



Notice of Extraordinary Meeting

An Extraordinary Meeting of Ballina Shire Council will be held in the Ballina Shire Council Chambers, 40 Cherry Street Ballina on **Wednesday 4 July 2018 commencing at 4.00 pm.**

Business

1. Acknowledgement of Country
2. Apologies
3. Declarations of Interest and Reportable Political Donations
4. Deputations
5. Reports

A handwritten signature in black ink, appearing to read 'Paul Hickey', with a horizontal line underneath.

Paul Hickey
General Manager

Deputations to Council – Guidelines

- (a) Deputations by members of the public may be made at Council meetings on matters included in the business paper. Deputations are limited to one speaker in the affirmative and one speaker in opposition. Deputations will be limited to a maximum of two items on the agenda per person.

Requests to speak must be lodged in writing or by phone with the General Manager by noon on the day preceding the meeting. Deputations are given five minutes to address Council.

Deputations on the same matter will be listed together with the opposition first and the speaker in affirmation second.

- (b) Members of the public are advised that any documents tabled or given to Councillors during the meeting become Council documents and access may be given to members of the public in accordance with the requirements of the Government Information (Public Access) Act 2009.
- (c) The use of powerpoint presentations and overhead projectors is permitted as part of the deputation, provided that the speaker has made prior arrangements with the General Manager's Office at the time of booking their deputation. The setup time for equipment is to be included in the total time of five minutes allocated for the deputation.
- (d) To avoid conflicts of interest, real or perceived, deputations will not be accepted from:
- Tenderers during a public tender or request for quotation
 - Persons or representatives from organisations seeking financial support from Council that involves an expression of interest
 - Consultants who are engaged by Council on the matter the subject of the deputation.

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1. Acknowledgement of Country
 2. Apologies
 3. Declarations of Interest
 4. Deputations
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1. Acknowledgement of Country

In opening the meeting the Mayor provided an Acknowledgement of Country.

2. Apologies

An apology was received from Cr Nathan Willis.

3. Declarations of Interest

4. Deputations

5.1 Rescission Motion - Water Access Charges

5. Notices of Motion

5.1 Rescission Motion - Water Access Charges

Councillor Cr Meehan
Cr Jeff Johnson
Cr Parry
Cr Wright

We move as follows:

That Council rescind the following motion from the June 2018 Ordinary meeting:

That Council does not support the proposed change to the water access charges. All water access charges are to be increased by CPI. That Council review the methodology during the next Delivery Program process.

If this motion is successful we intend to move the recommendation to the June 2018 Ordinary meeting which was as follows:

That Council notes the contents of this report in respect to the submissions received for the proposed change to the water access charges. That Council confirms that it will proceed with the proposed change as it provides consistency with our wastewater and domestic waste charging structures.

Staff Comments

The report to the March 2018 Finance Committee meeting is attached. A similar report was also presented to the April 2017 Finance Committee, a copy of which is available on Council's website.

The following additional information is provided to clarify some of the matters discussed at the June 2018 Ordinary meeting.

Background

The recommendation from rating staff for this change, as per the attached Finance Committee report, is based on two key points; as per the extract below from that report:

The reasons for this proposed change are:

- *We **currently use this separate fixed charging methodology** when levying wastewater (sewer) charges and also for domestic waste charges. The change will result in a more consistent billing system for most fixed charges we levy.*
- *It results in a **more equitable charging structure**. A good example is to **consider strata units**. Currently each strata unit attracts a separate water access charge regardless of whether it has its own water meter or not.*

5.1 Rescission Motion - Water Access Charges

This is because they are considered a separate rateable assessment under the LGA, whereas a residential flat development is rated as a single assessment, regardless of the number of self-contained occupancies within the development.

To further highlight the charging inequity, we could have two identical developments of ten units, one under strata and one not.

Overall the strata complex pays ten times \$200 per annum being \$2,000.

The flats pay a total of \$800 (based on a 40mm water meter).

- *In the above example, in respect to water consumption charges, the strata complex is also allowed ten times the normal water allowance before being charged at the higher step rate. The flat complex pays the higher water consumption step rate after 350 kL is consumed.*

The figure of \$200 mentioned is referring to the 2016/17 access charge, as that charge is referenced in the March 2018 report.

The last dot point is also relevant as under the proposed change there is some upside, albeit that in most cases it still results in a net cost to the property, in that the 350 kilolitre allowance would then apply to each occupancy levied the access charge.

Our rating staff deal with a myriad of rating enquiries each year and the issue of equity in dealing with enquiries for access charges, is the on-going concern that led to this matter being reported to Council.

Application

As per the March 2018 Finance Committee report, the change recommended only applies to properties that for rating purposes are categorized as residential, as occupancy is not able to be dealt with consistently for business properties. For example many businesses have planning approvals based on gross floor area and not occupancy.

Under this proposal all residential properties will pay the same access charge per occupancy, no matter the size of the meter, along with the water consumption charge. The access charge will be the 20mm charge.

Business properties will continue to be charged based on the meter size, along with paying the water consumption charge. Business properties also pay a volumetric wastewater charge and a wastewater access charge, whereas residential properties only pay a wastewater access charge.

In respect to the terms business and residential, for rating purposes, properties have to be categorized as residential, business, farmland or mining.

This categorization is based on the dominant use of the property. The rating property categorization does not always relate directly to what is allowed in respect to the planning consent for the property, as rating is based on the current dominant use.

5.1 Rescission Motion - Water Access Charges

This means, for example, that a property can switch between residential and business use, if the owner decides to change from living in a property, to letting it out for short-term rental.

A good example of this is the apartments adjacent to the Lennox Head hotel where dependent on the ownership of the apartment it can vary between residential and business (i.e. rented for short term holiday stay). Council staff rely on notification from the property manager for confirmation of this change in use.

Council has four rating staff and they manage over 18,000 rateable assessments and it is impractical, if not impossible, to track every change in day to day use to ensure that the rating categorization is correct.

In addition to the rating staff, there are two staff who manage the water and wastewater billing and one part-time (three days per week) staff member for debt recovery.

The staff are responsible for the levy, collecting and managing the various rating and water billing transactions that total approximately \$60m in revenue for Council, therefore it is a significant responsibility.

Compliance in respect to rating categorization, which is a lower priority as compared to the levying and collection of rates and charges, is focused on the farmland category, as we tend to receive more applications for changes from residential to farmland.

Farmland properties are rated at approximately 85% of the residential rate. If the property does not meet the definition of farmland it defaults to residential and if it is not residential it defaults to business.

Mining is a specific category with Council having no properties that meet the definition of mining, as per the Local Government Act, for rating purposes.

Incorrect categorization does not result in Council forgoing any income as our total rate income is capped by the State Government rate pegging limit. Adjustments to categorization only change the mixture of rates levied by category, within the total rate income limit.

Impacts

The second attachment to this report is a listing of all the properties impacted by this change. All of these properties received correspondence notifying the owner of Council's draft change in pricing structure.

Points of note in that attachment are:

- The various columns provide details of the property address, the 2017/18 water access and estimated consumption charges, along with the estimated 2018/19 charges.
- As water consumption readings for 2017/18 are not finalised the column titled "Estimated 2017/18 Kilolitres" is based on the trend for the first three quarters of 2017/18.

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- The “2018/19 Access Charge (\$)” column is calculated based on the assumption there has been no increase in that charge from 2017/18.

