ballina, NSW, 2478

www.ballinaconcretepumping.com.au



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Sandra Bailey

From: Derek Forkgen <derekforkgen@yahoo.com.au>
Sent: Thursday, 2 February 2017 1:46 PM
Subject: Special Rate Variation

I refer to Council's recent letter, with enclosure, regarding the proposed Special Rate Variation and wish to register my strong opposition.

I have also read a submission on the topic by Keith Johnson of Alstonville and totally agree with what he says. I believe that Council should heed his advice before once again plundering the pockets of the townspeople un-necessarily.

Yours sincerely,

Derek Forkgen
2/17 Beachfront Parade
East Ballina 2478.

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Sandra Bailey

From: Keith JOHNSON <raintree88@iinet.net.au>
Sent: Thursday, 2 February 2017 8:31 AM
Subject: Submission.
Attachments: SUBMISSION TO SRVPROPOSAL.docx

Attached is my submission concerning the BSC SRV Proposal.

KEITH H JOHNSON
43 WHIPPS AVE
ALSTONVILLE, NSW, 2477

0407435 573

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SUBMISSION TO SRV PROPOSAL FROM KEITH JOHNSON of 24 January 2017.

OVERVIEW.

1. The situation, as per your circulated documents, describes the Shire's present SRV Proposal in a way that omits consideration of any alternative major options. The one that has been decided on by Council is the only choice offered. Despite the detailed considerations Council has already made there are other options and ways of dealing with the problems you now have. Importantly, these other options should be considered and other facts brought into consideration that appear to be ignored or given low significance at present.

2. I will try to set out these options and considerations as succinctly as possible.

OVERALL GOAL.

3. The overall goal of Council, as stated many times and in many different ways, is to provide the services and facilities the community needs at a cost the community can afford.

4. Council, in this SRV, provides no information concerning the capacity of the shire's ratepayers to afford the increases being proposed. I submit on the basis of personal observation, anecdotal information, and publicly available financial data that the capacity to afford the SRV, and other fees / charges, is relatively low. The economic strength of our region generally is lower than the major urban areas in NSW. Unemployment is higher, wages are lower, and the %age of our residents dependent on government assistance is relatively high. Parents agonise over the difficulties their children have obtaining their own home, because the costs of land and home building are so high. It is a matter of public record that the collective private debt level of Australians is at a record high. Federal public debt is growing and becoming very difficult to manage. Indeed, Australia has just experienced a 0.5% REDUCTION in GDP and the probability of recession is the highest in 26 years.

5. We have all seen the results of living beyond your means in the USA, EU, and elsewhere. The message they send is clear—be very prudent and careful with public monies and live within your means. Yet, by your calculations the SRV will push the cost of our local government to \$3000 PA per household. That figure is about 5% -6% of the take home pay of an average worker. Consider the difficulty of setting aside \$60/week, every week. This is a significant level and imposes constraints on the spending of many of our residents.

6. Of course not everyone will find the SRV tough to handle. However, those on non government fixed, aged and other pensions, below average incomes, paying off large mortgages, unemployed, moderate single income households, and others will find it hard. These groups collectively represent a substantial percentage of the shire's population. Their situation should be carefully considered when major increases in, what is for them, unavoidable costs are involved. Note particularly the empty shops in the CBD and elsewhere—retail spending is decreasing as is national Real Disposable Income which has fallen \$2600 per capita since 2011-12.

7. The stated proposal to limit other increases, ie water and wastewater during 2017/18 to 2019/20 does not provide a permanent result, at best it defers the pain. Given the very high debt on wastewater assets, any slowing of debt elimination will tend to increase the long term real costs of

that service. Nevertheless, if there are charges that can be eliminated or reduced they should be , but not on a short term rob Peter/pay Paul basis.

8. The takeaway from the above is: rate increases should only be considered when all other options have been fully analysed and implemented AND the increase sought should be minimal and not add to the economic problems already occurring.

FIT FOR THE FUTURE(FFF).

9. FFF is not a valid , tested and proven approach for achieving the highest level of LG management results. It is a highly political tool of State for coercing LG into “better” performance. We know of shortcomings in the rating system that allow some residential developments to avoid paying , through the general rate, their fair share of Council rates. Yet State Government has not corrected these shortcomings despite many requests from LG. It is also the case that State has reduced its financial support to LG over the years but at the same time has increased LG costs by State’s imposition of excessive regulation and interference. State wasted about \$1M of Ballina funds by insisting on a major rewrite of the Local Environment Plan (LEP) which State ultimately aborted.

10. Ballina and LG generally were never compensated for that State generated wastage. Later, State embarked on yet another LEP rewrite with strict rules / definitions/ regulatory criteria. This rewrite imposed even greater costs on Ballina because the State devised compulsory guidelines were difficult to apply and required constant costly negotiation. So what is different with FFF?? Nothing !

11.State, by its poor management , causes huge wastage of LG resources without obtaining any benefits of consequence. A classic example is the State directed LG Code of Conduct (CC). Firstly State has no direct equivalent – they rely on ICAC—and the results from that are poor. The CC has been reviewed and rewritten about 12 times since 1993 and what does it achieve that is of some value ?? Very little !! Like all bad management tools it consumes or diverts time , energy , and motivation at considerable direct cost to LG. It produces , very infrequently, some petty “punishments” for the few transgressors who are called to account. The final insulting reality of this cumbersome device is that it has no teeth. It does waste huge amounts of LG resources but State shows no inclination to remove it and substitute simple direct powers for LG.

12. Furthermore, when GST was introduced in 2000, State and Federal publicly committed to reducing state taxes to partially compensate taxpayers for the extra they would pay in GST. 100% of GST gets paid to the States. State reneged on its commitment and is still harvesting very high Property Stamp Duties even while asking for GST to be increased to 15%. LG was not compensated for the effects of GST, but State was and went on to fritter away most of the gains while LG faced higher costs arising from GST effects on the national economy.

13. The point here is simple. State’s possible threat to force amalgamation on Ballina if its FFF is not substantially achieved is hollow and should not be seen as an imperative to be met. Ballina can make a case that its performance is satisfactory and appropriate to all the circumstances that prevail. Very few full service councils can match or exceed Ballina’s performance and amalgamation with Byron,say, would only enlarge whatever problem State thinks it has. The takeaway is: Ballina has a good track record of achieving strong financial results despite State generated wastages. Ballina should continue that record rather than seeking full compliance with a costly FFF.

ASSET ACQUISITION.

14. Ballina has a number of substantial infrastructure assets and is acquiring more constantly. The argument for maintaining and, in due course, renewing them has obvious merit. However, significant funds are expended each year on increasing the number and thus value of assets. Each year Council invests budget funds in new assets (not renewals) which denies those funds to the task of maintenance and renewal. These new investments then add to the cost of annual maintenance as the assets come on line. This cycle of investment has to be carefully examined to ensure the community is not devouring its own sustainability. Ballina has had a large increase in assets in recent years—helped by State /Federal grants.

15. More assets are nice to have but no matter how many Council provides there is never a reduction in demand for more, and, more, and, better. Furthermore, some assets generate the need for full time staff which becomes a further cost of ownership. There is a need to establish clearly what social infrastructure is appropriate based on actual realistic usage by the community before commitments are made to proceed. There is no refund available if the assets acquired are not fully and effectively utilised.

16. One weakness in the asset acquisition process is that too much local politics is involved in deciding what facilities are required. Party politics and associated ideologies are being drawn into the council decision making processes. Recourse by party political candidates to the use of funds and people from central casting is becoming far too common and it is to the detriment of the genuinely independent candidates for Councillor positions. These party hacks tend to put emphasis on spending money and acquiring assets as proof of their “value”. Tight control on spending and very careful control on asset acquisition is not seen as a vote catching technique. The use of an independent panel, at arms length from Council, could be used to reduce the political gamesmanship.

17. The takeaway is : Too much of Ballina’s future gets locked in to expenditure on assets whose justification is weak.

INDUSTRIAL ENGINEERING (IE).

18. The scale of Ballina’s budget and the technologies employed are prime candidates for aggressive use of IE to reduce costs and improve productivity. Ballina management has a good record of achieving improvements, but now, in facing what will be substantial increases in costs there is the need to apply IE, and other techniques, aggressively.

19. Ballina’s involvement in Rous was instrumental in a realistic major study concerning how future water supplies would be obtained. Where Rous was, at one stage, prematurely committed to a new major dam in the near future, it ultimately became obvious that there were better, cheaper alternatives. The projected dam cost of about \$100m in the near future has been avoided. There are much lower costs needed to follow a strategy of incremental development of much smaller supplies. The key to this shift was to broaden the search for options and cast off stereotypical thinking.

20. Ballina’s saved several \$m by using water bores for Wollongbar supply over a lengthy period in the 1990s. This was done to defer signing on as a direct user of Rous supply and allowed Ballina

water rates to be held down for longer than expected. This initiative met with resistance at the time it was proposed , but the precedent it created ended up built in to the Rous Future Supply Study.

21. Many other examples and case studies are available for those who think there is no scope for further improvement and cost reduction. The key to getting great results is to adopt the basic EI and related techniques and apply them relentlessly by making this task a major goal . There are no council functions that cannot be improved.

22. Apart from the standard EI approach there is also a need to reset the value system . Over and over again major projects are initiated with a concept in mind that then grows by the addition of “nice to have “ features or just plain needless overinvestment. Ballina’s neighbour Richmond Valley built a Basketball complex using the simplest and cheapest materials and it came out much cheaper than the designs Ballina looked at . There is an approach called Value Engineering (VE) that challenges every aspect of a project’s design to ensure the core functions get the investment that provides a least cost solution while the ego driven “ nice to have “ functions are eliminated. It works well and ultimately delivers more useable and economically sound assets. This technique can also be used effectively—but it requires strong commitment to getting the best result for ratepayers funds.

23. In seeking its SRV can the council assert that it has aggressively sought and evaluated other options that can reduce the scale of increase? I suspect no such assurance can be given and further, there is scope to reduce the SRV and still substantially obtain the end results that are the genesis of the SRV sought.

24. The takeaway here is that a strong commitment to EI + will go a long way to ensuring that the shire can deliver its services at a lower overall cost than proposed in the SRV.

CONCLUSION.

25. More could be said but the key points , set out below,are made.

26. A key factor in LG is the fact that it is a monopoly and rarely, if ever, is it required to make a better offer than others in the marketplace. It therefore takes exceptional commitment to ensure the decisions being made are as good as they would be in a genuinely competitive context. All too often recourse to increasing rates/charges is used without first ensuring there is no other course possible. And worse still the customers of the monopoly have no choice but to pay what is demanded or risk punishment.

27. Ballina is a good Council and the staff consistently produce good results for the community. But we all need to look at what is happening in Australia. Our collective debt , brought on by unrealistic expectations from community, grows—but no level of government is dealing with this issue effectively. Well organised special interest groups exert strong influence on their political representatives to provide resources for their special interests and to the detriment of Joe and Jane Ordinary.

28. So , I submit Ballina Council can and should rethink this SRV and recast it at much lower levels. Ballina Council should establish a strong Product Improvement Programme (PIP) , starting now , to extract the lower cost / higher productivity performance they are capable of. The staff have the capabilities - they do, however, need Council to commit to a strong PIP and a strong policy to spend every \$ as wisely as humanly possible.

29. Further, Ballina should initiate, preferably with selected other rural councils , a study of the State practises that inflict costs of little or no benefit to LG. Collectively , LG should recognise that shortcomings at State level in exercising State's management of LG ultimately causes some avoidable costs at LG level. It is in everyone's interest to apply rigorous analysis of cost/ benefit ratios to stimulate meaningful improvements that reduce LG/State costs and improve productivity. We all know that there is substantial scope to do better—but it will not happen unless we make it happen. Call it the Fit for the Present Programme (FPP).

30. For the councillors: I suggest a training/development programme be initiated to expose them to organisations and examples that have used strong and efficient PIPs to achieve better results. A lot of the training on offer from the LGA is at best pedestrian or, at worst, colour- in- book level. The restructuring of the world's political/economic/social systems presently underway will eventually place greater demand on councillor (and staff)capabilities. No harm will come from exposing council incumbents to the wide world of serious new capabilities arriving daily at workplaces everywhere and particularly outside LG. It is part of planning and preparing for the future .

Keith Johnson

Alstonville

25JAN17

ADDENDUM.

1.The management of NSW's rivers is the responsibility of the NSW State Government. The cost of making good the deterioration of the Richmond R and arteries is therefore one to be borne by State.

2. The neglect by State is now to be corrected by the raising of an additional levy on Ballina ratepayers as set out in the SRV Proposal from BSC. In the past State has not been able to find the funds BSC now seeks. Yet State has collected \$9Billion in 2015-16 from Property Stamp Duties contrary to its commitment to eliminate stamp duties when GST was introduced.

3. Stamp Duty is a factor in forcing up property prices and is widely recognised in professional economic circles as an inefficient and generally unproductive tax. State constantly bemoans the high cost of land/housing in NSW and its adverse impact on our state economy. Yet, and despite substantial stamp duties receipts being received, no substantial policy to address the economic damage being done is to hand. State has however invested heavily of LG monies into FFF and has produced a major political problem across NSW in pushing forced amalgamations of councils.

4. The strategy for NSW state renewal certainly seems obvious from just this quick review. It is:-

A. Phase out Stamp Duty over the next 5-7 years as part of reducing housing costs in a really worthwhile way, and in keeping a promise clearly and unequivocally made.

B. Stop standing over LG and start fixing the problems in the rating system, the LG planning system, the rivers, and other state responsibilities: health, education, justice.

C. Undertake a full, deep review of State functions, with the goal of reducing significantly the red tape and green tape, so that opportunities for economic growth can be pursued without the destructive delays and handicaps of a mass of politicians and civil servants busy justifying their jobs and existence.



Cr David Wright
Mayor
C/- Ballina Shire Council
PO Box 450
Ballina NSW 2478

Reference: Possible Special Rate Variation 2017/18 to 2019/20.

Dear Mayor,

Thank you for your undated letter concerning the abovementioned "Possible Special Rate Variation for the three (3) year period 2017/18 to 2019/20" that provides an opportunity for ratepayers to comment on Council's proposal to apply to the State Government for a "permanent increase in its general rate income, above the standard rate 'pegging' limit".

Cr Wright, the enclosure "asset renewal and healthy waterways", provided with your letter includes, among other things, a graph showing "How do our rates compare to similar councils", in the local area. This graph provides no specific demographic information or financial factors concerning funding allocations pertaining to infrastructure development or maintenance from Federal or State governments, to allow for a fair and reasonable comparison of the respective councils in the local area or if such Council's propose to apply for "Possible Special Rate Variation" to exceed State Government 'pegging' limits in the future.

Ballina Shire Council's submission to the NSW State Government's 'Fit for the Future Program' outlined proposed, but unspecific expenditures on the renewal of core infrastructure assets including road reconstruction works, buildings and various recreational facilities.

I also noted that the penultimate paragraph on page two (2) of your letter states "when we submitted our "Fit for the Future" submission we (Council) **assumed** that the standard 'rate pegging' increase per annum would be **3.00%** for 2017/18 to 2019/20. IPART has recently advised that the standard 'rate pegging' increase for 2017/18 is 1.5%.

Council has indicated that introducing the "possible" rate variation **would** yield \$300,000 pa.

Council also indicated its submission to the NSW State Government would be amended to "include an additional 1.5% rate increase to secure funding for a healthy waterways program".

It is also stated that "Council has traditionally had limited funding for works related to the Richmond River and its tributaries, Lake Ainsworth and Shaws Bay".