The figures in that column differ from the “2017/18 Access Charge (\$)” column based on the net increase in occupancy numbers.

- The “2018/19 Consumption Charge (\$)” column includes the 2.3% increase in water consumption charges exhibited by Council. The calculation assumes the same kilolitre consumption will occur for 2017/18 and 2018/19.
- As this is a public report Council must comply with privacy legislation and not release any private information. Therefore, for the Department of Housing, as that owner is named, the street addresses have been removed.
- For the other categories identified in the attachment, the street addresses have been included, as there are no details included for the property owner.
- Sub totals have been included for the various types of properties identified in the attachment (i.e. Department of Housing, Short Term Tourist Accommodation, DA Secondary Dwelling / Granny Flat, Dual Occupancy, Flats, Multiple Occupancies).

These are internal categories used by our rating staff to help track and manage the levying of rates and charges.

All the properties listed are categorized as residential for rating purposes.

- In respect to the total figures the difference in access charges between 2017/18 and 2018/19 is an increase of \$138,399 (\$237,864 minus \$99,465). This is the additional access charge revenue raised from this proposal.
- The difference in total water charges paid, as per the second last column titled “2018/19 Difference (\$)”, is \$96,987, which is \$41,412 less than \$138,399.

The reason for this is that each occupancy receives the benefit of the 350 kilolitre threshold, before the step two water consumption charge applies.

This means that a number of properties are now paying \$2.23 per kilolitre for all their water consumed, rather than the \$3.35 per kilolitre charge payable when annual consumption is in excess of 350 kilolitres

- A total of 344 properties are listed in the report. The Department of Housing is the main property owner impacted by this change with the total difference in access charges paid being \$43,294.

Once consumption figures are included this difference reduces to \$20,352.

- The last column titled “2018/19 Difference Per Unit” provides the cost per occupancy, of the proposed change.

5.1 Rescission Motion - Water Access Charges

Actual Access Charges

The exhibited draft Operational Plan for 2018/19 included the following water access charges and estimated income yield, which was based on no increase in the annual access charge.

Table One – Exhibited Annual Charges

Service	Residential Number	Annual Charge (\$)	Estimated Yield (\$)
Water Access Charge – Vacant Land	87	204	18,000
Water Access Charge – 20mm Service	15,380	204	3,138,000
Water Access Charge – 25mm Service	51	318	16,000
Water Access Charge – 32mm Service	10	520	5,000
Water Access Charge – 40mm Service	0	816	0
Water Access Charge – 50mm Service	1	1,273	1,000
Water Access Charge – 65mm Service	0	2,152	0
Water Access Charge – 80mm Service	0	3,269	0
Water Access Charge – 100mm Service	0	5,098	0
Water Access Charge – 150mm Service	0	11,469	0
Water Access Charge – 200mm Service	0	20,390	0
Total	15,529		3,178,000

If Council does not proceed with the proposed change, as per the recommendation from the March 2018 Finance Committee and Ordinary meeting, the annual access charges would need to be increased by CPI (being the rate peg limit of 2.3% which was the percentage increase applied to the domestic waste and wastewater annual charges for 2018/19). This results in the following change to the annual access charges.

Table Two – Revised Annual Charges

Service	Residential Number	Annual Charge (\$)	Estimated Yield (\$)
Water Access Charge – Vacant Land	87	209	18,000
Water Access Charge – 20mm Service	15,380	209	3,210,000
Water Access Charge – 25mm Service	51	325	16,000
Water Access Charge – 32mm Service	10	532	5,000
Water Access Charge – 40mm Service	0	835	0
Water Access Charge – 50mm Service	1	1,302	1,000
Water Access Charge – 65mm Service	0	2,201	0
Water Access Charge – 80mm Service	0	3,344	0
Water Access Charge – 100mm Service	0	5,215	0
Water Access Charge – 150mm Service	0	11,733	0
Water Access Charge – 200mm Service	0	20,859	0
Total	15,529		3,250,000

5.1 Rescission Motion - Water Access Charges

The purpose of the CPI increase is to keep pace with inflation. The access charges listed are also levied against business properties.

Regional Benchmarking

In respect to the magnitude of Council's rates and charges the following table is the information presented as part of the exhibition of Council's draft 2018/19 Delivery Program and Operational Plan.

Table Three – Regional Benchmarking Figures for 2018/19

Residential Property	Ballina	Byron	Clarence Valley	Coffs Harbour	Lismore	Richmond Valley	Tweed
Ordinary Rate	1,043	1,254	1,051	1,218	1,254	969	1,363
Stormwater	25	25	0	25	25	25	0
Water Access Charge	204	182	120	145	275	153	174
Water Consumption (172 kilolitres)	384	432	421	504	643	401	509
Wastewater	975	1,159	1,125	733	926	970	838
Waste Management (including levies)	383	488	398	655	365	520	363
Total	3,014	3,540	3,115	3,280	3,488	3,038	3,247
Ballina % Comparison	100%	117%	103%	109%	116%	101%	108%

As has always been stated it is Council's ordinary rate that is comparatively low to similar councils, where as our other charges are relatively consistent. From a water and wastewater charge perspective the following table highlights where Council sits with respect to the councils listed.

Table Four – Water and Wastewater Benchmarking 2018/19

Residential Property	Ballina	Byron	Clarence Valley	Coffs Harbour	Lismore	Richmond Valley	Tweed
Water Access Charge	204	182	120	145	275	153	174
Water Consumption (172 kilolitres)	384	432	421	504	643	401	509
Sub Total	588	614	541	649	918	554	683
Wastewater	975	1,159	1,125	733	926	970	838
Total	1,563	1,773	1,666	1,382	1,844	1,524	1,521
Ballina % Comparison	100%	113%	107%	88%	118%	98%	97%

5.1 Rescission Motion - Water Access Charges

As per these figures, the water and / or wastewater charges are comparable to other similar councils or councils in this region. The 172 kilolitre consumption figure used in the calculation is the average consumption for Ballina Shire.

Council's access charge for water is towards the higher end however our consumption charge per kilolitre for the first 350 kilolitres is lower than all other councils listed in that table.

The 2018/19 figures for Council are \$2.23 per kilolitre for the first 350 kilolitres of water consumed and \$3.35 per kilolitre for water consumed in excess of 350 kilolitres.

It has been reported to Council on a number of occasions that from a best practice, water demand management, perspective the State Government's recommendation is to raise a higher percentage of our water income from consumption charges, as compared to access charges.

The report to the March 2018 Finance Committee meeting titled " Water Pricing Structure – Two Step Consumption Charge Review" highlighted this as per the following extract:

The 2007 NSWOW guidelines recommend that the residential water access charges should generate 25% of total water income, with the remaining 75% to be generated from water consumption charges. Our consumption charges income is around 66% of our combined access and consumption income.

As a result of that report, which discussed the removal of the two step consumption charge structure, Council resolved as follows:

- 1. That the existing price structure for 2018/19 be retained.*
- 2. That Council investigate the Brisbane City Council tariff model.*
- 3. That Council continue to monitor the balance of water income received from annual charges and consumption charges with the long term objective being to achieve 75% or more of the total income from these two sources from consumption charges, as per the State Government's best practice guidelines.*

A further report on this will be presented to Council in preparing the 2019/20 Delivery Program and Operational Plan.

For the current financial year, water consumption charges are trending towards 69% of the total access and consumption charge income, with the final result dependent on the readings for the fourth quarter.

Matters raised in emails by Councillors

Emails have been received seeking clarification of certain matters. There has been limited time to research every comment however the following information is provided in response.

- Tourism establishments – If the property is categorized as business this proposal does not apply and there is no impact.

5.1 Rescission Motion - Water Access Charges

- State Government housing – as per the second attachment the Department of Housing is the landowner that is most impacted.
- Motels and hotels – As per tourism, no impact if categorized as business.
- Retirement villages - A large retirement village such as Palm Lakes, which is categorized as residential for rating purposes, has all the separate occupancies in that property individually metered and they are all paying the individual water access and wastewater access charges. Therefore there is no impact. A property such as Riverbend is categorized as business therefore it is not impacted. Riverbend is categorized for rating purposes similar to caravan parks
- Ramada – categorized as business and no impact.
- Development application dates - This information is extensive, for all the properties listed in Attachment 2, and has not been included in this report due to time constraints. It is also unclear what the impact of that date will have on this charging structure.
- The whole community are paying the extra charges – Only the properties listed in Attachment 2 are impacted by this proposal. If the proposal does not proceed the recommendation is to increase all access charges by CPI to keep pace with rising costs. This then results in all properties paying the access charge being impacted.
- Benchmarking with neighbouring councils – Some benchmarking has been provided earlier in the report and other information able to be obtained in the limited time available is as follows. The figures are for 2018/19 and based on the various councils' exhibited draft Operational Plans.

Byron Shire Council

- Water Access – The Byron Shire Council draft Revenue Policy states that “Council's water charging structure is made up of two components, a fixed annual charge for all properties and a usage charge based on actual water consumed. Fixed water charges for both Residential and Non-Residential properties are charged depending on water meter connection size and the number of services connected to the property”. The 20mm fixed charge service for 2018/19 is \$182 for residential properties.
- Water Consumption – The water consumption charges are \$2.51 up to 450 kilolitres and \$3.77 above 450.
- Sewer – The draft Revenue Policy states that “Council's sewer pricing structure is similar to water pricing and incorporates a two component pricing structure, a fixed annual charge for all properties and a usage charge based on the estimated percentage of water usage returned to the sewer system. An annual Sewer Fixed Charge will apply to all properties (including strata titled lots) that have access to the sewer system, are able to connect and are within 75 metres of Council's sewer mains”. The annual charge is \$834. Residential properties also pay \$1.89 per kilolitre of water consumed, being the sewerage discharge factor.

5.1 Rescission Motion - Water Access Charges

- Domestic Waste – The draft Revenue Policy states that all multi-unit residential development will pay \$413 for the 240 litre fortnightly mixed waste and recyclables and weekly organics service. All residential properties also pay a \$75 waste operations charge. The Revenue Policy also states that “All serviced urban and rural domestic properties will pay a mandatory DWM collection service charge regardless of whether the service is utilised or not, except for vacant land and properties that Council have decided not to provide a collection service to due to safety concerns”.

Lismore City Council

- Water Access – The Lismore City Council draft Revenue Policy states that access charges are based upon water meter size, even if there are multiple occupancies. For 2018/19 a 20mm service is \$274.56, and a 25mm service is \$429.00 per annum.
- Water Consumption – The draft Revenue Policy sets out a single flat rate for water consumption, being \$3.74 per kilolitre. Lismore no longer has a two-step charge.
- Sewer – Lismore City Council’s “Wastewater Charging Policy” sets out the methodology used to arrive at the wastewater charges, which are determined by the following formula: “Annual Wastewater Charge = No. of Equivalent Tenements (ET) x Charge per Equivalent Tenement”.

An Equivalent Tenement refers to an assumed discharge to the wastewater system, which is equivalent to that discharged by a 'standard' detached dwelling house. Under this charging regime a detached dwelling house is charged \$926.00, and residential flats are charged \$648.20 per occupancy. For example, a dual occupancy would then be charged \$1,296.40 per annum.

- Domestic Waste – Lismore City Council offers a range of services to residential properties, which may include smaller bin sizes and fewer collections than the standard service provided in Ballina Shire.

The equivalent service to Ballina Shire Council’s standard Urban Residential Waste collection of a weekly 240 litre organic bin, a fortnightly 240 or 360 litre recycling bin and a fortnightly 240 litre waste bin collection service is listed in the draft Revenue Policy as \$305.15 per annum. The figure excludes Lismore City Council’s waste minimization charge of \$59.46, which is levied on all rateable assessments.

Richmond Valley Council

- Water Access – The Richmond Valley Council draft Revenue Policy states “Council will continue with a user pays water system comprising of a two part tariff for residential customers that includes a fixed access charge based on the size of the water meter connected and consumption charges based on water consumed measured in kilolitres.” The 2018/19 water access charge for a 20mm water meter is \$153.

5.1 Rescission Motion - Water Access Charges

The Revenue Policy states “In terms of multiple occupancy residential units / flats the water availability charge levied to the assessment will be based on the number of units / flats contained in the multiple occupancy multiplied by the residential 20mm connection size access charge. In addition to this water consumption charges will also apply.”

The Revenue Policy for water and wastewater charging, “The charging regime is based on the requirement by the NSW Office of Water to promote best practice pricing and for Council to comply with the requirements of National Competition Policy.”

- Water Consumption – The 2018/19 year charge is \$2.33 per kilolitre for the first 200 kilolitres and \$3.55 thereafter.
- Wastewater (sewer) Access – The residential charge, including vacant land, for 2018/19 is \$970. The Revenue Policy states “in terms of multiple occupancy residential units/flats the sewerage charge levied to the assessment will be based on the number of units/flats contained in the multiple occupancy multiplied by the multiple occupancy sewerage charge.”
- Domestic Waste – The service consists of a three bin service with mixed, recycled and organics bins. The 2018/19 charge is \$490 plus a Waste Infrastructure Charge of \$30.

Tweed Shire Council

- Water Access – The Tweed Shire Council draft Revenue Policy states that all residential properties, including vacant land, and excluding Non-strata Multi-residential properties, are to pay an access charge of \$173.15. Multi-residential properties pay an access charge based on meter size and a water consumption factor.
- Water Consumption – All residential properties pay \$2.96 per kilolitre and \$4.44 for a high consumption charge which applies if water consumption exceeds an average of 0.8219 kilolitres per day for the billing period.
- Sewer - All residential properties, including vacant land, and excluding Non-strata Multi-residential properties, to pay an access charge of \$837.95. Multi-residential properties pay an access charge based on meter size and a sewerage discharge factor. Multi-residential properties also pay a sewerage usage charge based on water consumption.
- Domestic Waste – A wide range of range of options are offered. Page 33 of the draft Revenue Policy states that a typical DWM service will consist of \$69.80 (administration charge), \$163.50 (red lid – fortnightly), \$54.50 (yellow lid – fortnightly), \$82.40 (organics – weekly) and \$52 (landfill management). This totals \$422.20 which is higher than the \$363 figure in Table Three. The reason for this difference is that the Table Three calculation was based on a lower level of standard weekly service.

5.1 Rescission Motion - Water Access Charges

In summary it appears that Richmond Valley has the same basic methodology for water access charging as proposed, Byron and Lismore use the meter size method, albeit Byron also has a volumetric wastewater charge for residential properties, and Tweed also uses the meter size, combined with a historical consumption factor.