Council and the community are well aware of the problems associated with the shire waterways, with such problems frequently reported by the local media, particularly those involving the Richmond River, and the community would reasonably expect that if Council genuinely expects to rectify these problems Ballina Shire Council would have already consulted with the relevant agencies, including Primary Industries, and other local council's contributing to the pollutions issues including Lismore Shire Council, *and it has not!*

It is my understanding that the Ballina Shire Council is expecting its ratepayers to willingly contribute to a proposal for the 'healthy waterways program' that is unlikely to be achieved with the total expenditure of the estimated \$300,000 pa from the "possible" rate variation.

Identification of these waterways issues have been set aside forever and have never had anything to do with *inadequate* funding and do nothing to justify a "possible special rate variation', as proposed.

Cr Wright, with the utmost respect, Council should be well aware of recent Federal Government pension changes "Rebalancing the Assets Test".

As a consequence to the pension changes many of the residents in the Ballina Shire will be directly affected and their assets that may often include investment properties, in this area, will see rental properties subjected to rent and rate increases, if Council's proposal is adopted, that will adversely affect those who can least afford it....low income earners or the unemployed!

From my personal perspective I consider that Council has failed to adequately justify the need for the 'Special Rate Variation' that would exceed the 'pegging limit' set by the State Government.

Council has also indicated that additional funds are sought for the timely maintenance of core infrastructure including public roads, buildings and recreational facilities and one might reasonably query why existing general rate budgeting is no longer adequate.

The reasons for proposed "Possible Special Rate Variation" are questionable and I do not support the proposal.

I would appreciate your consideration of my comments and look forward to your response.

Yours sincerely,

MIRIAM POPTIE



377 WARDELL RD, LYNNWOOD. NSW 2478



Cr David Wright
Mayor
C/- Ballina Shire Council
PO Box 450
Ballina NSW 2478

Reference: Possible Special Rate Variation 2017/18 to 2019/20.

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Identification of these waterways issues have been set aside forever and have never had anything to do with *inadequate* funding and do nothing to justify a "possible special rate variation', as proposed.

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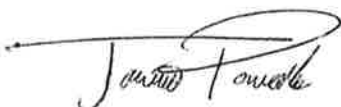
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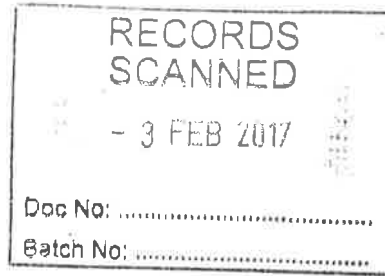
I would appreciate your consideration of my comments and look forward to your response.

Yours sincerely,

Jamie Powell



377 Wardell Rd, Lynwood NSW 2478



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Mayor
C/- Ballina Shire Council
PO Box 450
Ballina NSW 2478

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Council has also indicated that additional funds are sought for the timely maintenance of core infrastructure including public roads, buildings and recreational facilities and one might reasonably query why existing general rate budgeting is no longer adequate.

The reasons for proposed "Possible Special Rate Variation" are questionable and I do not support the proposal.

I would appreciate your consideration of my comments and look forward to your response.

Yours sincerely,

Kim Tyson



10 Sugarwalf Pl, Lennox Head NSW 2478



Seaview st
East Ballina.

2478

2.2.17

Dear Sir.

As a lifetime resident and successful business man of over 40 years, I am totally apposed to any rate increases. All I have seen of this counsil over the years continually wanting more and more money and then squandering it on unnecessary projects that always run way over budget through poor costing miss managment overly wastefull poor supervision and officiously by people that have no idea on how to run a business or manage money.

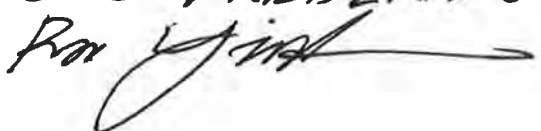
These same decision makers need to get out of there air conditend offices and talk to the people on the street to familys and small business and just find out how hard some of them are doing it and another rate increase will just make it harder.

I beleive the decision makers with there overly generous salerias and entitelments. guaranteed every week need to get out into the real world and talk to ordinary people and small business.

Council has to look at itself
minimise wast become more productive
look at all the perks and perks employ
compitent motivated and efficient
people that have a background in
business and managing money and
directing it into areas of most need.

In private business you miss budget
you suffer the consequences but in
council the decision maker miss
budget the rate payers suffer the
consequences and the decision makers
arnt made accountable for there bad
decisions and incompetence and they
still retain there job.

IT wouldent matter how much
money council raises it will never
be enough untill council has a big
look at itself. IF I had run my
business as council is run I would
have been broke years ago

ROSS FRIEDERIKSEN.




RECORDS
SCANNED
- 3 FEB 2017
Doc No:
Batch No:

Special Rate Variation Proposal 2017

1. Do you feel you have a reasonable understanding of this proposal based on the information provided by Council, such as the letter to all ratepayers and the information included on Council's website ballina.nsw.gov.au?*

2. To better understand the interest in this proposal across the Ballina Shire please nominate your usual place of residence.*

- Ballina
- Alstonville *KEVIN LOCKE 2/4 HIGH ST. ALSTONVILLE*
- Wollongbar
- Lennox Head / Skennars Head
- Wardell
- Other (eg. rural)

There are two components to this community consultation. The first component is our Healthy Waterways Program. This program is focused on raising extra revenue that will fund works to improve the health and amenity of our key water bodies such as the Richmond River, Lake Ainsworth and Shaws Bay.

The next three questions seek your feedback on this proposal.

3. If Council was to spend more on improving our waterways, where do you think the priority should be? Please rank each item from one to five, with one being the lowest priority and five the highest.

	1	2	3	4	5
Shaws Bay	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Lake Ainsworth	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Richmond River	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Richmond River Tributaries (North Creek, Emigrant Creek etc)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Ballina Shire Coastline	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Other (please provide details in the text box in question five)	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

4. In respect to the Healthy Waterways Program how supportive are you of an extra 1.5% rate increase on top of the 1.5% standard rate peg increase in 2017/18, to fund increased expenditure to improve the health and amenity of our waterways?*

- Strongly supportive
- Supportive
- Somewhat supportive
- Not very supportive
- Not at all supportive

5. If you wish to provide additional feedback on the Healthy Waterways Program please provide your comments in the following text box.

The second component to this community consultation is our Asset Renewal Program. This program is focused on raising extra revenue to undertake additional asset renewal works and to assist Council in complying with the State Government's Fit for the Future Program.

The next three questions seek your feedback on this proposal

6. If Council was to spend more on asset renewal related works, where do you think the priority should be? Please rank each item from one to five, with one being the lowest priority and five the highest.

	1	2	3	4	5
Road reconstruction	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Stormwater drainage	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Community buildings	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Open spaces and playground equipment	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sports fields facilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Footpath and cyclway network	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Other (please provide details in the text box in question eight)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

7. In respect to the Asset Renewal Program, how supportive are you of an extra 1.9% rate increase on top of the 1.5% standard rate increase in 2017/18, and extra 3.4% increases on top of the estimated 2.5% standard rate peg increases in 2018/19 and 2019/20, to fund increased asset renewal works and to assist Council in complying with the State Government's Fit for the Future Program? *

- Strongly supportive
 Supportive
 Somewhat supportive
 Not very supportive
 Not at all supportive

8. If you wish to provide comments on your ideas for the asset renewal program please provide your comments in the following text box.

FOOT PATHS TO & FROM ASTONVILLE SHOW GROUND. AS THEY ARE N/C PEOPLE HAVE TO WALK ON THE STREETS WITH THE TRAFFIC ETC. MUMS WITH STROLLERS - ELDERLY WITH WHEELIE WALKERS ETC.

Council has the option of also applying for both the Healthy Waterways Program and the Asset Renewal Program. This would result in rate increases of 4.9% in 2017/18, 5.9% in 2018/19 and 5.9% in 2019/20.

The 4.9% is based on an extra 1.5% for Healthy Waterways and 1.9% for Asset Renewal on top of the standard rate peg increase of 1.5% for 2017/18.

The 5.9% is based on an extra 3.4% for Asset Renewal on top of the standard rate peg increase of 2.5% for 2018/19 and 2019/20.

The next question seeks your feedback on this proposal.

9. How supportive are you of Council applying for both the Healthy Waterways and Asset Renewal Programs?*

- Strongly supportive
 Supportive
 Somewhat supportive
 Not very supportive
 Not all all supportive

10. Do you have any other comments in respect to the proposed special rate variation? For example you may have a different rating structure or increase that you would like Council to consider.

11. Can you please confirm whether you are a property or business owner who would be required to pay any increase in the Council rates?*

- Yes (Property or business owner - Individually or in joint ownership)
- No (Resident)

12. If you answered yes to question 11 please clarify the type of property rates you are required to pay. The category of your rateable property is based on the dominant use of that property. The three categories of property for rating purposes are residential, business and farmland.

- Residential (~~urban or rural~~ residential property ~~or both~~)
- Business
- Farmland
- Multiple categories of properties (eg residential and business)

13. Do you have any other feedback in respect to this consultation process? For example, you may have ideas as to how the consultation process could be improved, or additional information that could be made available to assist in understanding the proposal.

14. Your name and address (email or post) (this information is optional)
Only provide your contact details if you wish to receive a written response on the outcomes from Council's consultation. Council will be notifying all residents of our decision to proceed or not proceed, with an application to the NSW State Government, through our normal communication channels such as the Ballina Shire Advocate and our Community Connect magazine.

15. If you provided your contact details in question 14, would you like to have your details added to a database to allow Council to forward you information on future consultation processes? The contact details will only be retained by Council and the information remains confidential.

Thank you for your feedback. Please click 'Done' to submit your comments.

Note: the survey can only be completed once per device (i.e. personal computer, notebook, smart phone or tablet).



My Council Charges including Rates

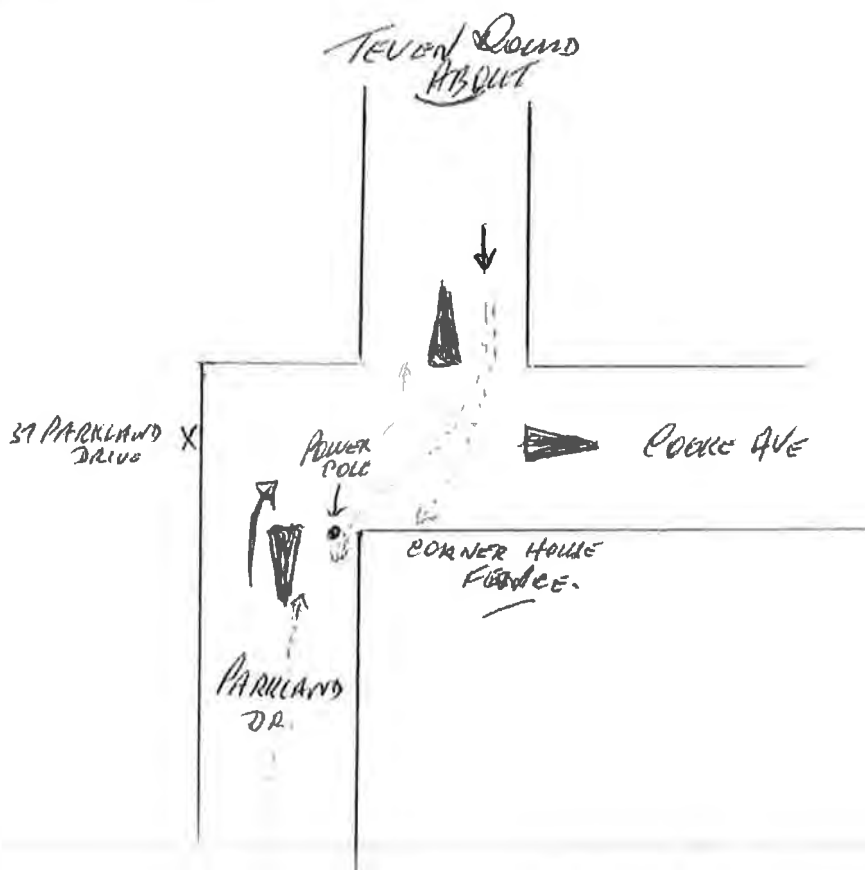
*2008 = \$859-52 }
2016 = \$2161-13 } 8 yrs. Rise 1,301-61 up 62%*

P.T.O →

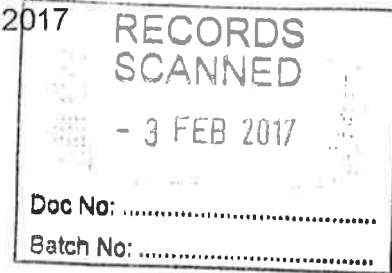
MAIN STREET TO BUGDEN AVE. I HAVE SEEN 8 TO 14 CARS
PICKING UP THEIR CHILDREN FROM SCHOOL = IT SAVES
THE MUMS TURNING RIGHT AT MAIN STREET, TRAVELLING
WEST THEN DOING A "U" TURN, THEN FIND THEY HAVE NO
PARKING SPACES = THIS SHOULD BE A SCHOOL ZONE & 40 K/H.



PARKLAND DRIVE & COOKE AVE JUNCTION TO TEVEN RD REQUIRE
KEEP LEFT, I LIVED AT 37 PARKLAND DR FOR 19 YEARS AND
HAVE SEEN VEHICLES COMING FROM TEVEN RD, HIT THE FENCE
IN COOKE AVE, OR HAVE TO DRIVE ON THE FOOT PATH BETWEEN
THE FENCE & THE POWER POLE TO AVOID TRAFFIC =
I HAVE DRAWN A PLAN, SOME YEARS AGO & GAVE IT TO THE
COUNCIL - NOTHING DONE!



4/6 Fawcett St
BALLINA. 2478
2nd March 2017



The General Manager
Ballina Shire Council
SRV Proposal
PO Box 450
BALLINA.

Dear Sir,

Re proposed rate rise for river management

I am against the proposal as presented as I do not believe that Ballina Shire acting unilaterally would have an appreciable effect. Residents of this Shire are not alone in the degradation of our river.

Any work's done must involve all councils and residents along the river - from source to ocean.

I fully concur with the letter to the Advocate from John Moye of Alstonville. This is enclosed and should be considered by all councillors.

Yours faithfully
Peter Kempnich

A handwritten signature in black ink, appearing to read "Peter Kempnich". The signature is written in a cursive style with a long, sweeping tail that extends upwards and to the right.

k.com/
eAdvocate

Comment on
ballinaadvoc

Bite the bullet

WE ALL know that the Richmond River is polluted, that for the most part of the year it is nothing more than a drain!

That this is so is not solely due to what is happening within the Ballina Shire.

River degradation is occurring throughout much of the entire catchment basin.

The imposition of a permanent 1.5% rate increase as proposed is not the answer.

Yes, Council can plant a few trees, clean up Lake Ainsworth and dredge Shaws Bay but such will not alleviate the problem.

Council needs to bite the bullet!

Restrict further waterfront development anywhere within the Shire, limit residential subdivisions within the flood plain, particularly those where acid-sulphate soils exist.

Insist that new subdivisions within the North and Deadmans Creek areas and any other areas with subdivision potential, have adequate run-off

systems in place as a prerequisite of development

consent.

And by all means plant more trees! Lots of them!

But Council has to go further. Ballina has the most to loose if the status quo continues.

I travel to Coraki on a weekly basis.

Rarely do I see clean water under the bridge.

Each substantial rain event anywhere with the catchment area loads the river with sediment.

Only some form of total catchment management will solve this problem.

Council is limited in what it can do within the Shire, but it must be proactive. Insist that total catchment management practices are set in place throughout the entire river system.

Excluding stock from sensitive riparian zones and insisting on some form of sediment trap be in place for agro business could be starters. Clearly the present mitigation practices, if there are any, are not working.

A lot more must be done!

— John Moye,
Alstonville.

Great day

THIS is just to thank all the people concerned regarding

TORIUM THIS W

Sandra Bailey

From: Toni <toni@canabear.com>
Sent: Friday, 3 February 2017 1:01 PM
Subject: Special Rate Variation 2017 Submission

I strongly object to ANOTHER proposed rate increase.

I am a fixed income pensioner as are many in our Shire and am experiencing difficulty absorbing your last increase on top of all other commodity increases.

I cannot see the justification for another increase and feel Council should look internally for funding.

It appears almost mandatory now that you keep requesting rate increases with little regard for people's ability to keep up. The compounding increases have the capacity to price us out of our homes.

Checking through my rate notices, it is clear that rates have more than doubled in the last 10 years and yet Stewart Street in Lennox Head, only one example, remains in a bygone era of disrepair.

How deep do you think our pockets are – please, give us a break!!!

Toni Houlahan,
31 Castle Drive,
LENNOX HEAD. NSW. 2478

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Sandra Bailey

From: Max Ryan <the2ryans@bigpond.com>
Sent: Friday, 3 February 2017 12:15 PM
Subject: Special Rate Variation 2017 Submission

I REFER TO SRV SUBMISSION FROM RETIRED COUNCILOR KEITH JOHNSON DATE 24 JANUARY 2017.

I have read the submission and after careful consideration I wish to submit my complete agreement with the recommendations put forward therein.

Mr Johnson reflects the real issues of my concern that this Business Plan of the Council's is flawed in it's approach. The attitude demonstrated by the Council assumes that such a large rate increase is acceptable without any real effort to do what all business has to do today, and that is to actually reduce costs, and show it's concern for management responsibilities.

The Council has failed to show any real effort to even be concerned for it's rising cost base, and demonstrate any degree of real efficiency in its management.

Assets are really only Assets if they show a return on investment, after maintained costs are met. That return to the ratepayers can be reflected in demonstrated improvements in amenities and more rigorous analysis must be demonstrated before new Asset replacement is undertaken.

The Council is operating in a Monopoly environment, so it must show a more responsible attitude to management of the investors funds, prove that it employs a real cost sensitive management policy, and make a more rigorous effort to argue the State Governments lack of contributions to their responsibilities such as the River problems.

Please do not accept that this proposed Rate increase is justified without another look at the Councils better efforts to address the real issues as outlined in Mr Johnsons submission.

Your Faithfully

Max Ryan

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Sandra Bailey

From: jnmacleod jnmacleod <jnmacleod@bigpond.com>
Sent: Friday, 3 February 2017 12:36 PM
Subject: Proposed Special Rate Variation

ATTN: General Manager

Dear Sir,

RE:
Council Proposed Rates Increase

I
apologies if this note has been incorrectly directed to your office, but if so, would ask, could you please forward it to the appropriate Council department.

We would appreciate being given an opportunity
to voice our dismay at the proposed Council Rates Variation/increase.

Like many
of the residents in our area, we are pensioners. Alongside savings made during
our working life, we live on a fixed and small income. I'm proud to say we
manage and budget astutely and within the financial boundaries imposed. Much
like others of our generation.

It is then, with great concern, and worry, that we read of Councils' proposed **SRV** over the next three years. An % increase that I doubt many wage earners could afford let alone pensioners and the like, who have no way of increasing their incomes. Put simply, we do not have the additional money to help finance these schemes and as such would request Council consider alternatives having less impact on its' residents.

In general we are fully supportive of our Council, and particularly Administrative staff who are so friendly and always helpful. We therefore trust you accept our this email in the spirit intended.

Sincerely,

John
& Krystina MacLeod

3 Tea
Tree Place

Ballina

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Sandra Bailey

From: Fred Goodman <fgoodman8@bigpond.com>
Sent: Sunday, 5 February 2017 6:00 PM
Subject: Proposed Rate Rises

Dear Councillors,

We wish to record our objection to the proposed rate rises.

It is our view that the imposition of permanent rate rises is a spurious way to deal with specific problems. If the problems are as important as made out they should take precedence over less important expenditures or be subject to a one-off levy.

The previous council already raised the rates permanently on the grounds that the swimming pools needed updating. That increase should now be used to address the latest alleged problems.

It has been argued that the average increase is manageable but the fact is that the average increase is applicable to only a small number of ratepayers but huge increases will apply to a significant number situated in areas of higher UCV properties.

In particular the contribution by Lennox Head properties will far exceed that from other parts of the Shire. B Ward Councillors please take note.

To sum up we believe the councillors are being misled when it is recommended that they impose cumulative rate rises, the object being to permanently increase the rates not legitimately to address problems, some of which are not solely Ballina Shire's concern e.g. problems in the Richmond River.

Please do not impose this additional burden on the people you have been elected to represent.

Yours faithfully,

Jill and Fred Goodman
6 Rayner Lane
Lennox Head

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Caroline Klose

From: Bruce <brucewilson3@westnet.com.au>
Sent: Friday, 3 February 2017 9:11 PM
To: srvproposal
Subject: Re your SRV

Cr David Wright
Mayor
Ballina Shire Council

Dear Counsellor,

I am writing as a ratepayer and age pensioner in response to your letter of 6 January. My pension is indexed of course, and the latest RBA figures allow show a weighted average of 1.5% p.a.CPI. My total income from pension and investments hovers around the income tax threshold which has not changed in at least the last three years. This 1.5% inflation figure seems to be echoed in the suggested limit that Councils everywhere should be applying to increases in rates.

As you might suspect, people like me run their lives on a fairly tight financial budget, and the prospect a second application for over-the-limit rate increases is something we don't view with any joy.

I drive my car on the roads and use the library occasionally. User pays. At 82 I don't have much use for olympic pools. How much does the user pay there?

If the Richmond is polluted, who is that down to? Farm run off, careless householders, or criminal waste disposal operators? Who should be paying there?

No, I'm not really in favour of more compounding rate increases.

Yours sincerely,
Bruce Wilson
9 McDougall St
East Ballina

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Caroline Klose

From: Sue Pittavino <pittavino@internode.on.net>
Sent: Saturday, 4 February 2017 1:57 PM
To: srvproposal
Subject: SRV proposal

Hi

I refer to your letter dated 6.1.2017 seeking comment on the SRV proposal.

I provide the following comment about the Healthy Waterways part of the proposal.

Firstly, this is a commendable objective.

My understanding is that the Rous County Council has primary responsibility for planning, implementing and coordinating projects to improve river health.

The RCC, a body formed under the LG Act, should remain the primary body to lead such efforts to improve river health;

- it already coordinate planning and works across Shires along the Richmond River catchment ie not just Ballina. It represents many stakeholders, particularly and importantly land owners and land managers.

- Being an already established statutory body, they have credibility with government

- any works projects etc that they do are more likely to be sustainable and better guarantee custodial responsibility in the longer term.

- RCC is well placed to coordinate the involvement of NGOs. While I applaud the enthusiasm and intent of OzFish, I am sure that there are other interest groups such as Landcare groups who should become involved.

These points should be borne in mind with the Healthy Waterways re an investment in the RRC is more prudent than NGOs Thank you for the opportunity to provide comment.

Mark Pittavino

4.2.2017

Sent from my iPad

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Caroline Klose

From: Alan & Mary Dadd <adadd@idl.com.au>
Sent: Saturday, 4 February 2017 4:29 PM
To: srvproposal
Subject: Special rate variation

Dear Mayor,

We are concerned that for Ballina council the only way to meet the NSW government "Fit for the future" policy is to increase rates.

This line of thought is not sustainable with the current financial climate, combined with Australia ageing population. Having been a rate payer in Ballina shire from 2001/2002 our rates have increased over 300%.

I am a self funded retiree due to the downturn in the manufacturing industry & at 64 lost my employment & have no chance to be reemployed & cannot receive a pension of any kind until June 2018. So with this in mind, why not look at the council operating cost, reduce expenditure and have the council operations be accountable to the ratepayer.

Ballina have the opportunity to lead the way in the "fit for the future" by streamlining there operation and budgets, working within funding available.

Private business are continually reviewing their cost & operation to minimise expenditure & provide customers better service & share holders better returns on their investment. This is a bitter pill for some comfortable in the own little empire, however it must be carried out every 5 to 10 years to be competative in a hard market. Council is a business and should look at our successful companies for inspiration.

With the poor quality of the Richmond river, should the council make contact with the major stake holders, NSW government, & other councils up stream in the first instance? Coming from lake Macquarie area with power stations drawing and discharging water your are not going to improve river quality without putting an end to sugar cane processing, that and farming with associated fertilisation is not a good mix for water ways.

Lake Ainsworth does need attention, however I feel you are going about the wrong way. Fix the western road complete with drainage & stabilize the forshore don't close the eastern road & expect the lake to get better & lower the speed limit, stop trucks & buses from using the eastern road.

Develop Shaws Bay, what a great asset.

In summary:

The council has shown poor judgment in the past with the swimming pool upgrade, most rate payers did not want to spend so much on the upgrade, a budget 8m & now 14.5m, seems like the council does not have a control on cost.

Stop councillors spending ratepayers funds on things we can't afford or for the few just to get there name on TV or the paper. Frisbie golf & ocean pool when we have Shaws Bay.....what about the playground cover....no press so he just dropped the idea.

I also find it deceiving that this intended rate rise was not brought out in the open at our recent council elections. Judging by the council inability to make a discussion that the ratepayers expect i.e. skate park, bike track, shark nets, bike & walking paths....do I need to go on?

How did you manage to agree on this rate rise, have a glossary designed, quoted {costed I assume you do that}, proofed, printed in two months, I don't think so! This rise was pre planned.

I feel you have already made your decision & just going through a process, just like the swimming pool saga!!!

If you would like to further discuss my thoughts, please feel free to contact me.

Regards

Alan & Mary Dadd

45 Hutley Drive
Lennox Head 2478

Mobile 0419231708

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Caroline Klose

From: Jane Burrows <jane.burrows57@gmail.com>
Sent: Sunday, 5 February 2017 9:53 AM
To: srvproposal

NO× 5 family members ! to rate increase. due to the council telling the people of West Ballina that the river was the Fisheries and DPI issue department, after the toxic spillage into the river last year, due to a vandalisation of a container from the rivers dredging. Get the departments responsible to pay up not the people.

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<BR

Caroline Klose

From: Anita <banita@westnet.com.au>
Sent: Friday, 3 February 2017 5:37 PM
To: srvproposal
Subject: Special Rate Variation 2017 Submission

I wish to object to the proposed rate increase and find it unreasonable that Council is expecting rate payers to "foot the bill" again.

I am an older, single income rate payer subject only to the CPI increase. My rates have more than doubled in the last 10 years while my pension has only gone up a fraction of this.

Ballina Shire is a growing area with a large number of new homes being built. Council will receive substantial rate revenue from these new properties as well as fees and charges that it collects to process the DA's.

How can we trust you to spend the money efficiently?

The rate increase for the pools to be upgraded at a supposed cost of \$8 million now apparently has a budget of \$15 million!!!

It appears the aim of Ballina Councillors is to get the rates to match other Shires such as Lismore, even though they have more services and a road network twice the size of Ballina's to maintain.

As a long term rate payer I say enough is enough.

Since you have asked for feedback, let me spell it for you – NO.

Anita Swanberg

21 Castle Drive,
Lennox Head.



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www.avast.com

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7 The Grove
Lennox Head
3rd February 2017

Submission to Ballina Council regarding the proposal for rate variation.

I completely reject the proposal to once again vary the rates of Ballina shire residents.

These are the reasons for my stance:

- Ballina Shire residents have already been asked to bear the burden of upgrading swimming pools at both Ballina and Alstonville. Despite some opposition, Council adopted this rate variation and the subsequent releasing of detail of the improvements were beyond those initially stated in the proposal, so community perceive lack of transparency by Council.
- Council has persisted in fluoridating the Ballina Shire water supply, despite substantial opposition due to health concerns; the ongoing costs involved in maintaining the dosing plant in the long term is an unnecessary debt residents now have to bear.
- Council finally provided Lennox Head with a meeting place, a community centre. The design is not in keeping with a coastal village and subsequently is not appreciated by many in the local community. While the community values the library, the shortcomings of a main auditorium planned as an indoor basketball court and the venue then found too small for its built purpose does not inspire confidence in Council for spending public funds. This, coupled with the high cost of renting the rooms in the facility by local groups, adds to the displeasure with the site and further erodes the perception of Council as careful money managers.
- These instances do not inspire public confidence in Council to use existing funds wisely and ratepayers are again being asked to top up the shortfall resulting from Council's poor decision making.
- To even consider a rate variation, we, the ratepayers, demand some evidence of Council demonstrating efficiency in managing funds already raised by Council from the ratepayers.
- Council needs to identify alternative financial measures to remedy the Council budget by reviewing the council Improvement Plan. Increasing the level of council's loan borrowings is one option.
- Before consideration of this proposal, Council needs to look with scrutiny at the rate split between residents, businesses and farmlands and revise it.

I reject the proposal to ask ratepayers to endorse a rate variation by Ballina Shire Council.

Yours sincerely



S.C Hetherington.

Caroline Klose

From: b-robertson2@bigpond.com
Sent: Sunday, 5 February 2017 10:51 AM
To: srvproposal
Subject: Special Rate Variation 2017 Submission

Ballina Shire Council.

I fully support the healthy waterways program but do not support the unequitable way that is proposed to fund it. I oppose that method on 2 grounds.

I live at Lennox Head and purchased that home in 1989. AS you know, rate payers did not have to be wealthy at that time to buy into Lennox Head. My property has escalated in value considerably since then and therefore the rates. I have worked all my life and worked past retirement age but am now on a low fixed income. In the letter to ratepayers, the example that council gave of the proposed rate rise for the average residential property is dishonest and misleading as the rate rise for higher value properties will be considerably more. Mayor Wright stated to the meeting at Ballina RSL on Saturday that council must meet it's commitments . Well Mayor Wright,so do ratepayers. My land does not put food on the table.

My second objection is based on the fact that only some of the residents of Ballina Shire are expected to pay for the swimming pool upgrades and waterways project. This is an ever increasing trend that punishes people who help themselves and rewards those that expect (and receive) everything for free. Enough is enough.

. Mayor Wright stated that I would be much better off with no food on my table because the reasons that I bought into Lennox would remain. The "non contributors" in this community will also enjoy the beauty of this shire and its waterways for free.

There are other ways to fund this project than expecting only hard working responsible people to pay.

Oh another thing. Many years ago (probably about 2005) I wrote to council regarding the faulty drainage in Aurora Place. The guttering is lower than the drain so that water does not flow into the drain and debris is deposited in front of no 6 and 7 Aurora place. At a street meeting with a manager from Ballina shire council, residents were told that we were expected to hose and sweep the debris from the gutters. Well mayor Wright, I am nearly 70 years old and I am still sweeping and hosing debris from in front of my property. The drainage still hasn't been fixed. I would like to ask Mayor Wright at what age are resident exempt from sweeping debris from the gutters in front of their properties.

Oh another thing. I wrote to council last year (an anonymous letter because some of the offenders are very aggressive) regarding the footpaths in Aurora Place being used as safe parking by multiple people. Council monitored that for a very short period then stopped. The footpaths over Christmas were impassable with vehicles sometimes double parked on the footpaths. I made 2 suggestions in my letter. That sharp edged guttering be constructed to deter the practice and that yellow no parking lines be painted on the curve of the cull de sac so that residents of no. 3 and no. 7 had visibility when reversing from their driveways. I would like to ask Mayor Wright If he will take responsibility when some is killed or injured.

A little annoyed? Yes you could say that.

Barbara Robertson
7 Aurora Place Lennox Head.