Another pricing option

It was originally estimated that this change would generate approximately \$130,000 in additional revenue from access charges, with Council also forgoing some income from consumption charges. The consumption figure can vary significantly based on seasonal conditions and personal use.

The forecast income from access charges, in Table One of this report, as per the exhibited Operational Plan is \$3,178,000. This figure represents the income for 2017/18 from residential access charges, which is \$3,048,000, plus the \$130,000 extra, remembering that under the exhibited proposal there was no CPI increase for existing access charges.

The \$130,000 has now been revised up to \$138,000 based on the latest available information, as per Attachment 2.

If Council reverts back to the normal CPI increase for all access charges, without this change in structure, we would generate an additional \$70,000 in income (i.e. \$3,048,000 x 2.3% CPI = \$70,000).

This means that it is fair to say that with the change in structure option, we are generating approximately \$68,000 more than we normally would (i.e. change in structure generates an additional \$138,000 compared to the CPI figure of \$70,000), excluding movements in water consumption income.

The recommendation to change the structure is entirely about improving equity and not about raising additional revenue. Therefore with the change in structure option Council could actually reduce the existing access charges by approximately 2.2%, which represents approximately \$68,000 in income foregone as that income is regained from the change in charging structure.

This then results in Council generating the same level of access charge income that we would with the normal CPI increase.

The calculation for this is as follows:

Item	Amount (\$)	Comment
Actual 2017/18 Access Charge Income	3,048,000	Residential income for 2017/18
Less 2.2% reduction in Access Charges	(68,000)	
Add additional income from structure change	135,000	Equals \$138,000 less 2%
Total Income from Access Charges	3,115,000	

This outcome is the same as the standard CPI increase to the existing income and is consistent with the anticipated income in the Long Term Financial Plan, which is forecast at \$3,114,000.

The benefit of this option is highlighted in the following table where the "Structure Change" column outlines the access charges with the 2.2% reduction, whereas the "CPI Increase" column represents the existing access charges increased by CPI.

5.1 Rescission Motion - Water Access Charges

Under the “Structure Change” column the income foregone is recovered from the additional charges paid by the properties impacted by the change, whereas the “CPI Increase” column reflects that if the structure change is not implemented, Council still needs to apply CPI to the existing charges to keep pace with increases in costs.

Table Five – Access Charges Pricing Structure Comparison

Service	Residential Number	Structure Change (\$)	CPI Increase (\$)
Water Access Charge – Vacant Land	87	200	209
Water Access Charge – 20mm Service	15,380	200	209
Water Access Charge – 25mm Service	51	311	325
Water Access Charge – 32mm Service	10	509	532
Water Access Charge – 40mm Service	0	798	835
Water Access Charge – 50mm Service	1	1,245	1,302
Water Access Charge – 65mm Service	0	2,105	2,201
Water Access Charge – 80mm Service	0	3,197	3,344
Water Access Charge – 100mm Service	0	4,986	5,215
Water Access Charge – 150mm Service	0	11,217	11,733
Water Access Charge – 200mm Service	0	19,941	20,859

The one other benefit of the structure change option in this table is that over time, the lower access charges should mean that Council will generate a higher proportion of our total water income from consumption charges, as per the State Government best practice guidelines.

The 2.2% reduction would also result in savings of around \$15,000 for business properties as the figures in Table Five are the figures levied on business properties for access charges. The revenue from business properties for access charges is approximately \$700,000 as compared to the \$3,115,000 figure for residential.

This proposal does not consider the consumption income foregone as that is an extremely variable figure and is a bill that property owners can directly manage, to a certain extent. Consumption income has also trended above budget in recent years.

In conclusion the change in the access charging structure was recommended as it results in a more consistently equitable charging structure for water access and consumption charges.

COUNCILLOR RECOMMENDATION

That Council rescind the following motion from the June 2018 Ordinary meeting:

That Council does not support the proposed change to the water access charges. All water access charges are to be increased by CPI. That Council review the methodology during the next Delivery Program process.

Attachment(s)

1. Report to Finance Committee - March 2018
2. Properties Impacted

4.2 Water Pricing Structure - Access Charge Review

4.2 Water Pricing Structure - Access Charge Review

Delivery Program Financial Services

Objective To review the water access charge pricing structure.

Background

As per the previous report in this agenda at the April 2017 Finance Committee meeting Council considered a report on the water pricing structure. That report examined options to change the consumption pricing, which is currently based on a two-step system, along with options to review the access charge.

The recommendation from the Finance Committee meeting, which was adopted at the April 2017 Ordinary Council meeting, was as follows:

1. *That Council retain the existing water charging structure for 2017/2018.*
2. *That Council receive a report on having a separate water consumption charge for residential and non-residential properties that achieves the same level of consumption income in total.*

This report now re-examines the access charge pricing to determine whether Council wishes to amend the existing structure.

Key Issues

- Equity of our water billing structure
- Consistency with other access charges levied by Council
- Impact of proposed changes on consumers

Information

The April 2017 Finance Committee report provided background to the current access charging structure with relevant extracts from that report as follows. The complete report is available on Council's website.

Water Access Charges – Residential charge per tenement

Currently we levy water access charges for buildings such as flats, dual occupancies and granny flats based on the size of the connected water meter/s.

This means the properties currently pay one access charge for the entire property based on the meter size.

Non-residential (commercial / business) customers are excluded from this review as it is impossible to define a "self-contained occupancy" for the vast range of non-residential developments.

Our 2016/17 water access charges are reproduced in the following table.

4.2 Water Pricing Structure - Access Charge Review

The increased charging scale recognises the increased potential of larger meters drawing more water from our system during peak demand periods.

Table One – 2016/17 Water Access Charges

Water Meter Size	Charge (\$)
Vacant land (not connected)	200
20mm	200
25mm	312
32mm	510
40mm	800
50mm	1,248
65mm	2,110
80mm	3,205
100mm	4,998
150mm	11,244
200mm	19,990

Approximately 90% of water meters connected are of the standard size 20mm.

Under the proposed change every residential connection would pay the standard 20mm access charge per tenement (currently \$200) to reflect occupancy. Flats, dual occupancies would pay a multiple of the 20mm access charge based on the approved occupancy number.

Non-residential developments would continue to pay based on the meter size, as it is not practical to determine the self-contained occupancy as mentioned earlier.

The reasons for this proposed change are:

- We currently use this separate fixed charging methodology when levying wastewater (sewer) charges and also for domestic waste charges. The change will result in a more consistent billing system for most fixed charges we levy.*
- It results in a more equitable charging structure. A good example is to consider strata units. Currently each strata unit attracts a separate water access charge regardless of whether it has its own water meter or not.*

This is because they are considered a separate rateable assessment under the LGA, whereas a residential flat development is rated as a single assessment, regardless of the number of self-contained occupancies within the development.

To further highlight the charging inequity, we could have two identical developments of ten units, one under strata and one not.

4.2 Water Pricing Structure - Access Charge Review

Overall the strata complex pays ten times \$200 per annum being \$2,000.

The flats pay a total of \$800 (based on a 40mm water meter).

- In the above example, in respect to water consumption charges, the strata complex is also allowed ten times the normal water allowance before being charged at the higher step rate. The flat complex pays the higher water consumption step rate after 350 kL is consumed.

If Council chooses to support this change to water access charging, the additional charges would generate around \$128,000 in extra income based on the 2015/16 rating year.

It would affect approximately 330 rateable assessments.