Caroline Klose

From: Maree <maree@swellproperty.com.au>
Sent: Sunday, 5 February 2017 1:51 PM
To: srvproposal
Subject: Special Rate Variation 2017 Submission

We strongly object to the suggested rate variations

We receive **seven large rate notices** from Ballina Council with a mix of one residential and **six commercial**

We represent **thirteen large businesses** in Ballina Shire
We can only be their voice as we hold the rate notices

There is an issue with this proposal as really you aren't talking to business owners who will be affected
From a commercial business point of view you bring more pressure to Ballina Shire businesses as they will have to take on the increases

Unlike the residential proposal you offer no proposal for financial impact lessening

You have absolutely no need to be gouging like this as you are a development council with large landholding and commercial sites that bring steady income
Use some of the money you have and are receiving in rate bills and stop continuing to put pressure on businesses in the shire

We repeat we strongly object to this unfair way to raise more money
My major concern with this is that you don't listen to those who are affected.
If you did the proposal would never have been promoted to raise money in this way

Regards
Maree Lazarus

Maree Lazarus
M- 0408664528
E- maree@swellproperty.com.au

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PO BOX 394
ALSTONVILLE 2447
4th February 2017

SUBMISSION TO BALLINA SHIRE COUNCIL RATE VARIATION PROPOSAL

I object to the Proposal on the following grounds:

- 1) Full Breakdown of proposal concepts and financial breakdowns not provided
- 2) Future amalgamation veiled threat under Fit for Future Plan – not appropriate given current statements by Government on Forced Amalgamations
- 3) Stated Variation for 3 years then includes continuing past that period. Needs further clarification before acceptable.
- 4) Provision of Playground equipment should not be a reason for a Rate Variation. This only benefits a very small number of residents.
- 5) Inequitable financial impost on Ratepayers throughout community, by use of UCV, is totally unacceptable. Ratepayers with more than one property should not be unfairly impacted. A Flat Rate amount on each Rating, may have some merit.
- 6) Having more than one property, or a property with a high UCV (for example one used for Primary Production income), does not necessarily mean greater ability to meet financial impost as cost cannot be passed on, in the same way as an investment residential property.
- 7) The explanation of the costings per ratepayer does not provide accurate details to the community of the total impact to all sections of the Ratepayers.
- 8) If Oz Fish has funding to match \$ for \$ with Council, what is their source of income? More information necessary on OZ Fish before proposal acceptable.

I urge Council to reconsider this proposal.

Yours sincerely

Gavin Robb

Caroline Klose

From: allan stuckey <tuthmosis4@gmail.com>
Sent: Sunday, 5 February 2017 4:12 PM
To: srvproposal
Subject: rate submission

To whom it may concern,

I am against the increased rate proposal for the following reasons:

Ballina shire already has one of the best and affluent rating areas including Ballina, Lennox, Alstonville, Wollongbar etc unlike other unlucky shires.

The rating area is increasing rapidly eg Wollongbar to be biggest regional housing in this area; Ballina and Lennox increasing: the area from Ross lane to Ballina to be housing future area---all this is enormous!! Rating heaven!

We have a good basis at present, better than most shires, and a continuing source of rating revenue for many years to come. This rate rise is not needed in the slightest.

I note that at the last rate rise for swimming pools etc the submissions were over 90% against but the council took no notice--- abiding by the letter of the law re consultation but not the results.

Thanks,
Allan

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<BR

Caroline Klose

From: d.fuller@nrg.com.au
Sent: Sunday, 5 February 2017 7:33 PM
To: srvproposal
Subject: Speacial Rate Variation (SRV) from 2017/18 to 2019/20 - Ballina Shire Council (16/108302)

To Ballina Shire Council,

I REFER TO SRV SUBMISSION FROM RETIRED COUNCILOR KEITH JOHNSON DATE 24 JANUARY 2017.

I have read the submission and after careful consideration I wish to submit my full agreement with the recommendations put forward.

I do not accept the proposed rate increase, it is not justified and Council needs to address the real issues as outlined by Mr Keith Johnson's submission.

A further example to the Johnson submission is the Ballina and Alstonville swimming pools. Their ballooning capital costs from 8 million dollars to the current 11.6 million dollars is due to Council acquiring a lower interest rate and therefore more

funds. Had the Johnson submission been applied in this case, we would have seen a reduction in the additional rate revenue required or raised through a special rate variation in 2015/16 and 2016/17.

Don't listen with considerable politeness and then do nothing, please apply the Johnson submission.

Your Sincerely

David Fuller
P: 0266867410
M: 0412 584 234

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9:06 pm

Cancel

Possible Special Rate Variation. (16/108302)

Send

Subject: Possible Special Rate Variation. (16/108302)

Dear Councillors,

I am writing in response to your proposed special rate increase. We think it is unnecessary for such a large increase as this to be imposed on the ratepayers. Many, like ourselves, are on a fixed incomes and need to budget for each of these increases without any change to our own resources. I think the proposals have some merit but the council needs to seriously consider other means to finance them rather than the easy option of hitting the ratepayers. There are State Government grants for councils on waterways that are aimed at these water quality improvements. The Coast and Estuary Management Program is one that I am aware of and there are many others.

Any improvements I want or need to make have to be saved for or borrowed and paid for from existing revenues and maybe council needs to consider its responsibility more carefully.

The proposed increase is way above even normal wage/salary increases and especially government workers (2.1 - 2.5%) and would be a heavy burden on families. This along with increases in electricity cost and insurances etc which are all increasing at excessive rates means we are going backwards....So what do we go without??

Lastly after the three years of any increases do the rates then return to the State Government pegged rate and with compound affect of your SRV we would still be paying more.

For these and other reasons not specified we disagree and reject the proposed increase.

Sincerely Yours,

Bruce and Barbara Read. 16/108302

Caroline Klose

From: ponymoore@westnet.com.au
Sent: Monday, 6 February 2017 7:53 AM
To: srvproposal
Subject: Healthy waterways submission

councillors

A quick message to let you all know I'm NOT in favour of the proposed rate increase. is it not already part of council future planning to have funds set aside for such plans.

Did we not already have a recent increase due to the swimming pool which is a community assets again funds set aside for ongoing maintenance. I wonder what percentage of rate payers use it as we have large number of retirees and elderly

There has been a huge growth in housing of recent time my understanding generating an influx of funds from rates.

This council does not provide rate payers with a cost effective garbage service tips fees fare exceed Lismore and not like other area, many in nsw provide free curb side pick up where is Ballina? No wonder some people dump illegally

ALthough I'm sending this message I feel the rate rise will still go ahead as council seem to put plans forward there plans. I again strongly disagree believing it should already be part of existing funds. has council applied to government for assistance or even approached interested qualified community members for support.

Regards Diane Moore

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Secretary: Mrs. Kath Robb
PO Box 394 Alstonville 2477
Phone & Fax: 66281110
Email: robbk@nswfarmers.org.au

LISMORE/ALSTONVILLE BRANCH

3rd February 2017

General Manager
Ballina Shire Council

RE: Submission to Council Possible Rate Variation 2017-20

Dear Sir

At a meeting of the Lismore/Alstonville Branch of the NSW Farmers Association held on Wednesday 1st February a motion was ratified:

"That a submission be made to BSC stating concerns of members who are Ratepayers of the Council."

The following points were raised by members of the Branch:

- We oppose the proposed Rate variation. The General Rate is able to be increased by the rate peg determined by IPART and it is unacceptable for Council to be seeking a variation to that Rate, particularly over multiple years.
- Ratepayers in general, budget to function within the limits of the income they anticipate receiving in a year. Why does Council not apply these same criteria and work within the guidelines of the yearly increment and determine Council activities within that budget, rather than continually seeking an adjustment to that amount, from ratepayers?
- How does Council address the apparent, but not itemised, increasing costs of administering Council? What specific areas have incurred cost increases? How is Council prioritising each of these areas to ensure that Council priorities benefit to overall ratepayers, not one particular section of the community? Projects for use of funds included playground equipment-would these costs not be covered by Section 94 contributions.
- The Proposal Letter does not provide all information which members feel should have been finalised prior to notification to ratepayers of Proposal. For example: Complete Information of Benefits to all ratepayers across Shire requiring further financial impost; Break Down of Final Costings, including Administration Costs; Finalised, Guaranteed Contribution from any Co-Agency; Comprehensive Information regarding any proposed Alliance Organization and previous completed projects.
- Given the recent comments from the State Government on forced amalgamations, it would seem inappropriate for Council to cite an imaginary threat of a forced amalgamation, as an argument for the proposed Special Rate Variation and therefore the concept should be aborted.
- There are many State and Federal Grants available for environmental projects, therefore the imposition of inequitable costings on ratepayers is unnecessary.
- The Richmond River transverses several Shires-Surely any 'River Health System' concept should be a joint venture with all shires to have any overall enduring beneficial effect.

NSW Farmers' Association

..../2

(2)

- Council last year sought a levy from all ratepayers in relation to swimming pools. Presumably this was due to an oversight by previous Councils to have a contingency fund for ongoing maintenance. When ratepayers who were going to bear the greatest impost, questioned why an equal amount could not be contributed by each ratepayer, Council's stated that it was not permissible. In checking with Nambucca Shire, I was advised that all ratepayers contributed the same amount, to an environmental fund. The premise being, equitable impost and equitable benefit.

Members request Council not proceed with this Proposal, until the Issues raised can be shown to have been satisfactorily addressed.

Members also request to be advised, in a timely manner, if Council proceeds with an application to IPART, for the Rate Variation Proposal.

Please feel free to contact me, if required.

Yours sincerely,

(Mrs.) Kath Robb
Hon. Secretary

NSW Farmers' Association

ABN 31 000 004 851 PO Box 459 St Leonards NSW 1590 Level 6 35 Chandos Street St Leonards NSW 2065
Member Service Centre 1300 794 000 T 02 9478 1000 F 02 8282 4500 www.nswfarmers.org.au

13/1/17

The General Manager,
Ballina Shire Council,
P.O. Box 450,
BALLINA. 2478



V & R Yealland
19 Pillon's Lane
ALSTONVILLE
2477

Dear Mr. Hickey,....and Councillors,

Proposed Special Rate Variation, 2017-2020.

In response to the Mayor's invitation to respond to the above proposal, I submit the following reasons why Council should **NOT** proceed with additional rate rises for this period.

1. I will show that **Council already has sufficient funds** for their purposes.
2. The proposal was only approved by the casting vote of the Mayor. Two Councillors were absent from the vote, and at least one of those does not want a rate rise. Some Councillors went to the election promising lower rates, not increases.
3. Councillor Johnson stated that Council has had 15 years of additional increases. My recollection is that there have been 38 years of increases!
4. ~~During the time of Engineer/Town Planner, Peter Thorpe, then Bill Woods on Peter's retirement, BSC forged ahead with vision and achieved remarkable things in a most efficient, professional and financially competent manner. With these men's departure, an extravagant expansion in internal staffing has occurred (especially under G.M. McPherson, and the changed internal structuring), corresponding with a marked downturn in services to ratepayers. Furthermore since Engineer Trent, BSC has become bureaucratic.~~
5. Council has greatly increased its rating base, with a huge influx of new residents, new subdivisions, and charging rates on each individual unit in a complex.
6. In recent years, since interest rates have greatly decreased, there has been an almost doubling in house prices, which in turn means higher UCV valuations....thus higher rates.
7. Council has greatly increased its rate income, since the changed rating method of ½ UCV and ½ set rate base.
8. Council recently doubled its administrative charges, and increased outdoor service charges.
9. Council charges a (large) contribution fee for 'recreational spaces' on almost all developments, and then finds ways to utilise those spaces for Council use and/or buildings eg. Williams Reserve, Lennox Head, Porter Park, Ballina (Abor. Community Centre).....and perhaps Jeff Johnston's proposal of a mini race track on a park at Lennox! etc.
10. When Council quotes average rate figures, these appear to have no relation whatsoever to the reality of individual ratepayers. For example when Council last claimed an average rise of \$45 per ratepayer, it actually amounted to \$100 for ratepayers. Of course BSC could have deceptively meant per quarter and not annually!?

11. Council will remember that it received an **\$8million permanent** rate increase in the 2015-17 period for upgrades to the Alstonville and Ballina swimming pools. The pools are a one-off expenditure, and so \$8 million +, permanent funds are available for the maintenance works Council is now seeking. The maintenance works spoken of, do not have to be done all in one year....! (That being so, why doesn't that money now to pay for the BCHS indoor courts, (\$8m estimated cost), instead of selling an income producing asset???)
12. On top of that **\$8million**, there is other **money that could be available, if Council:**

... Practised fiscal responsibility;

...Engaged in efficient work and expenditure practises;

...Made wise decisions, so that things are done properly and wisely the first time, and not have to cost money for remedial or maintenance work. For example:

...What of the wasted \$45,000 from BSC reserves for mistakes made by a recent ex-Councillor's during his subdivision works? Why didn't he pay for these costs?

...What about roundabouts, and other **vegetation plantings, that require constant trimming**, rather than planting the correct, non-repeat-maintenance plants in the first place? And **roundabouts that don't allow vision, cause accidents**. (why did Council plant vision-blocking vegetation at Sneaths Road, Wollongbar roundabout).

...What of paying **\$15,000 (twice?) for two 'sculptures'** on roundabouts in Ballina?

...What of the non-wisdom of **planting Poinciana trees under the awnings of River Street shops**. Miniature Poincianas would have perfectly met the 'brief'!!

...What of the **Biochar plant**, which is an elitist 'white elephant', benefiting only those wealthy enough to afford a trailer and tow bar!?

...What of the proposed **BCHS two-court indoor sporting complex**, which apparently would be scarcely used, but would run at a huge deficit. Does BSC really plan to sell an **income generating facility**, to pay for it?.....so it is twice the price quoted!!

...What of the **pathway between Lennox Head and Ballina**. Firstly the constant changes of mind; then the apparent duplication; now the recommendations of the special meeting re finances being completely ignored at the next BSC meeting (?)

...What of the costs of constant **flip-flops** when making Council(lors) decisions!!!

...What of the **giving of money to a single student** recently, rather than to groups?

...What of the **re-directing of grant money** from originally stated, to spending it on 'cartoons(?)....possibly meaning for advertising? Similarly re the new re-cycling rules.....the adds for this must have been expensive. Why couldn't that notification, gone out in letter form, with the current letter, or rate notice?

...What of the lack of co-ordination in **BSC postings**. Couldn't departments arrange for joint postings to save postage costs (now \$1 per letter)?

...What of the absolute debacle, distress and cost caused through the proposed inappropriate placement of a **skating park at Wollongbar** roundabout and subdivision, when the nearby sporting fields would be appropriate and safer for the users? And why so hard-headed when change is the better option?

...What of the cost of **signage for towns**, which had to be replaced soon after?

...What of the constant cost of **vehicle turnover** for BSC? And do we need so many?

...What of the cost of producing a **BSC 'newspaper/letter'** which few read? And the added costs in its distribution? Use your Advocate add to cover **essential** info.

...And what of the huge, extravagant, **cost of hiring Consultants**, when internal staff appear to have the necessary qualifications to do this work (as in the past)?

...What of the great wastage of BSC finances on **false**, but '**politically correct environmental projects**? **Global Warming** is a 'Left-wing' hoax with a political agenda, that has nothing to do with truth or accurate data. Likewise with other deceptive Left wing political 'front' projects? They all have to do with destroying 'Capitalism', and financially crippling 'the West'.....(eg "Global Warming' was designed to get the West to transfer its money to Marxist/Islamic third world countries – that is why 'direction action' is so opposed).

...Reassess things undertaken by Council.....and downsize internal staffing levels.

...Any other wasted finances, not covered in the above!

Council is very good at securing **grant money**. These cover many things, and Council could continue applying for same, thus releasing money for maintenance needs....which needs Council should have already been budgeting for.

Financial hardship burden on ratepayers.

In all these past and current rate rises, Council overlooks one extremely important factor.