Table two provides comparisons of the current and the proposed charging structures using the 2016/17 year charges.

Increases to water access charges may also result in reductions to water consumption charges. This is because in most cases, flats would no longer progress to the higher step rate per kilolitre.

Table Two – Current and Proposed Water Access Charge Changes

Example Property	Current 2016/17 Water Access Charge (Quantity)	Current 2016/17 Water Access Charge (\$)	Proposed Water Access Charge (Quantity)	Proposed Water Access Charge (\$)	Change (\$)	Change (%)
Dwelling House (1 x 20mm water meter)	1	200	1	200	0	0%
Dwelling House + Granny Flat (1 x 20mm water meter)	1	200	2	400	200	100%
Duplex (1 x 20mm water meters)	1	200	2	400	200	100%
Duplex (2 x 20mm water meters)	2	400	2	400	0	0%
(3) Flats (1 x 20mm water meter)	1	200	3	600	400	200%
(3) Flats (1 x 25mm water meter)	1	312	3	600	288	92%
(4) Flats (1 x 25mm water meter)	1	312	4	800	488	156%
(5) Flats (1 x 32mm water meter)	1	510	5	1000	490	96%
(20) Flats (1 x 50mm water meter)	1	1,248	20	4,000	2,752	221%

4.2 Water Pricing Structure - Access Charge Review

A key consideration with this change in pricing structure is that if a property / dwelling starts paying multiple access charges, they then receive the 350 kilolitre allowance for each access charge levied, prior to paying the step two charge.

Currently the properties subject to the proposed change in the access charging structure only receive the one 350 kilolitre allowance before paying the two step charge, even though there are multiple tenements.

This does help, in a number of cases, to reduce the overall impact of the change in the charging structure, as outlined in the following table.

Table Three – Comparison of Current and Revised Charges

Property Description and Tenements	Kilolitres	Access Charges		Consumption Charges		Total Charges		Total Change	
		Current Pricing	Revised Pricing	Current Pricing	Revised Pricing	Current Pricing	Revised Pricing	(\$)	%
6 Shoalhaven St, Alstonville Duplex (2 Flats) – 279170	134	200	400	287	287	487	687	200	41
7 Siesta Court, Alstonville Duplex (2 Flats) – 279324	311	200	400	666	666	866	1,066	200	23
66 Simpson Ave, W'bar (3) Flats – 292673	308	312	600	659	659	971	1,259	288	30
80 Swift Street, Ballina (5) Flats – 185606	919	312	1,000	2,581	1,967	2,893	2,967	74	3
85-87 Swift Street, Ballina (7) Flats – 185020	1,640	510	1,400	4,903	3,510	5,413	4,910	(503)	(9)
5-9 Norton Street, Ballina (12) Flats – 165046	1,655	800	2,400	4,951	3,542	5,751	5,942	191	3
102-104 Crane St, Ballina (20) Flats – 137491	1,833	1,248	4,000	5,524	3,923	6,772	7,923	1,151	17
6-8 Manly Street, Ballina (20) Flats – 156097	2,481	1,248	4,000	7,611	5,309	8,859	9,309	450	5
8-18 Tamar Street, Ballina (44) Flats – 116542	3,917	1,248	8,800	12,235	8,382	13,483	17,182	3,699	27

As per this sample, the total impact of this change is reduced, in many cases, when the total charges figure is calculated, albeit there are still some significant increases in dollar and percentage terms (i.e. 8-18 Tamar Street, Ballina).

The actual step two income that would have been foregone under this structure in 2015/16 and 2016/17 is \$42,000 and \$45,000 which means the actual net increase in income to Council from this change in pricing structure is approximately \$83,000 (i.e. additional income from access charges is estimated at \$128,000 less step two income foregone of say \$45,000).

4.2 Water Pricing Structure - Access Charge Review

Even with this reduced consumption income there are still some significant increases and it is hard to justify this to a consumer when there is no actual change in service.

Legal / Resource / Financial Implications

The financial implications are dependent on the preferred option as per the information section of this report.

Consultation

Any change to the water access charge pricing structure would be placed on public exhibition as part of the draft Operational Plan.

As there are approximately 330 properties impacted by any change Council could write to those owners as part of the public exhibition process.

Options

The existing water access charging structure is inconsistent with Council's waste collection and wastewater methodology, which is based on tenements.

Tenements is the preferred approach as it recognises that each approved tenement does theoretically place an extra load on Council's infrastructure (i.e. typically separate washing / toilet facilities) and the purpose of the access charge is to cover the core infrastructure costs of providing the water service.

The inequity that currently occurs between strata units and non-strata units, when both are placing the same demands on Council's infrastructure, is another reason for Council to support the change to a tenement based system.

In respect to the access charge pricing structure the options available are:

- a) Continue with the existing inequity and inconsistency and not change the structure or
- b) Change the structure to a tenement based system.

There does not appear to be a transitional approach available for this change in structure as has been recommended in the earlier consumption pricing report.

Due to the inconsistencies that currently exist the preferred recommendation is to exhibit the tenement based charging system as part of the exhibition of the 2018/19 draft Operational Plan.

It is also recommended that Council write to all of the properties impacted to assess the feedback received prior to adopting the Operational Plan.

This will then allow Council to assess that feedback prior to determining whether it is appropriate to implement the change.

4.2 Water Pricing Structure - Access Charge Review

As an addendum to this, Council could consider increasing the access charge for the next financial year, by an amount less than CPI, to recognize that the proposed change does generate additional revenue of \$83,000 (i.e. approximately \$128,000 less \$45,000 consumption).

With the total access charge income currently forecast to generate approximately \$3.8m for 2017/18, the \$83,000 equates to approximately 2% of that income.

Based on this percentage figure of 2%, to help "sell" this proposal Council could index the access charges for the next financial year by a figure lower than CPI or even have no index seeing CPI is approximately 2.3% as per the IPART determination for rate pegging.

Even though this will only marginally benefit the properties impacted, it could help the argument that Council is trying to implement a fairer system for all of our water customers.

Considering the overall financial position of the Water Fund which is healthy (i.e. generating an operating surplus and no debt) this is a realistic proposal and the recommendations support this approach.

RECOMMENDATIONS

1. That for the purposes of exhibiting the draft 2018/19 Operational Plan Council approves an amendment to the water access charging structure from a water connection size based system to a standard charge based on tenements, for residential properties.
2. The draft 2018/19 water access charges are to remain the same as the 2017/18 charges, to recognise that Council will generate additional income if the change in point one is implemented. The draft 2018/19 Operational Plan is also to include a statement confirming that Council may index the 2017/18 access charges if the change in the charging structure outlined in point one is not implemented.
3. That Council write to all properties impacted by the proposed change in point one, as part of the exhibition of the draft 2018/19 Operational Plan, with all submissions received to be reported back to Council prior to Council adopting the 2018/19 Operational Plan.