Ballina Shire has a disproportionate percentage of retirees. Many of these are **elderly women** on their own. They have no superannuation to supplement their sole single pension of **\$21,000** pa. At least **\$6,000** of that is taken up by: Council Rates; electricity charges; telephone payments; and such like basic necessities. On top of that there are Insurances: for property, motor vehicle (if any), funeral, life, and health fund....(say \$7,000) Medical expenses can be high. Few Doctors now bulk bill. Non-local calls are limited to one per Bill (= 3 months).

All these costs escalate each year. Electricity increases are announced to be exceptionally high, 2017.

These people are fugal. They cannot afford to drink, smoke or waste. Clothes are bought at op-shops, and some meals are eaten at charity places like Presby. Church, Masonic Hall and Food from Life (for cup of tea, and some groceries). Other things are bought on specials, or 'reduced for quick sale'. Some 'dumpster dipping', has occurred! Outings are reduced to the minimum, and only things that are free, are attended....and so on and on.

Council and its staff seem to have no understanding of how **stressed and distressed** these constant rate rises cause to our **elderly residents**, and those on **self-funded fixed-income retirees**. Council says 'downsize and free the home for families'! But it doesn't understand that **moving costs money**, and most folk don't have the money to move...even if they wished to. They are trapped where they are. And moving could mean losing all one's social support.

Unless of course Council is implementing an '**ethnic cleansing**' programme to force the poor and elderly out of its borders, then Council **must consider them** in this ever pursuit of money.

Conclusion.

Council is sustainable as it stands. It is swimming in money! It has many investments; most of which are bringing in income. Council already has the **permanent \$8million** from the last, and many previous rate rise. These rises are accumulative. Furthermore CPI and approved rate rises occur each year. **The above lists ways Council can find more cash flow**, simply by becoming efficient, wise and 'best choice'-decisive. It's Council's duty to be totally responsible and conscientious in its usage of ratepayers' money.

Mayor Wright on television, 11th January, spoke as though everything was a 'done deal'. (And no doubt Council is in fact just 'ticking the boxes'...as one letter writer wrote!) It is not a 'done deal'! **Councillors are elected to represent the people, not themselves; and Council is an employee of the people.....their will must prevail. The people are saying: NO ADDITIONAL RATE INCREASE!**

This current proposed rate rise is not necessary, nor is it justified under any criteria. Therefore we instruct that you do **not** proceed with it.

Yours faithfully,

V.G. Yealland 19 DILLINS LANE ALSTONVILLE

V.G. Yealland

R.E. Yealland

R.E. Yealland " " "

Geoff and Pam Davey
5/6 Fawcett Street,
Ballina NSW 2478
Phone 02 6686 5798
geoffdavey@westnet.com.au

I February 2017

Ballina Shire Council
SRV Proposal
P O Box 450,
Ballina NSW 2478



Dear Councillor

Re... Possible Special Rate Variation for the three year period 2017/18 to 219/20

We do not support the above proposed Rate Increase above the standard increase pegged by IPART.

Ballina Ratepayers are continually asked to pay more than the pegged allowance and considerably above the CPI. Ratepayers don't have such funding luxury.

In 2015 the Council proposed a similar increase to fund upgrades to the Alstonville and Ballina Swimming Pools. None of which has happened.

On receiving approval from IPART they increased our Business Rate by a horrific 21%

We do not believe the Ballina Ratepayers should be funding the clean up of the Richmond River System which has major upstream pollution issues cause by farming and other communities.

We know the Council takes no notice of our feedback, as all Ratepayers who don't respond are accredited with agreeing to the proposal. Absolutely not so.


Regards...Geoff Davey

A handwritten signature in black ink, appearing to read 'G. Davey', is written over the typed name 'Geoff Davey'.



Cr David Wright
MAYOR
Ballina Shire Council
PO Box 450
Ballina NSW 2478

I VOTE NO TO THE SPECIAL RATE VARIATION PROPOSAL.

As a Pensioner with a fixed income these increases will impact on our style of living.

The fact that we have VERY COMPETITIVE RATES compared with other similar councils should be a big plus as it will assist growth in our region.

Council, as I am led to believe, is in a STRONGE FINANCAL POSITION, with SIGNIFICANT FUNDS and AVAILABLE LAND for development and growth opportunities.

Not so long ago a survey was carried out to vote for a SRV for the swimming pool upgrades. The results were very much AGAINST the proposal, but council OVERRODE that and went against the peoples vote. This to me meant a TOTAL WASTE OF MONEY and OUR TIME.

IS THIS SURVEY GOING TO BE IGNORED AS WELL? I hope not.

Doug Tibbey
Ballina Rate Payer

A handwritten signature in black ink, appearing to read "Doug Tibbey". The signature is written in a cursive, flowing style.

Sandra Bailey

From: Ross Pickering <bigroscoe44@bigpond.com>
Sent: Monday, 6 February 2017 2:07 PM
To: Linda Coulter
Cc: Karen Nurthen
Subject: Summary of meeting held at the RSL about suggested rate rises

Dear Ms Coulter,

This is a summation of the meeting held at the Ballina RSL club, for the purpose of allowing our members and guests a chance to put their point of view to the councillors, all of whom were invited to attend. We had 3 in attendance and quite a few sent their apologies as they had prior commitments.

The upshot of the meeting was one of quiet hostility towards the rate increases, with a lot of pensioners wondering how they were going to cope. The Mayor took quite a while to try to explain the need for these increases, but his explanations were typically vague and his comments very generalised, which left

the audience a little bewildered, and probably more confused than when he started.

Mr. John Larsson of Ozfish Unlimited was invited by us to give a powerpoint presentation of what is exactly wrong with our Richmond River, which he did rather well and this was accepted by the meeting as a necessary rate increase, as long as Ozfish is the principal facilitator of this project.

So, in brief, this meeting was by and large opposed to the exorbitant rate increase requested by Council as there is NO sunset clause to these rises and they [if granted] will be in perpetuity, making living in Ballina a very expensive pursuit.

I would be grateful if you could place this letter with other public objections to the rate increases,

Yours Sincerely,

Ross. M. Pickering.
President.
Ballina Ratepayers Assoc'

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ALAN J BROWN

□□□

4 Mary Street, Ballina
NSW 2478

Phone: 0402 133 834

3rd February 2017

The General Manager & Councillors
BALLINA SHIRE COUNCIL.
Cnr Kerr & Tamar Streets,
BALLINA 2478

I wish to support the attached submission from former councillor Mr. Keith Johnson.

I have carefully read his detailed submission and consider that he has covered all aspects of the issues raised in the document distributed by the mayor, dated 6th January, 2017, dealing with the proposed increase in the rates. The matters addressed by Mr. Johnson clearly refute the argument put to the ratepayers in the mayor's letter.

The letter from the mayor I consider was ill timed considering that a great number of residents were on holidays and preoccupied with the festive season. I further believe that the letter contained a huge amount of information that would be quite difficult for the ordinary person to understand when attempting to read through it.

When dealing with the mayor's letter I consider because of the length of it, and the amount of information contained in it, that a great number of ratepayers having received it would not even bother to read through it thoroughly let alone understand what was contained in it! This would apply to the aged, single parents and the majority of the community who place their trust in the people they have democratically elected to manage this shire and have previously done so diligently, honestly making this shire a most desirable placed in which to reside.

It will be an interesting outcome when it becomes apparent that the letter from the mayor has such an impact upon each and every ratepayer, particularly those who are now struggling to meet their obligations and commitments.

Thank you.

Sincerely,

Alan Brown.

SUBMISSION TO SRV PROPOSAL FROM KEITH JOHNSON of 24 January 2017.

OVERVIEW.

1. The situation, as per your circulated documents, describes the Shire's present SRV Proposal in a way that omits consideration of any alternative major options. The one that has been decided on by Council is the only choice offered. Despite the detailed considerations Council has already made there are other options and ways of dealing with the problems you now have. Importantly, these other options should be considered and other facts brought into consideration that appears to be ignored or given low significance at present.

2. I will try to set out these options and considerations as succinctly as possible.

OVERALL GOAL.

3. The overall goal of Council, as stated many times and in many different ways is to provide the services and facilities the community needs at a cost the community can afford.

4. Council, in this SRV, provides no information concerning the capacity of the shire's ratepayers to afford the increases being proposed. I submit on the basis of personal observation, anecdotal information, and publicly available financial data that the capacity to afford the SRV, and other fees / charges, is relatively low. The economic strength of our region generally is lower than the major urban areas in NSW. Unemployment is higher, wages are lower, and the %age of our residents dependent on government assistance is relatively high. Parents agonise over the difficulties their children have obtaining their own home, because the costs of land and home building are so high. It is a matter of public record that the collective private debt level of Australians is at a record high. Federal public debt is growing and becoming very difficult to manage. Indeed, Australia has just experienced a 0.5% REDUCTION in GDP and the probability of recession is the highest in 26 years.

5. We have all seen the results of living beyond your means in the USA, EU, and elsewhere. The message they send is clear—be very prudent and careful with public monies and live within your means. Yet, by your calculations the SRV will push the cost of our local government to \$3000 PA per household. That figure is about 5% -6% of the take home pay of an average worker. Consider the difficulty of setting aside \$60/week, every week. This is a significant level and imposes constraints on the spending of many of our residents.

6. Of course not everyone will find the SRV tough to handle. However, those on non-government fixed, aged and other pensions, below average incomes, paying off large mortgages, unemployed, moderate single income households, and others will find it hard. These groups collectively represent a substantial percentage of the shire's population. Their situation should be carefully considered when major increases in, what is for them, unavoidable costs are involved. Note particularly the empty shops in the CBD and elsewhere—retail spending is decreasing as is national Real Disposable Income which has fallen \$2600 per capita since 2011-12.

7. The stated proposal to limit other increases, i.e. water and wastewater during 2017/18 to 2019/20 does not provide a permanent result; at best it defers the pain. Given the very high debt on wastewater assets, any slowing of debt elimination will tend to increase the long term real costs of

that service. Nevertheless, if there are charges that can be eliminated or reduced they should be, but not on a short term rob Peter/pay Paul basis.

8. The takeaway from the above is: rate increases should only be considered when all other options have been fully analysed and implemented AND the increase sought should be minimal and not add to the economic problems already occurring.

FIT FOR THE FUTURE (FFF).

9. FFF is not a valid, tested and proven approach for achieving the highest level of LG management results. It is a highly political tool of State for coercing LG into "better" performance. We know of shortcomings in the rating system that allows some residential developments to avoid paying, through the general rate, their fair share of Council rates. Yet State Government has not corrected these shortcomings despite many requests from LG. It is also the case that State has reduced its financial support to LG over the years but at the same time has increased LG costs by State's imposition of excessive regulation and interference. State wasted about \$1M of Ballina funds by insisting on a major rewrite of the Local Environment Plan (LEP) which State ultimately aborted.

10. Ballina and LG generally were never compensated for that State generated wastage. Later, State embarked on yet another LEP rewrite with strict rules / definitions/ regulatory criteria. This rewrite imposed even greater costs on Ballina because the State devised compulsory guidelines were difficult to apply and required constant costly negotiation. So what is different with FFF?? Nothing!

11. State, by its poor management, causes huge wastage of LG resources without obtaining any benefits of consequence. A classic example is the State directed LG Code of Conduct (CC). Firstly State has no direct equivalent – they rely on ICAC—and the results from that are poor. The CC has been reviewed and rewritten about 12 times since 1993 and what does it achieve that is of some value ?? Very little !! Like all bad management tools it consumes or diverts time, energy, and motivation at considerable direct cost to LG. It produces, very infrequently, some petty "punishments" for the few transgressors who are called to account. The final insulting reality of this cumbersome device is that it has no teeth. It does waste huge amounts of LG resources but State shows no inclination to remove it and substitute simple direct powers for LG.

12. Furthermore, when GST was introduced in 2000, State and Federal publicly committed to reducing state taxes to partially compensate taxpayers for the extra they would pay in GST. 100% of GST gets paid to the States. State reneged on its commitment and is still harvesting very high Property Stamp Duties even while asking for GST to be increased to 15%. LG was not compensated for the effects of GST, but State was and went on to fritter away most of the gains while LG faced higher costs arising from GST effects on the national economy.

13. The point here is simple. State's possible threat to force amalgamation on Ballina if its FFF is not substantially achieved is hollow and should not be seen as an imperative to be met. Ballina can make a case that its performance is satisfactory and appropriate to all the circumstances that prevail. Very few full service councils can match or exceed Ballina's performance and amalgamation with Byron, say, would only enlarge whatever problem State thinks it has. The takeaway is: Ballina has a good track record of achieving strong financial results despite State generated wastages. Ballina should continue that record rather than seeking full compliance with a costly FFF.

ASSET ACQUISITION.

14. Ballina has a number of substantial infrastructure assets and is acquiring more constantly. The argument for maintaining and, in due course, renewing them has obvious merit. However, significant funds are expended each year on increasing the number and thus value of assets. Each year Council invests budget funds in new assets (not renewals) which deny those funds to the task of maintenance and renewal. These new investments then add to the cost of annual maintenance as the assets come on line. This cycle of investment has to be carefully examined to ensure the community is not devouring its own sustainability. Ballina has had a large increase in assets in recent years—helped by State /Federal grants.

15. More assets are nice to have but no matter how many Council provides there is never a reduction in demand for more, and, more, and, better. Furthermore, some assets generate the need for full time staff which becomes a further cost of ownership. There is a need to establish clearly what social infrastructure is appropriate based on actual realistic usage by the community before commitments are made to proceed. There is no refund available if the assets acquired are not fully and effectively utilised.

16. One weakness in the asset acquisition process is that too much local politics is involved in deciding what facilities are required. Party politics and associated ideologies are being drawn into the council decision making processes. Recourse by party political candidates to the use of funds and people from central casting is becoming far too common and it is to the detriment of the genuinely independent candidates for Councillor Positions. These party hacks tend to put emphasis on spending money and acquiring assets as proof of their “value”. Tight control on spending and very careful control on asset acquisition is not seen as a vote catching technique. The use of an independent panel, at arm’s length from Council, could be used to reduce the political gamesmanship.

17. The takeaway is: Too much of Ballina’s future gets locked in to expenditure on assets whose justification is weak.

INDUSTRIAL ENGINEERING (IE).

18. The scale of Ballina’s budget and the technologies employed are prime candidates for aggressive use of IE to reduce costs and improve productivity. Ballina management has a good record of achieving improvements, but now, in facing what will be substantial increases in costs there is the need to apply IE, and other techniques, aggressively.

19. Ballina’s involvement in Rous was instrumental in a realistic major study concerning how future water supplies would be obtained. Where Rous was, at one stage, prematurely committed to a new major dam in the near future, it ultimately became obvious that there were better, cheaper alternatives. The projected dam cost of about \$100m in the near future has been avoided. There are much lower costs needed to follow a strategy of incremental development of much smaller supplies. The key to this shift was to broaden the search for options and cast off stereotypical thinking.

20. Ballina’s saved several \$m by using water bores for Wollongbar supply over a lengthy period in the 1990s. This was done to defer signing on as a direct user of Rous supply and allowed Ballina

water rates to be held down for longer than expected. This initiative met with resistance at the time it was proposed, but the precedent it created ended up built in to the Rous Future Supply Study.

21. Many other examples and case studies are available for those who think there is no scope for further improvement and cost reduction. The key to getting great results is to adopt the basic EI and related techniques and apply them relentlessly by making this task a major goal. There are no council functions that cannot be improved.

22. Apart from the standard EI approach there is also a need to reset the value system. Over and over again major projects are initiated with a concept in mind that then grows by the addition of "nice to have" features or just plain needless overinvestment. Ballina's neighbour Richmond Valley built a Basketball complex using the simplest and cheapest materials and it came out much cheaper than the designs Ballina looked at. There is an approach called Value Engineering (VE) that challenges every aspect of a project's design to ensure the core functions get the investment that provides a least cost solution while the ego driven "nice to have" functions are eliminated. It works well and ultimately delivers more useable and economically sound assets. This technique can also be used effectively—but it requires strong commitment to getting the best result for ratepayer's funds.