Attachment(s)

Nil

5.1 Rescission Motion - Water Access Charges

No.	Rating Reference	Street Name	Street Type	Location	Occupancy Numbers	Meter Size	Estimated 2017/18 Kilolitres	2017/18 Access Charge (\$)	2017/18 Consumption Charge (\$)	2017/18 Total Bill (\$)	2018/19 Access Charge (\$)	2018/19 Consumption Charge (\$)	2018/19 Total Bill (\$)	2018/19 Difference (\$)	2018/19 Difference Per Unit (\$)
Department of Housing															
1	106571			EAST BALLINA	2	20mm	186.00	204.00	405.48	609.48	408.00	414.78	822.78	213.30	106.65
2	110693			BALLINA	3	25mm	505.00	318.00	1,269.85	1,587.85	612.00	1,126.15	1,738.15	150.30	50.10
3	144090			BALLINA	3	25mm	545.00	318.00	1,400.65	1,718.65	612.00	1,215.35	1,827.35	108.70	36.23
4	177158			BALLINA	3	25mm	201.00	318.00	438.18	756.18	612.00	448.23	1,060.23	304.05	101.35
5	115538			EAST BALLINA	3	25mm	52.00	318.00	113.36	431.36	612.00	115.96	727.96	296.60	98.87
6	132310			BALLINA	4	25mm	736.00	318.00	2,025.22	2,343.22	816.00	1,641.28	2,457.28	114.06	28.51
7	132328			BALLINA	4	20mm	254.00	204.00	553.72	757.72	816.00	566.42	1,382.42	624.70	156.18
8	185428			BALLINA	4	32mm	381.00	520.00	864.37	1,384.37	816.00	849.63	1,665.63	281.26	70.32
9	185800			BALLINA	4	20mm	300.00	204.00	654.00	858.00	816.00	669.00	1,485.00	627.00	156.75
10	187420			BALLINA	4	25mm	624.00	318.00	1,658.98	1,976.98	816.00	1,391.52	2,207.52	230.54	57.64
11	185606			BALLINA	5	25mm	1,049.00	318.00	3,048.73	3,366.73	1,020.00	2,339.27	3,359.27	(7.46)	(1.49)
12	270833			ALSTONVILLE	6	40mm	882.00	816.00	2,502.64	3,318.64	1,224.00	1,966.86	3,190.86	(127.78)	(21.30)
13	110546			BALLINA	6	32mm	1,738.00	520.00	5,301.76	5,821.76	1,224.00	3,875.74	5,099.74	(722.02)	(120.34)
14	173984			BALLINA	6	32mm	476.00	520.00	1,175.02	1,695.02	1,224.00	1,061.48	2,285.48	590.46	98.41
15	137792			BALLINA	7	32mm	452.00	520.00	1,096.54	1,616.54	1,428.00	1,007.96	2,435.96	819.42	117.06
16	177807			BALLINA	7	40mm	298.00	816.00	649.64	1,465.64	1,428.00	664.54	2,092.54	626.90	89.56
17	185020			BALLINA	7	32mm	1,678.00	520.00	5,105.56	5,625.56	1,428.00	3,741.94	5,169.94	(455.62)	(65.09)
18	279251			ALSTONVILLE	8	32mm	601.00	520.00	1,583.77	2,103.77	1,632.00	1,340.23	2,972.23	868.46	108.56
19	152297			WEST BALLINA	8	50mm	1,254.00	1,273.00	3,719.08	4,992.08	1,632.00	2,796.42	4,428.42	(563.66)	(70.46)
20	137572			BALLINA	10	32mm	585.00	520.00	1,531.45	2,051.45	2,040.00	1,304.55	3,344.55	1,293.10	129.31
21	173950			BALLINA	10	32mm	481.00	520.00	1,191.37	1,711.37	2,040.00	1,072.63	3,112.63	1,401.26	140.13
22	138560			EAST BALLINA	10	32mm	1,473.00	520.00	4,435.21	4,955.21	2,040.00	3,284.79	5,324.79	369.58	36.96
23	165046			BALLINA	12	40mm	1,655.00	816.00	5,030.35	5,846.35	2,448.00	3,690.65	6,138.65	292.30	24.36
24	177433			BALLINA	12	40mm	1,038.00	816.00	3,012.76	3,828.76	2,448.00	2,314.74	4,762.74	933.98	77.83
25	187810			BALLINA	14	50mm	2,173.00	1,273.00	6,724.21	7,997.21	2,856.00	4,845.79	7,701.79	(295.42)	(21.10)
26	175017			BALLINA	16	50mm	1,276.00	1,273.00	3,791.02	5,064.02	3,264.00	2,845.48	6,109.48	1,045.46	65.34
27	137491			BALLINA	20	50mm	1,677.00	1,273.00	5,102.29	6,375.29	4,080.00	3,739.71	7,819.71	1,444.42	72.22
28	185096			BALLINA	20	50mm	1,681.00	1,273.00	5,115.37	6,388.37	4,080.00	3,748.63	7,828.63	1,440.26	72.01
29	156097			EAST BALLINA	20	50mm	2,070.00	1,273.00	6,387.40	7,660.40	4,080.00	4,616.10	8,696.10	1,035.70	51.79
30	113463			BALLINA	22	50mm	1,952.00	1,273.00	6,001.54	7,274.54	4,488.00	4,352.96	8,840.96	1,566.42	71.20
31	116542			BALLINA	44	50mm	3,669.00	1,273.00	11,616.13	12,889.13	8,976.00	8,181.87	17,157.87	4,268.74	97.02
32	186204			BALLINA	16	50mm	1,008.00	1,020.00	2,914.66	3,934.66	3,264.00	2,247.84	5,511.84	1,577.18	98.57
Sub Totals								21,986.00	96,420.31	118,406.31	65,280.00	73,478.50	138,758.50	20,352.19	
Short Term Tourist Accommodation															
1	111982	Brighton	ST	EAST BALLINA	2	20mm	312.00	204.00	680.16	884.16	408.00	695.76	1,103.76	219.60	109.80
Sub Totals								204.00	680.16	884.16	408.00	695.76	1,103.76	219.60	
DA Secondary Dwelling / Granny Flat															
1	422367	Chilcott	CCT	CUMBALUM	2	20mm	89.00	204.00	194.02	398.02	408.00	198.47	606.47	208.45	104.23
2	424791	Liffey	AVE	CUMBALUM	2	20mm	24.00	204.00	52.32	256.32	408.00	53.52	461.52	205.20	102.60
3	425959	Bullinah	CR	EAST BALLINA	2	20mm	109.00	204.00	237.62	441.62	408.00	243.07	651.07	209.45	104.73
4	406866	Blue Seas	PDE	LENNOX HEAD	2	20mm	330.00	204.00	719.40	923.40	408.00	735.90	1,143.90	220.50	110.25
5	425852	Eikhorn	PDE	BALLINA	2	20mm	97.00	204.00	211.46	415.46	408.00	216.31	624.31	208.85	104.43
6	227547	Isabella	DR	SKENNARS HEAD	2	20mm	338.00	204.00	736.84	940.84	408.00	753.74	1,161.74	220.90	110.45
7	138023	Crane	ST	BALLINA	2	20mm	322.00	204.00	701.96	905.96	408.00	718.06	1,126.06	220.10	110.05
8	119671	North Creek	RD	LENNOX HEAD	2	20mm	334.00	204.00	728.12	932.12	408.00	744.82	1,152.82	220.70	110.35
9	167909	Peppercorn	PL	EAST BALLINA	2	20mm	270.00	204.00	588.60	792.60	408.00	602.10	1,010.10	217.50	108.75
10	272348	Ballina	RD	ALSTONVILLE	2	20mm	281.00	204.00	612.58	816.58	408.00	626.63	1,034.63	218.05	109.03
11	276708	Palermo	PL	ALSTONVILLE	2	20mm	237.00	204.00	516.66	720.66	408.00	528.51	936.51	215.85	107.93
12	132302	Cherry	ST	BALLINA	2	20mm	214.00	204.00	466.52	670.52	408.00	477.22	885.22	214.70	107.35
13	134029	Chickiba	DR	EAST BALLINA	2	20mm	349.00	204.00	760.82	964.82	408.00	778.27	1,186.27	221.45	110.73
14	176500	Riverside	DR	WEST BALLINA	2	20mm	149.00	204.00	324.82	528.82	408.00	332.27	740.27	211.45	105.73
15	111974	Brighton	ST	EAST BALLINA	2	20mm	225.00	204.00	490.50	694.50	408.00	501.75	909.75	215.25	107.63
16	101466	Amy	PL	WEST BALLINA	2	20mm	280.00	204.00	610.40	814.40	408.00	624.40	1,032.40	218.00	109.00
17	413211	Spring Creek	PL	WOLLONGBAR	2	20mm	118.00	204.00	257.24	461.24	408.00	263.14	671.14	209.90	104.95
18	220618	Silkwood	RD	LENNOX HEAD	2	20mm	218.00	204.00	475.24	679.24	408.00	486.14	894.14	214.90	107.45
19	213742	Meadows	DR	LENNOX HEAD	2	20mm	305.00	204.00	664.90	868.90	408.00	680.15	1,088.15	219.25	109.63
20	269793	Granada	PDE	ALSTONVILLE	2	20mm	112.00	204.00	244.16	448.16	408.00	249.76	657.76	209.60	104.80
21	222987	Sunrise	CR	LENNOX HEAD	2	20mm	234.00	204.00	510.12	714.12	408.00	521.82	929.82	215.70	107.85
22	418148	Taunton	PL	WOLLONGBAR	2	20mm	50.00	204.00	109.00	313.00	408.00	111.50	519.50	206.50	103.25
23	416324	Daintree	DR	LENNOX HEAD	2	20mm	450.00	204.00	1,090.00	1,294.00	408.00	1,003.50	1,411.50	117.50	58.75