23. In seeking its SRV can the council assert that it has aggressively sought and evaluated other options that can reduce the scale of increase? I suspect no such assurance can be given and further, there is scope to reduce the SRV and still substantially obtain the end results that are the genesis of the SRV sought.

24. The takeaway here is that a strong commitment to EI + will go a long way to ensuring that the shire can deliver its services at a lower overall cost than proposed in the SRV.

CONCLUSION.

25. More could be said but the key points, set out below, are made.

26. A key factor in LG is the fact that it is a monopoly and rarely, if ever, is it required to make a better offer than others in the marketplace. It therefore takes exceptional commitment to ensure the decisions being made are as good as they would be in a genuinely competitive context. All too often recourse to increasing rates/charges is used without first ensuring there is no other course possible. And worse still the customers of the monopoly have no choice but to pay what is demanded or risk punishment.

27. Ballina is a good Council and the staff consistently produces good results for the community. But we all need to look at what is happening in Australia. Our collective debt, brought on by unrealistic expectations from community, grows—but no level of government is dealing with this issue effectively. Well organised special interest groups exert strong influence on their political representatives to provide resources for their special interests and to the detriment of Joe and Jane Ordinary.

28. So, I submit Ballina Council can and should rethink this SRV and recast it at much lower levels. Ballina Council should establish a strong Product Improvement Programme (PIP), starting now; to extract the lower cost / higher productivity performance they are capable of. The staff have the capabilities - they do, however, need Council to commit to a strong PIP and a strong policy to spend every \$ as wisely as humanly possible.

29. Further, Ballina should initiate, preferably with selected other rural councils, a study of the State practises that inflict costs of little or no benefit to LG. Collectively, LG should recognise that shortcomings at State level in exercising State's management of LG ultimately causes some avoidable costs at LG level. It is in everyone's interest to apply rigorous analysis of cost/ benefit ratios to stimulate meaningful improvements that reduce LG/State costs and improve productivity. We all know that there is substantial scope to do better—but it will not happen unless we make it happen. Call it the Fit for the Present Programme (FPP).

30. for the councillors: I suggest a training/development programme be initiated to expose them to organisations and examples that have used strong and efficient PIPs to achieve better results. A lot of the training on offer from the LGA is at best pedestrian or, at worst, colour- in- book level. The restructuring of the world's political/economic/social systems presently underway will eventually place greater demand on councillor (and staff) capabilities. No harm will come from exposing council incumbents to the wide world of serious new capabilities arriving daily at workplaces everywhere and particularly outside LG. It is part of planning and preparing for the future.

Keith Johnson

Alstonville

25JAN17

ADDENDUM.

1. The management of NSW's rivers is the responsibility of the NSW State Government. The cost of making good the deterioration of the Richmond R and arteries is therefore one to be borne by State.

2. The neglect by State is now to be corrected by the raising of an additional levy on Ballina ratepayers as set out in the SRV Proposal from BSC. In the past State has not been able to find the funds BSC now seeks. Yet State has collected \$9Billion in 2015-16 from Property Stamp Duties contrary to its commitment to eliminate stamp duties when GST was introduced.

3. Stamp Duty is a factor in forcing up property prices and is widely recognised in professional economic circles as an inefficient and generally unproductive tax. State constantly bemoans the high cost of land/housing in NSW and its adverse impact on our state economy. Yet, and despite substantial stamp duties receipts being received, no substantial policy to address the economic damage being done is to hand. State has however invested heavily of LG monies into FFF and has produced a major political problem across NSW in pushing forced amalgamations of councils.

4. The strategy for NSW state renewal certainly seems obvious from just this quick review. It is:-

A. Phase out Stamp Duty over the next 5-7 years as part of reducing housing costs in a really worthwhile way, and in keeping a promise clearly and unequivocally made.

B. Stop standing over LG and start fixing the problems in the rating system, the LG planning system, the rivers, and other state responsibilities: health, education, justice.

C. Undertake a full, deep review of State functions, with the goal of reducing significantly the red tape and green tape, so that opportunities for economic growth can be pursued without the destructive delays and handicaps of a mass of politicians and civil servants busy justifying their jobs and existence.

Ballina District Citizens and Rate Payers Association
A 'Non-Profit' Public Organisation Inc. 9891926

THE CHAIRMAN

Ballina Shire Council
Cnr Cherry and Tamar Streets,
Ballina 2478.

6 February 2017

Dear Sir,

Please find Submission enclosed against Ballina Council's Possible Special Rate Variation for the three year period from 2017/18 to 2019/20

There is several reasons for our organisation to obtain the opinion of against this Special Rate Variation. Of which I will try to explain in Deputation time..

- 4.9% Permanent Increase in 2017/18 (i.e. 1.5% Rate Peg plus – 1.9% Fit for the Future, plus – 1.5% Healthy Waterways...

The 1.5% Rate peg plus, seems to be a fixed amount ...

Fit for the Future program is most questionable - Is it legal - What legislation ?

Healthy Waterways – Has to be talked out with Community in Legal manner,

Having attended three of the four meetings on 23 & 24 & 25 January ;

It was most noticeable that this amount of Money raised from this Special Rate Variation would go to be used for the Ozfish Programme that has been briefly explained by John Larsson, who is Chair of Ozfish Unlimited ;

Who gave a very appreciated powerpoint presentation on Saturday 4 February 2017.

It also showed that the main problems start at the Tuckean Swamp area, as to where it was drained many years ago into the Richmond River, it was a very interesting presentation. But No written literature as to how Ozfish would be operated under what terms and conditions etc.. As these topics are not mentioned in any way, shape, or form in the Ballina Shire Council's literature, Why ?

Also, Council's presentation was definitely not up to standard qualifications, in relation to the four pages concerning Special Rate Variation (Increases) that will take effect from 1st July 2017 onwards on a permanent fixture basis (which is definitely Not acceptable at this time) has to be thoroughly explained to the Rate Payers in General ; That is what arrived in mail...

Ballina Council has forgotten that they do Not OWN a Constitution in any way or Shape or Format what-so-ever They run everything by an Act of Parliament namely Local Government Act 1993... Which may well be classed as a 'Liar's Picnic'...

Well Now Councillors who is running the Shire Council ? The Executive Officers, Or, The Under Educated Councillors ? *Ralph Moss*

Questions from Public meeting held on Saturday 4th February 2017

Ballina District Citizens and Rate Payers Association
A 'Non – Profit' Public Organisation Inc. 9891926

In response to Questionnaire Have you a Reasonable understanding of Proposal? No, It is NOT Layered out to its best presentation and summary
It is only Layered out to get a positive result for Council.

**There is No Mention of How or Why North Creek is Full of Ocean Sand ...
Why has North Creek Dredging Maintenance and Upkeep Not Been put on
Monthly Business Paper & Dealt with in Open Council meeting in last 30 Years?**

**There is No Mention as to Why Richmond River has Not been Dredged for
over Thirty Years of Time Span...**

**There is No Mention as to Why there has been No regular Maintenance done on
Emigrant Creek... Or, North Creek Canal or Dredging of such Infrastructure..**

**There is No Mention as to Why there has been No Mitigation Drainage done in
Emigrant Creek north area, to Stop or Alleviate Flooding of Bus depot &
Central Business District Tamar St.**

**There is No Mention as to Why the Ballina Bar has NOT Been Dredged...
Has there ever been any Government Grant Money asked for at any time in last
Thirty Years for this to happen? and, Has there ever been a 'Venturie' asked for
and What is a Venturie Extension, to be constructed around in a North Easterly
direction from the eastern end of the Southern Wall? What was the reply?**

There's No Mention as Why there has been No Flood Gates installed around Canal


**There is No Mention as to Why there has been No Levee Banks installed around
Emigrant Creek north to contain Floods, Ocean Swells and Tidal Creek Surges ...**

There is No Mention as to Why, Emigrant Creek has Not Been Dredged...

**These are all open Questions to full Council, and Need to be answered by the full
Council in open Public Session ... And, In written format ...**

**Questions to Chairman and Councillors of Ballina Shire Council to be answered at
Extraordinary Council meeting scheduled for 4 pm Friday 10 February 2017 ;**

Yours Most Sincerely in Good Faith and Sound Citizenship,

Ralph Moss  6/2/17
Vice President Ballina District Citizens Rate Payers
Association Inc. 9891926 ...

Sandra Bailey

From: Margaret Howes <brolgas1@bigpond.net.au>
Sent: Monday, 6 February 2017 3:42 PM
To: Sandra Bailey
Subject: TRIM: submission to special rates variation
Attachments: winmail.dat

HP TRIM Record Number: 17/9345

I am now sending from my iPad. Every time I sent the email to you it showed all the contents.

Did IT remove the contents? Please could you check. Thanks

> _____
> From: Margaret Howes [mailto:brolgas1@bigpond.net.au]
> Sent: Monday, 6 February 2017 10:00 AM
> To: 'srvproposal@ballina.nsw.gov.au'
> Subject: FW: submission to special rates variation

>
>
> The General Manager
> Ballina Shire Council.

>
> 6th February 2017

>
> Dear Sir
>
> Please could a copy of this additional submission be given to all
> councillors. Thank you.

>
> Further to my submission (below), I would confirm that my rates for
> the
> 2006/7 year were \$1564 and for the 2016/7 year are \$3736, which is a
> 139% increase over the ten years. There is no case for a rates
> increase after increases from the past 10 years have caused such a
> hefty slug. Averaging it out, my rates have increased 13.9% per annum.

>
> In addition I understand an Emergency Services Property Levy is to be
> billed alongside Council Rates. Ratepayers have not been advised of
> the cost of this new levy.

>
> The rates increase proposed by Ballina Shire Council is unfair,
> unwarranted and unnecessary.

>
> Margaret Howes
> 320 Moylans Lane
> Empire Vale 2478
> Phone: 0428-878-505

>
> _____
> From: Margaret Howes [mailto:brolgas1@bigpond.net.au]
> Sent: Saturday, 4 February 2017 3:30 PM
> To: 'srvproposal@ballina.nsw.gov.au'; 'councillors@ballina.nsw.gov.au'
> Subject: submission to special rates variation

>
>
> Attention General Manager
> Ballina Shire Council
>
> 4th February 2017
>
>
> Dear Sir,
>
> Absolutely NO to another rates increase. There are people in the Shire
> who are doing it tough and cannot afford current rates, let alone
> increased ones.
>
> My own rates have increased from \$2,800 in 2008 to \$3,720 in 2016/17 year.
> That is a 35% rate hike in the past 8 years and already far greater
> than cpi/inflation.
>
> The Council needs to learn to live within its rates budget and look at
> ways to save money. Get rid of some of the under-performing staff.
> Review the salaries of general manager and executive managers. I note
> that the GM's salary is now up among the dollars the taxpayers
> contribute to the Prime Minister's salary.
>
> The Council is constantly receiving various grant monies which it has
> to match. Let's face it, the new road to the airport past Gerry
> Harvey's complex is of no value to the ratepayers at all.
>
> Regarding the health of waterways, this does not come within Council's
> domain. The Council's jurisdiction stops at the water's edge. Let
> Richmond Valley, Lismore and Kyogle Councils contribute to the health
> of the river. A lot of the black water comes out of Bungawalbyn Swamp
> which is not in Ballina Shire. If OzFish want to improve the
> waterways, let them raise money like Westpac Helicopter Service has
> to. Let them set up stalls in the towns and villages, but don't expect
> your captive audience of ratepayers to meet OzFish demands.
>
> Leave Shaws Bay alone. If Council starts digging around removing
> rushes to make improved swimming areas, it is a positive guarantee
> that Shaws Bay will experience the same problems as Lake Ainsworth. Do
> not disturb the lake bed of Shaws Bay.
>
> Finally, I am not sure how much the Council has contributed to shark
> patrol and shark awareness issues, but I would refer Councillors and
> staff to the atsb website where a massive cover-up has occurred with
> the loss of a
> \$250,000 Little Ripper drone which was incorrectly programmed in the
> GPS and headed off to the Coral Sea never to be found again.
> This occurred while it was shark spotting at Lighthouse Beach Surf
> Club in September 2016. The atsb report is now on that website. An
> amazing waste of money due to an inexperienced operator.
>
> So I say again, ABOLUTELY NO to a special rate increase. You got our
> money for the swimming pools to satisfy a minority of noisy
> ratepayers. Please leave it at that.
>

- > Margaret Howes
- > 320 Moylans Lane
- > Empire Vale 2478
- > Phone 0428-878-505
- > Email: brolgas1@bigpond.net.au
- >
- >
- > \$250,000 Little Ripper shark spotting drone lost at sea due to
- > Operator error

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2/13 Beachfront Parade
East Ballina NSW 2478

6 February 2017

General Manager
Ballina Shire Council
40 Cherry Street
Ballina NSW 2478

Dear Sir:

Re: Special Rate Variation

I have read former Councillor Keith Johnson's SRV submission with great interest and wholeheartedly agree with same.

As a single woman on a fixed income I, and a large portion of our community, am finding it difficult to live within my means due to the ever-increasing cost of everything. I am sure we would all like to see Council exercise a more judicious examination of its approach to completing public works. It has been demonstrated that tendering these out can be very cost effective.

I strongly object to yet another rate rise, particularly given the dubious reasoning of its impost.

Surely the Richmond River is a State matter. Agricultural and urban run-offs and other forms of pollution up stream need to be addressed by the State and relevant Councils before any worthwhile benefit can be achieved in our Shire.

Sincerely



Robyn Driscoll

AGENDA. And opening address.
4th Feb, 2017,

B.D.C.R.A.

Ballina Shire Council is basing it's claims for an increase in rates, on 3 main issues. These are:-

[1] Fit For the Future, The NSW state government in 2014 asked all councils in NSW to identify how they would comply with a range of financial criteria, to demonstrate that these councils were financially sustainable.

It is our belief that since the appointment of Ms. Gladys Berejiklian as Premier, the Fit for the future program has been scrapped, and is no longer a threat to forced amalgamations. Therefor councils money grab in this area is no longer a reasonable ask.

[2] Council says that we should pay an extra 1.5% for the General maintenance of the Richmond River. I have subsequently learned that the health of the Richmond River is a state gov't responsibility, and is better undertaken by a body such as Ozfish Unlimited. It is our contention that this project be left to experts in this field, such as Ozfish , who's representatives are here today and will soon address you.

[3] And finally we have learned that the BSC is holding approximately 33 million \$'s in ratepayers money, which they have been "real estating" with. Now this is very fine in principal and makes the BSC a very healthy business moneywise, but the funds are not being utilised for what they were intended for.....infrastructure!

It is our firm belief that if a portion of those funds were to be liquidated and used for what they were first intended for, the BSC would need no rate increases at all.

Remember the Premier of NSW gets around \$300,00 PA salary, our GM gets around \$350,000 PA plus expense A/c, car and a fuel card.

We believe that salaries should be made more transparent, and that performance expectations be made more public, and adhered to.

In summation we believe that NO increases in rates is justifiable, remember we had a rate increase for the purpose of repairing 2 swimming pools, and as yet absolutely nothing has been done on these pools!

I will now open the floor for questions to councillors , after which Mr John Larsson of Ozfish Unlimited will give a powerpoint presentation .

*Read by Chairman
Ross Pickering*

*Salvatore Mass
Vice President*

Ballina District Citizens and Rate Payers Association
A 'Non-Profit' Public Organisation Inc. 9891926

THE CHAIRMAN
Ballina Shire Council
Cnr Cherry and Tamar Streets,
Ballina 2478.