5.1 Rescission Motion - Water Access Charges

No.	Rating Reference	Street Name	Street Type	Location	Occupancy Numbers	Meter Size	Estimated 2017/18 Kilolitres	2017/18 Access Charge (\$)	2017/18 Consumption Charge (\$)	2017/18 Total Bill (\$)	2018/19 Access Charge (\$)	2018/19 Consumption Charge (\$)	2018/19 Total Bill (\$)	2018/19 Difference (\$)	2018/19 Difference Per Unit (\$)
24	212940	Lakefield	AVE	LENNOX HEAD	2	20mm	293.00	204.00	638.74	842.74	408.00	653.39	1,061.39	218.65	109.33
25	228226	Killarney	CR	SKENNARS HEAD	2	20mm	322.00	204.00	701.96	905.96	408.00	718.06	1,126.06	220.10	110.05
26	216009	Pacific	PDE	LENNOX HEAD	2	20mm	77.00	204.00	167.86	371.86	408.00	171.71	579.71	207.85	103.93
27	274641	Mellis	CCT	ALSTONVILLE	2	20mm	108.00	204.00	235.44	439.44	408.00	240.84	648.84	209.40	104.70
28	224078	Survey	ST	LENNOX HEAD	2	20mm	173.00	204.00	377.14	581.14	408.00	385.79	793.79	212.65	106.33
29	215485	Sandstone	CR	LENNOX HEAD	2	20mm	302.00	204.00	658.36	862.36	408.00	673.46	1,081.46	219.10	109.55
30	205511	Castle	DR	LENNOX HEAD	2	20mm	104.00	204.00	226.72	430.72	408.00	231.92	639.92	209.20	104.60
31	212681	Karaluren	CT	LENNOX HEAD	2	20mm	332.00	204.00	723.78	927.78	408.00	740.36	1,148.36	220.60	110.30
32	220529	Seamist	PL	LENNOX HEAD	2	20mm	180.00	204.00	392.40	596.40	408.00	401.40	809.40	213.00	106.50
33	158112	Martin	ST	BALLINA	2	20mm	185.00	204.00	403.30	607.30	408.00	412.55	820.55	213.25	106.63
34	232461	Rodgers	PL	WARDELL	2	20mm	129.00	204.00	281.22	485.22	408.00	287.67	695.67	210.45	105.23
35	102828	Antrim	ST	EAST BALLINA	2	20mm	357.00	204.00	785.89	989.89	408.00	796.11	1,204.11	214.22	107.11
36	226800	Henderson	DR	LENNOX HEAD	2	20mm	149.00	204.00	324.82	528.82	408.00	332.27	740.27	211.45	105.73
37	191746	Treelands	CR	BALLINA	2	20mm	189.00	204.00	412.02	616.02	408.00	421.47	829.47	213.45	106.73
38	139249	Daydream	AVE	WEST BALLINA	2	20mm	221.00	204.00	481.78	685.78	408.00	492.83	900.83	215.05	107.53
39	266606	Cooke	AVE	ALSTONVILLE	2	20mm	268.00	204.00	584.24	788.24	408.00	597.64	1,005.64	217.40	108.70
40	210998	Greenwood	PL	LENNOX HEAD	2	20mm	518.00	204.00	1,312.36	1,516.36	408.00	1,155.14	1,563.14	46.78	23.39
41	415700	Grant	ST	BALLINA	2	20mm	336.00	204.00	732.48	936.48	408.00	749.28	1,157.28	220.80	110.40
42	102658	Antrim	ST	EAST BALLINA	2	20mm	286.00	204.00	623.48	827.48	408.00	637.78	1,045.78	218.30	109.15
43	206460	Daintree	DR	LENNOX HEAD	2	20mm	190.00	204.00	414.20	618.20	408.00	423.70	831.70	213.50	106.75
44	281965	Teven	RD	ALSTONVILLE	2	20mm	94.00	204.00	204.92	408.92	408.00	209.62	617.62	208.70	104.35
45	288852	Midway	AVE	WOLLONGBAR	2	20mm	222.00	204.00	483.96	687.96	408.00	495.06	903.06	215.10	107.55
46	167797	Pelican	PL	EAST BALLINA	2	20mm	377.00	204.00	851.29	1,055.29	408.00	840.71	1,248.71	193.42	96.71
47	211889	Henderson	PL	LENNOX HEAD	2	20mm	144.00	204.00	313.92	517.92	408.00	321.12	729.12	211.20	105.60
48	202783	Banksia	AVE	LENNOX HEAD	2	20mm	217.00	204.00	473.06	677.06	408.00	483.91	891.91	214.85	107.43
49	266630	Cooke	AVE	ALSTONVILLE	2	20mm	161.00	204.00	350.98	554.98	408.00	359.03	767.03	212.05	106.03
50	211499	Greenfield	RD	LENNOX HEAD	2	20mm	129.00	204.00	281.22	485.22	408.00	287.67	695.67	210.45	105.23
51	262115	Alston	AVE	ALSTONVILLE	2	20mm	333.00	204.00	725.94	929.94	408.00	742.59	1,150.59	220.65	110.33
52	226965	Henderson	DR	LENNOX HEAD	2	20mm	192.00	204.00	418.56	622.56	408.00	428.16	836.16	213.60	106.80
53	288975	Midway	AVE	WOLLONGBAR	2	20mm	236.00	204.00	514.48	718.48	408.00	526.28	934.28	215.80	107.90
54	224824	Tara	DWN	LENNOX HEAD	2	20mm	362.00	204.00	802.24	1,006.24	408.00	807.26	1,215.26	209.02	104.51
55	267076	Coral	ST	ALSTONVILLE	2	20mm	213.00	204.00	464.34	668.34	408.00	474.99	882.99	214.65	107.33
56	269353	Granada	PDE	ALSTONVILLE	2	20mm	120.00	204.00	261.60	465.60	408.00	267.60	675.60	210.00	105.00
57	261965	Alston	AVE	ALSTONVILLE	2	20mm	149.00	204.00	324.82	528.82	408.00	332.27	740.27	211.45	105.73
58	206923	Danalah	CL	LENNOX HEAD	2	20mm	198.00	204.00	431.64	635.64	408.00	441.54	849.54	213.90	106.95
59	195782	Karaluren	CT	LENNOX HEAD	2	20mm	172.00	204.00	374.96	578.96	408.00	383.56	791.56	212.60	106.30
Sub Totals								12,036.00	29,059.40	41,095.40	24,072.00	29,375.79	53,447.79	12,352.39	
Dual Occupancy															
1	125240	Cummings	CR	CUMBALUM	2	20mm	324.00	204.00	706.32	910.32	408.00	722.52	1,130.52	220.20	110.10
2	400470	Higgins	PL	CUMBALUM	2	20mm	310.00	204.00	675.80	879.80	408.00	691.30	1,099.30	219.50	109.75
3	423347	Fox Valley	WY	LENNOX HEAD	2	20mm	81.00	204.00	176.58	380.58	408.00	180.63	588.63	208.05	104.03
4	406963	North Creek	RD	LENNOX HEAD	2	20mm	124.00	204.00	270.32	474.32	408.00	276.52	684.52	210.20	105.10
5	184537	Swift	ST	BALLINA	2	20mm	82.00	204.00	178.76	382.76	408.00	182.86	590.86	208.10	104.05
6	143719	Fox	ST	BALLINA	2	20mm	268.00	204.00	584.24	788.24	408.00	597.64	1,005.64	217.40	108.70
7	257186	Duck Creek Mc	RD	ALSTONVILLE	2	20mm	328.00	204.00	715.04	919.04	408.00	731.44	1,139.44	220.40	110.20
8	111958	Brighton	ST	EAST BALLINA	2	20mm	217.00	204.00	473.06	677.06	408.00	483.91	891.91	214.85	107.43
9	414259	Somerset	PL	LENNOX HEAD	2	20mm	226.00	204.00	492.68	696.68	408.00	503.98	911.98	215.30	107.65
10	420836	Victor	PL	LENNOX HEAD	2	20mm	350.00	204.00	763.00	967.00	408.00	780.50	1,188.50	221.50	110.75
11	171746	Rainbow	AVE	WEST BALLINA	2	20mm	224.00	204.00	488.32	692.32	408.00	499.52	907.52	215.20	107.60
12	164341	Norton	ST	BALLINA	2	20mm	441.00	204.00	1,060.57	1,264.57	408.00	983.43	1,391.43	126.86	63.43
13	179532	Shelly Beach	RD	EAST BALLINA	2	20mm	170.00	204.00	370.60	574.60	408.00	379.10	787.10	212.50	106.25
14	240325	Wardell	RD	MEERSCHAUM VALE	2	20mm	376.00	204.00	848.02	1,052.02	408.00	838.48	1,246.48	194.46	97.23
15	215443	North Creek	RD	LENNOX HEAD	2	20mm	504.00	204.00	1,266.58	1,470.58	408.00	1,123.92	1,531.92	61.34	30.67
16	264719	Cawley	CL	ALSTONVILLE	2	20mm	217.00	204.00	473.06	677.06	408.00	483.91	891.91	214.85	107.43
17	100402	Acacia	PL	BALLINA	2	20mm	164.00	204.00	357.52	561.52	408.00	365.72	773.72	212.20	106.10
18	279324	Siesta	CT	ALSTONVILLE	2	20mm	353.00	204.00	772.81	976.81	408.00	787.19	1,195.19	218.38	109.19
19	179037	Seaview	ST	EAST BALLINA	2	20mm	258.00	204.00	562.44	766.44	408.00	575.34	983.34	216.90	108.45
20	168793	Pine	AVE	EAST BALLINA	2	20mm	104.00	204.00	226.72	430.72	408.00	231.92	639.92	209.20	104.60
21	179760	Shelly Beach	RD	EAST BALLINA	2	20mm	208.00	204.00	453.44	657.44	408.00	463.84	871.84	214.40	107.20
22	216261	Pacific	PDE	LENNOX HEAD	2	20mm	348.00	204.00	758.64	962.64	408.00	776.04	1,184.04	221.40	110.70
23	220121	Sandstone	CR	LENNOX HEAD	2	20mm	94.00	204.00	204.92	408.92	408.00	209.62	617.62	208.70	104.35
24	202092	Ballina	ST	LENNOX HEAD	2	20mm	562.00	204.00	1,456.24	1,660.24	408.00	1,253.26	1,661.26	1.02	0.51