25 January 2017
6/February 2017

Dear Sir,

In relation to Table 2: Overview of the Coastal Zone Management Plan implementation schedule:

HIGH PRIORITY: Strategy 4: Flood Plain Infrastructure Management:

4.1; Identify, Prioritise and Optimise Drains and Levees:

10 Year Cost: \$ 3,420,000

How much of these Funds are going to be used for the Urgent Maintenance of the Drains and Levees around Emigrant Creek in the vicinity of Garney Koellner Bridge area? Including the four Drains alongside of Deadmans Creek Road? And, of course the construction of Fifth Drain about 20 to 25 metre south of Fourth Drain, underneath Bangalow Road, in a south westerly direction from there-on in the two metre wide drain towards Fishery Creek, and On to Culverts to be constructed under River Street, direct into Emigrant Creek south...

Council has to produce registration, From large sweeping bend in Emigrant Creek at By-Pass Round-A-Bout and across Flood Plain to Emigrant Creek north, on to Tintenbar Bridge that it has been duly Government Gazetted Registered and Classified as a Public Drainage Reserve under sections 332 & 333 Local Government Act 1919? And/ or, similar sections of Local Government Act 1993?

- Just what then are the Local Government Rules, Regulations, Clauses, and/ or Ordinances and BY—Laws that are 'Gazetted'?, and/ or Associated with the Governance in the Construction of any Levee Bank, or Part thereof for the containment of incoming Tidal Flood Waters, and/ or 'King Tides', so they are contained wholly within the Creek Banks? Also in times of High or King Tides when Ocean Swells are in place: so as Salt Water cannot encroach upon paddocks? Just, What are the Rules, Regulations, Clauses, and/ or Ordinances and By—Laws, that are associated with other building developments in, and along any such Flood Plain, that may be or, should be Gazetted?

(5b) A lot of this Land will have to be Resumed under these Rules and Regulations, Clauses and Ordinances and By-Laws;

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We the Community are very sick and tired of both Tidal and Monsoonal Flooding coming in Tidal Swells and Sea Surges over here over at West Ballina Flood Plain: on north side of Horizon Drive, where there is so-called Blind Creek that is only left over remnants of a permanent Running Creek, Water course that used to serve as Drainage Reserve, as to the main Fishery Creek, that has been filled in over many years 50 maybe 60 years before hand: History has told us that progress came knocking on the door of Community Progress since 1954 when a record breaking Monsoonal and Tidal Record Flood up to five metre Ocean Swell came in and Police Department closed the Pacific Highway for five days in 1954: with 5 metre Ocean Swell and Tidal Surges came in along Flood Plain?:

The following quotation went to the Premier of N.S.W. Mike Baird and Ministers for Local Government, you all know only too well that this Tidal Creek has to be cleaned out of all land fill to allow it to become its own self again, to drain all Flood Water from Fishery Creek westwards, to Emigrant Creek south at main bend alongside of old Pacific Highway as this is the Main Western Arterial Branch of Fishery Creek as it was named in 1880's: This western branch of Fishery Creek as it was always known as, is the Natural Drainage of Fishery Creek: It must be allowed to flow with the Tides to rise and fall, at Emigrant Creek south as the remnant Blind Creek Water Holes tell you that it was 22 to 25 metres wide and from there on to Emigrant Creek it was wider.. and Shallower for about 750 to 900 metres to Creek discharge.

Owing to the short Notice that Ballina Council has given to the Council's Rate Payers that they are going to apply in a positive manner for a Special Rate Variation for the Purpose of cleaning up the Richmond River which flows through the Shire in the lower reaches of the River.

Question 1. There is a most prolonged rumour in this Ballina District, that there used to be a 'Permanent Running Creek' and being a 'permanent water-course' on end of this Blind Creek, running westwards towards the now By-pass wall, and alongside of 'Horizon Drive' that it used to be running water-course, as a large type spreading out 'Broad Creek', that it was filled in with top soil, in late 1950s and 60s, and 70's, (no one knows 50 to 60 years later) and, that meant that Tidal Flood Water from Fishery Creek had to then flow and come east through a much 'Smaller Creek' and 'Large Gully' and drain through this much smaller discharge Creek into North Creek Canal: and then into 'Fishery Creek' running south, and then discharging into Richmond River;

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A 'Non-Profit' Public Organisation Inc. 9891926

This 'Tidal Creek' has to be cleaned out of all land fill to allow it to become its own self again, to drain all Flood Water from Fishery Creek westwards, to Emigrant Creek south at main bend alongside of River Street, that used to be old Pacific Highway as this is the Main Western Arterial Branch of Fishery Creek as it was named in 1880's: Long before it was filled in, (to become a large Sugar Cane Growing paddock of some 3½ square kilometres). This western branch of Fishery Creek as it was always known as, is the Natural Drainage of Fishery Creek. It must be allowed to rise and fall to flow with the Tides at Emigrant Creek south as the remnant Blind Creek Water Holes tell you that it was 15 to 20 metres wide and from there on to Emigrant Creek it was wider, and Shallower for about 750 to 900 metres to Creek discharge.

These deeds of Flood Water containment and Environment devastation were carried out before *Environmental Planning Assessment Act 1979* came into being : **This then poses the Question** : How much Finances was used out Council's General Funds ? and, How much Money and Finances was used from Government provided Grants for there was a lot of top soil fill used as there was a few fairly big water holes involved ? It would all have to be shown on original maps that are now held by the Ballina Council before 1956 ? and, 1968 ?

It is approx 10 kilometres to Tintenbar Bridge Tidal Limit and it is all a Flood Water retainment Bowl (under 2 metre AHD) as it comes down from Emigrant Creek north through two metre Flood Channel to top end of Fishery Creek, soon as Flood waters go over the low levee banks (that were never constructed properly or correctly in any way, shape or form)... The Flood Waters are at least 1¼ metre deep over all the Flood Prone land which is at least about 20 square hectares in size and then there is all Pearces, Maguires and Teven Creeks Flood Waters pushes in on top of most of this Flood Plain areas...

Naturally it ran to west from Fishery Creek, and it runs under the road through two lots of four or five pipes, under Barlows Road that have been filled in, so as fish cannot swim through, as it is a Fish Habitat.

Who are we all to believe some 45 to 65 years later after the then sitting Shire Councillors created the procedural event that has been the bane of this Communities existence ever since it was first formulated...

Question 2. Therefore, there would most certainly have to have been an updated version of proper and thorough Storm Flood Water Mitigation and Environmental Impact Study done in relation to all Flood Drainage both Storm and Tidal from Emigrant Creek south to Emigrant Creek in north – that do meet the strictest statutory requirement provisions of the *Environmental Planning Assessment Act 1979*: before any such type of Public Works could have even been planned by Ballina Shire Council to put any earth fill into these Tidal Flood Mitigation Drains (that

Ballina District Citizens and Rate Payers Association

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were constructed before 1979?: That means before any such construction of a large Highway Road, such as the Ballina By-Pass Highway and associated underneath water-proof Wall? Was in initial Planning before construction started? And, When was the Development Application put before Ballina Council and heard?

Question 3. Therefore, Ballina Councillors and Council Executive Officers do have 'Duty of Care' to Community's People to produce the written evidence that they did do a 'Proper and Most Thorough Storm Flood Water Mitigation and Environmental Impact Study in relation to all Drainage and that they were followed to the letter of law from Tintenbar Tidal Limit to Alstonville turnoff Bridges and to mouth of Emigrant Creek: before and whilst the Ballina By-Pass was in the initial Planning Stages and then the Construction thereof..

Question 4. Flood Mitigation Needs Basis Programme : At Garney Koellner Bridge : 5 to 6 Klm north ;

- a). This Bridge and surrounds have to be re-surveyed and must be improved, as Flood by-Pass there is No Floodway Culverts (been installed) to allow the rising Flood Waters to go on south in Emigrant Creek unimpeded: Through a process of **Flood Mitigation Needs and Bridge Management Measures** where the natural flow of Emigrant Creek is contained totally under the Bridge, in a much shortened confinement within Creek Banks?: And, acts as a Dam wall in times of Flooding, only allowing the narrowest Creek flow to go through at any one given time: That in turn makes the Flood Water build up and goes north east to Tamarind Inter-change Flood bowls lowest point; Quite regularly up three-quarters of metre in depth ($\frac{3}{4}$) [Has been known to happen up to three times per year]
- **(b). The Bridge when Built**, was Never built to proper Government Specifications.
- It should have been at least four or five spans wide – that is the creek, plus Culverts underneath have to be put in Eastern side, underneath present Bridge span that has to be excavated out to make way for these Culverts from AHD height to bottom of Bridge Span, to allow Flood Waters to go through unimpeded, and to stop approaches becoming a dam wall on each side, in times of Monsoonal Rain Surface Catchment Flooding and in excess of 2 metre Ocean Swell prevailing?:
- Flood Culverts to be put in on eastern side of Koellner Bridge: there is enough room; (No Bank excavation to be done at all); Bridge far too short, has No Flood Water Culverts on western and eastern approaches, below or above AHD water flow height.
- (c). The First straight Deviation or Diversion of main Emigrant Creek Flow has to be dug out of the adjoining land, has to be totally constructed completely on Western side of By-pass Wall, But, before the Creek sweeps south-east-towards Cumbalum under-pass of By-Pass wall; to allow water to continue to flow in a

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south westerly direction totally on Western side of By-Pass wall : then this deviation would then re-join the flow of the original Emigrant Creek from under By-pass the second time {on western side} To try to keep 70% to 75% of the main water flow of Emigrant Creek (totally) on western side of By-pass Wall ?

(d). Then at about two thirds to three quarters of the way south, a **Second Centre Creek Flow Deviation or Diversion has to be put in constructed** : by straightening out the course of the Emigrant Creek, to keep the biggest percentage of water flow going on towards western side of By-pass wall : This would be achieved by digging Centre Creek course diversion / deviation out to go straight across to Creek, cutting off a complete U bend, before second Creek under-pass of the By-pass :

The Creek diversion would have to be at least 15 to 18 metres wide, and at least one metre & half metre in depth in the centre or middle thread of the flow velocity and pace of the flow for Fish Habitat? Would that be enough depth for Fish Habitat ?

No 3 Culvert about another ½ to ¾ Klm further south, near B 5 sign on roadside ; Has large bowl shaped inlet to Culvert with pipes and drains into it from paddock : Drains straight into Emigrant Creek on western side of Bangalow Road : There will have to be a Drain constructed or cleaned out from bowl shaped outlet at Bangalow Road, in direction of east to north east where there is a cluster of underground springs (about ¾ km to 1¼ km of a Kilometre in distance where there is a cluster of underground water springs, for the Drainage to start : To go west towards Bangalow Road : This Drain would have to be at least three (3) metres wide at top : and one-half metre wide on the bottom, with a fall of at least twenty-five (25) up to forty (40) Centimetres from eastern point of entry to western point of discharge into bowl shaped outlet ; a distance of about ¾ to 1 Kilometre maybe more ; All this area from underground water springs south to south boundary going towards Gallans Road and Thursday Plantation ; Would have to have a Shallow Drain put in north- to south to go into Drain that leads into No 4 Culvert :

There is **NO Natural Water Shed Dividing or Divining Point** : between Roberts Creek in east and Emigrant Creek in west : That proves beyond all reasonable doubt that Ballina Councils have done absolutely 'Bloody Nothing' about 'Drainage Problem' that exists all over this 150 acre approx. area of 'Natural Water Reeds', No Water Divide at all only a big bogey paddock of Water Reeds... About 150 to 180 acres in size or about 50 to 60 hectares in area ? ; As this Drain is being dugout and formulated towards above type specifications or thereabout or something similar : The southern Bank will have to be built up to formulate a levee bank about ¾ m to 1 m high or more above present paddock full of Reeds ? Height and

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tapering out about two metres back to the paddock level of reeds.. To keep all Flood Waters under control on north side to run west into Drain to go direct into Emigrant Creek..

No 4 Culvert about another ½ to ¾ Klm further south, near the south- eastern bend in Bangalow Road, coming towards Ballina : and where the wide 3m Tidal Drain goes on a north- westerly aspect (straight) into Emigrant Creek, facing north- west straight into the oncoming Flood Waters of Emigrant Creek north ; (Wrong direction – Bloody Disaster - completely) This **No 4 Drain** would have to be cleaned out to at least same as No 3 drain that- is- three metre wide at top & two & half metre wide at bottom... with 15 cms or 6 inch fall from east end to Bangalow Road discharge into Emigrant Creek.

Question 5. Construction would have to take place of large **Drain No 5** (similar to No 3 Drain) that has to be constructed.. This Drain will have to be constructed more or less on a parallel basis to No 3 but veering towards No 3 & 4 Drainage at eastern end ... About twenty to twenty five metres south in distance apart ; None of the Culverts that are under Bangalow Road are Not Wide enough : All have to be made three (3) times wider and cleaned out, Not Deep enough for proper drainage purposes : To go through this new Culvert to be constructed about 20 to 25 metre due south along and to go under the Bangalow Road, to take all this water and the large over flow Flood Waters on a south westerly direction, a five (5) metre wide water hole has to be Constructed to Act as a Junction Water 'obb- long' (rectangular type) Water Hole about two to three metres deep : Facing towards Fishery Creek and at the two (2) metre wide flood drain that is already there, it has to be widened take the extra flow volume of this Flood Water due south into top end of Fishery Creek : All this area has to be fully 'Resurveyed' to take all Flood Waters to be kept inside of the two metre Levee Banks & Earth Works that will take all the Flood Waters that keep overflowing from the Drains that come south from Deadmans Creek,- So called Reeds paddock that is why they have Drains constructed across it from east to west at a drainage fall of about fifteen (15) to 20 centimetres from east end to drains at Roadway.. There would have to be at least two shallow cross drains from north to south also to be constructed to take excess surface waters in Flood times... All Drains that run from east to west would have to have 'Proper Constructed Levee Banks' on southern side put into place... To give more and proper control at all times to all sorts and types and heights of Floods...

As you can appreciate the Garney Koellner Bridge divides the Flood flow of Emigrant Creek and thereafter it has two distinct courses to follow, and it becomes hard for one to follow the course of Flood Waters, once the Flood Waters break- over the low banks and flow east and then back towards Creek and join in to flow south into Fishery Creek ; Through a much narrower 2 m flood drain ;

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Question 6. What has to be done next? The Tidal Channel-Drain : Going to the top end of Fishery Creek, it has to be widened to approx. same width or at least 2/3 (two-thirds) as wide as Main Fishery Creek itself, right through south to Dog-leg.. Then all rest way to join top end of Fishery Creek : All these Drains have to have a 1.5 metre high Levee Bank constructed on eastern side, to keep the Flood Waters fully contained. Whereas at present, All the Flood Waters both Tidal and Monsoonal Flood Rain water all run around in three-quarters of a full circle, all ending up at present in two metre wide drain and spills out to east and ends up in North Creek Canal.. To go back down Drain pipes to Tamar Street Bus Depot and Council Chambers..

Question 7. Tidal Channel & Fishery Creek is a Blind Creek : This is a Fish Habitat and this Creek is said to be a sound Fish Breeding area : different because, from Fishery Creek where it is widest and ends in north, then, there is a two to two & half metre wide Tidal Channel directly from Emigrant Creek in North : Has been constructed by Council since 1950's : That it runs Tidal Water down South-wards to top end of Fishery Creek and then on towards Emigrant Creek at about half to three quarters of metre in depth and two metres wide : Is rapid flowing water, rather swiftly in comparison to Emigrant Creek flowing West under the second By- Pass wall opening ;

- The ground fall is rather higher before the dog-leg, than after the dog-leg in its own right creates velocity, and the water pace of movement heading towards the top end of Fishery Creek, where it runs and discharges into ;

Question 8. Condition of Fishery Creek is Not Healthy, very poor indeed: there is a lot of timber remnants been tipped into sides of the Creek – there is also scattered lantana bushes in clumps growing spasmodically, along the lower end of Fishery Creek on both sides : The Creek Banks on eastern side : The edges do seem to be narrow and low in comparison to height of the surrounding Flood Plain paddocks (on eastern side of Creek) and of course Barlows Road, all the way to Emigrant Creek North :

From Barlows Road going west, the Creek would have to be at least 50 metres wide to cater for the Flood waters inflow coming down : all the way back to water holes : Then when the water holes stop and the filled in Creek starts it would have to be widened a little as it progresses west where it would have to be at least 80 metres wide at turn to go under the River Street through the Culverts that have to be constructed into Emigrant Creek :

This figure 8-9 Plans are for 10 X 3.6 wide Culverts under River Street ; This is not wide enough, it has to be three times wider : 108 metres : Nothing less than 90 Metres bare minimum : Would be acceptable to this Creek layout of reality :- That means that this Floodway Culverts would have to be constructed at the closet

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point at Emigrant Creek to the shoulder of Roadway : Electricity : Coaxial Cable : Water and Sewage mains all have to be taken into consideration : Then we come back to north-side of River Street

Question 9. Starting Point : Pacific Highway Floodway and Culverts should be 100 metre wide, but at least 90 metre wide minimum – Figure 8 – 9

The End point of Emigrant Creek Drainage Issues :- Biggest problem is that Ballina Council has not faced-up to the fact that it has been run as a dry-land Council only : And nothing done about the large Tidal Creeks that it is faced with ;

Chairman this is a layout of major problems facing the Ballina Council from within the last 30 plus years of very bad fore-sight in Planning as to how to combat the Natural Flooding of 'Tidal' Emigrant Creek – From River Street large sweeping bend all the way to Tidal Limit at Tintenbar ; A distance of ten to twelve kilometres ;

- **Question 10. Then North Creek Canal** runs, from the Richmond River at West Ballina, north and then east under Bangalow Road bridge to North Creek itself, what is exact length 8 kilometres ?
 - There are 10 Drainage Pipes discharge into this Canal from Richmond River to Canal Bridge going to North Ballina Industrial area ? No Flood Gate Valves installed..
 - Then, how many Drainage pipes discharge into Canal on its way from North Creek Bridge to Discharge into North Creek at Munsies Point ?
 - That includes Endeavour Close : and, Race Course Road ? and, Little Fishery Creek and, includes where it comes close to perimeters of Bangalow Road, near junction of end of Moon Street ? and, Down eastern side near and around Crowley Retirement Village ?
- Then, from Munsies point south, and south east to Richmond River at Missingham Bridge, about 8 KLMs ? How many Drainage pipes along sides in that distance ?

Question 11. There has not been any extra height built-up onto these Levee Banks around Emigrant Creek in the North in the last forty to sixty years :

Where there should have been over one & half (1½) metre put on to top-up of Levee Bank to compensate for changing of Flood Waters flow paths and patterns and the wear and tear of climate changes with the Ocean Swells and Sea Surges coming in on regular basis on up Emigrant Creek ? : Floods depletion and consolidation of containment Levee Banks have Not Been Provided for :

- The extra heights caused by the Ballina By-pass going straight up across the open Flood Plain from Emigrant Creek south to Emigrant Creek in North to Tidal Limit at Tintenbar Bridge where is its Drainage outlet points .

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This is where all Flood Waters automatically spills out over present Emigrant Creek Banks in more than a semi-circle, in fact three-quarters of full circle : and goes all directions, all flows going towards Fishery Creek, now where the banks are lower on the eastern side of two metre channel that has to be widened to at least five metre going towards Fishery Creek...

- This is where all Flood Waters automatically spills out over present Emigrant Creek Banks in more than a semi-circle, in fact three-quarters of full circle : and goes all directions, all flows going towards Fishery Creek, now where the banks are lower on the eastern side of two metre channel that has to be widened to at least five metre going towards Fishery Creek...
-
- Towards North Creek Canal, north of Sewer works : The flow enters into Canal about 120 metres north, and opposite the Seventh Day Adventist Church and Electricity entrance Gates :
- Opposite side Canal, to pipes at Electricity depot gates in Canal Road : To go straight down to Ballina Central Business District at Tamar Street Bus Depot:
- Height of North Creek Canal Banks are at lowest point from boat launching pad at Pylons to about 120 to 150 metres North along Canal western side – from opposite Seventh Day Adventist Church, to opposite 55 Canal Road, where the Bank takes on a distinct higher appearance :
- Has profoundly subsided a lot over the last ten years, south to Boat launching pad:
-
- **Question 12. Where Canal Road** is very close to Canal Bank (just North of Seventh Day Adventist Church) It would have to have a Double Cement Brick Wall – Staggered – Constructed three Brick High, built on Cement pad (least 1 metre wide X ¼ metre deep) as a base for building of Cement brick wall, Cement brick rows to be at least 15 Centimetres apart (at base) filled with Cement and second row of bricks high and tapering inwards to one and another : to give extra strength, then third double brick on top to give a three Brick High construction, again tapering inwards, all centres of cement brick to be filled with cement and 'reo bar': then single brick on top going upwards to maximum height.
- In the distance from end of discharge of 24" earth drain pipe opposite Seventh Day Adventist church is where you would start construction to go north to opposite No 55 Canal Road : There is No Flood Gate Valve on end of Pipe to stop taking flood waters down to Tamar Street Bus Depot ;
- In the distance from end of discharge of 24" earth drain pipe opposite Seventh Day Adventist church is where you would start construction to go north to opposite No 55 Canal Road :

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- Flood Water Gate valves to be installed on ends of all pipes from Bridge going to West Ballina to Bridge going to North Ballina on Bangalow Road : 8 to 10 pipes in that distance? There is No Flood Gate valves.
 - Down south from boat launching pad to Scout Hall surrounds : Will have to be Built up half to three Quarters metre : then something has to be done about Levee Bank construction, right down to Fishery Creek Bridge and Beyond to Richmond River :
 - Flood Water Gate valve to be put on pipe on road bend just north of Scout Hall :
 - Little Blind Gully just south of Scout Hall : Has a flood valve attached near Bagot street end: Wants another two or three lengths of drain pipe on end and then a new Flood Water gate valve? : Then whole area has to be re-surveyed and landscaped towards filling in over pipes ?
 - Pipe just west end of Marshall street wants another two or three lengths of drain pipe on end and a new gate valve : And fill putting on ends all of present pipes :
 - Drain pipe at end of Tamar street wants an extra 6 or 8 lengths of drain pipe on end west past a pine tree and a drain Gate valve on end of Pipe : and, Cleaning – up in general :
 - Then fill would have to be put over these pipes to add and tidy- up Park : then there are 8 to 10 Camphor Laurel aged trees around this Park that want removing and new smaller trees planting..
 - This is a concise writings of the reality of the topography and undulation of the West Ballina Flood Plain.
 -
 - Ballina Shire Development Control Plan Chapter 2b – Floodplain Management November 2014 DRAFT : This document put out by Ballina Shire Council does Not have a Master Map of Shire : Does Not have a Master Map of Catchment Area of Emigrant Creek and North Creek outside of Shire Boundary : But, Yet all those waters that fall in that area do go through the discharge points in Ballina Shire.. In to Richmond River .. The document is therefore not of a Legal Nature or composition as it has No Flood Water control measures stipulated what-so-ever...
 -
- We fail to see 'Eye to Eye' with the Ballina Council's Executive and Council's Mayor and Five re-Elected Councillors, And, Five new first term Councillors...

Yours Most Sincerely in Good Faith and Sound Citizenship,

Ralph Moss



Vice President Ballina District Citizens Rate Payers
Association Inc. 9891926 ...

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- Where did the approval come from for Ballina Council to put Land fill into properly Government (at that time) approved and Paid for? and, Constructed Storm & Flood Water Land Mitigation Drains across all Marsh, Porous Land Flats and original Natural Running Fishery Creek Waters to create Agriculture Land Pursuits & for Private Personal Income Purposes?
- Why is it that Ballina Community Residents have not sighted a 'Proper and Most Thorough Storm Flood Water Mitigation and Environmental Impact Study in relation to all Drainage' and that it was followed to the letter of law from Tintenbar Bridge Tidal Limit to Alstonville turnoff Bridges and to mouth of Emigrant Creek and Drainage across Flood Plain at West Ballina?: before and whilst the Ballina By-Pass was in the initial Planning Stages and then the Construction thereof...

(3a) Just what then are the Local Government Rules, Regulations, Clauses, and/ or Ordinances and BY—Laws that are 'Gazetted?', and/ or Associated with Governance in the Construction of any Levee Bank, or Part thereof for the containment of incoming Tidal Flood Waters, and/ or 'King Tides', so they are contained wholly within the Creek Banks? Also in times of High or King Tides when Ocean Swells are in place all way to Tidal Limit: so as Salt Water cannot encroach upon paddocks? Just, What and where are Rules, Regulations, Clauses, and/ or Ordinances and By-Laws, that are associated with other building developments in, and along any such Flood Plain, that may be or, should be Gazetted?

(3b) A lot of this Flood Liable Land will have to be Resumed under these Rules and Regulations? To once again become Crown or Public land under the control of the Local Government Act and Amendments 1993?

Caroline Klose

From: julia drury <julia_drury1@hotmail.com>
Sent: Monday, 6 February 2017 6:31 PM
To: srvproposal
Subject: Fre Opposition to rates increase

Dear Ballina Council

I would like to express in the strongest terms my opposition to the current rate proposal. Like many in the area, I am an aged pension recipient and will find any increase difficult especially after the very recent increase to cover the pool rebuild.

I would like to suggest that council should look harder for savings within its own budget. I also feel that improving the quality of the river is not a concern for this council given the bulk of the problem originates upstream.

In general, I support the submission of Keith Johnson on this matter.

Yours sincerely

Julia Drury

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Caroline Klose

From: Phillip Bradley <philnbrad@gmail.com>
Sent: Monday, 6 February 2017 7:10 PM
To: srvproposal
Subject: Extra rates

As a ratepayer for 18 years I do not agree with any extra rate increase. You should put aside money from normal rates for maintaining and renewing important infrastructure. You can also use some of the millions you have in investment funds- if that money is not for investment in Ballina Shire infrastructure, then what? All ratepayers should benefit from the sale of land for developments instead of that money going into slush funds.

Phillip Bradley
46 Survey St
Lennox Head 2478

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<BR

Caroline Klose

From: Gwyneth Fuller <gwyneth.fuller@rslifecare.org.au>
Sent: Monday, 6 February 2017 10:18 AM
To: 'srvproposal@ballina.nsw.gov.au'
Subject: SRV SUBMISSION FROM RETIRED COUNCILOR KEITH JOHNSON DATE 24 JANUARY 2017

To Ballina Shire Council,

I REFER TO SRV SUBMISSION FROM RETIRED COUNCILOR KEITH JOHNSON DATE 24 JANUARY 2017.

I have read the submission and after careful consideration I wish to submit my full agreement with the recommendations put forward.

I do not accept the proposed rate increase, it is not justified and Council needs to address the real issues as outlined by Mr Keith Johnson's submission.

Your Sincerely

Gwyneth Fuller

GWYNETH FULLER
Manager - LifeCare @ Home Ballina/Mullumbimby

| RSL LifeCare | 7/7 Hackett Lane Ballina NSW 2478 | E: gwyneth.fuller@rslifecare.org.au | T: 02 6681 9005 | M: 0427 288 832 | F: 02 6686 6469 | www.rslifecare.org.au |

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Caroline Klose

From: Lisa M <wildpetuniaz@yahoo.com.au>
Sent: Monday, 6 February 2017 9:45 AM
To: srvproposal
Subject: Rate Rise - Objection

Dear Councillors,

I wish to express my objection to another rate rise. The increase of 17.64% over the next three years is too much. I cannot keep up with the consequential rent increases. Jeff Johnson outlined the reasons why the council does not need a rate rise at this time and more people should be brought into the discussion to decide whether or not rate increases are justified.

I think that funding to clean up the river should be sought from the state/federal government, not rate payers.

Rate increases should not be permitted so soon after the previous increases and I'd like the community to be able to vote on the issue of rate rises.

Thank you,

Lisa McDermott

89 Crane St Ballina

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Catherine Croft
Ballina NSW
2018



Cr David Wright

Mayor

C/- Ballina Shire Council

PO Box 450

Ballina NSW 2478

Reference: Possible Special Rate Variation 2017/18 to 2019/20.

Dear Mayor,

Thank you for your undated letter concerning the abovementioned "Possible Special Rate Variation for the three (3) year period 2017/18 to 2019/20" that provides an opportunity for ratepayers to comment on Council's proposal to apply to the State Government for a "permanent increase in its general rate income, above the standard rate 'pegging' limit".

Cr Wright, the enclosure "asset renewal and healthy waterways", provided with your letter includes, among other things, a graph showing "How do our rates compare to similar councils", in the local area. This graph provides no specific demographic information or financial factors concerning funding allocations pertaining to infrastructure development or maintenance from Federal or State governments, to allow for a fair and reasonable comparison of the respective councils in the local area or if such Council's propose to apply for "Possible Special Rate Variation" to exceed State Government 'pegging' limits in the future.

Ballina Shire Council's submission to the NSW State Government's 'Fit for the Future Program' outlined proposed, but unspecific expenditures on the renewal of core infrastructure assets including road reconstruction works, buildings and various recreational facilities.

I also noted that the penultimate paragraph on page two (2) of your letter states "when we submitted our "Fit for the Future" submission we (Council) **assumed** that the standard 'rate pegging' increase per annum would be **3.00%** for 2017/18 to 2019/20. IPART has recently advised that the standard 'rate pegging' increase for 2017/18 is 1.5%.

Council has indicated that introducing the "possible" rate variation **would** yield \$300,000 pa.

Council also indicated its submission to the NSW State Government would be amended to "include an additional 1.5% rate increase to secure funding for a healthy waterways program".

It is also stated that "Council has traditionally had limited funding for works related to the Richmond River and its tributaries, Lake Ainsworth and Shaws Bay".

Council and the community are well aware of the problems associated with the shire waterways, with such problems frequently reported by the local media, particularly those involving the Richmond River, and the community would reasonably expect that if Council genuinely expects to rectify these problems Ballina Shire Council would have already consulted with the relevant agencies, including Primary Industries, and other local council's contributing to the pollutions issues including Lismore Shire Council, *and it has not!*

It is my understanding that the Ballina Shire Council is expecting its ratepayers to willingly contribute to a proposal for the 'healthy waterways program' that is unlikely to be achieved with the total expenditure of the estimated \$300,000 pa from the "possible" rate variation.

Identification of these waterways issues have been set aside forever and have never had anything to do with *inadequate* funding and do nothing to justify a "possible special rate variation", as proposed.

Cr Wright, with the utmost respect, Council should be well aware of recent Federal Government pension changes "Rebalancing the Assets Test".

As a consequence to the pension changes many of the residents in the Ballina Shire will be directly affected and their assets that may often include investment properties, in this area, will see rental properties subjected to rent and rate increases, if Council's proposal is adopted, that will adversely affect those who can least afford it....low income earners or the unemployed!

From my personal perspective I consider that Council has failed to adequately justify the need for the 'Special Rate Variation' that would exceed the 'pegging limit' set by the State Government.

Council has also indicated that additional funds are sought for the timely maintenance of core infrastructure including public roads, buildings and recreational facilities and one might reasonably query why existing general rate budgeting is no longer adequate.

The reasons for proposed "Possible Special Rate Variation" are questionable and I do not support the proposal.

I would appreciate your consideration of my comments and look forward to your response.

Yours sincerely,



Melissa Parker
0413764488