5.1 Rescission Motion - Water Access Charges

No.	Rating Reference	Street Name	Street Type	Location	Occupancy Numbers	Meter Size	Estimated 2017/18 Kilolitres	2017/18 Access Charge (\$)	2017/18 Consumption Charge (\$)	2017/18 Total Bill (\$)	2018/19 Access Charge (\$)	2018/19 Consumption Charge (\$)	2018/19 Total Bill (\$)	2018/19 Difference (\$)	2018/19 Difference Per Unit (\$)
25	128866	Camoola	AVE	BALLINA	2	20mm	477.00	204.00	1,178.29	1,382.29	408.00	1,063.71	1,471.71	89.42	44.71
26	195067	Wyuna	CR	EAST BALLINA	2	20mm	330.00	204.00	719.40	923.40	408.00	735.90	1,143.90	220.50	110.25
27	210184	Gibbon	ST	LENNOX HEAD	2	20mm	474.00	204.00	1,168.48	1,372.48	408.00	1,057.02	1,465.02	92.54	46.27
28	222107	Foster	ST	LENNOX HEAD	2	20mm	526.00	204.00	1,338.52	1,542.52	408.00	1,172.98	1,580.98	38.46	19.23
29	266347	Cooke	AVE	ALSTONVILLE	2	20mm	96.00	204.00	209.28	413.28	408.00	214.08	622.08	208.80	104.40
30	225066	Tara	DWN	LENNOX HEAD	2	20mm	282.00	204.00	614.76	818.76	408.00	628.86	1,036.86	218.10	109.05
31	121571	Beryl	PL	LENNOX HEAD	2	20mm	162.00	204.00	353.16	557.16	408.00	361.26	769.26	212.10	106.05
32	205228	Byron	ST	LENNOX HEAD	2	20mm	284.00	204.00	619.12	823.12	408.00	633.32	1,041.32	218.20	109.10
33	111550	Bonview	ST	EAST BALLINA	2	20mm	258.00	204.00	562.44	766.44	408.00	575.34	983.34	216.90	108.45
34	167179	Pacific	TCE	EAST BALLINA	2	20mm	202.00	204.00	440.36	644.36	408.00	450.46	858.46	214.10	107.05
35	223836	Sunrise	CR	LENNOX HEAD	2	20mm	657.00	204.00	1,766.89	1,970.89	408.00	1,465.11	1,873.11	(97.78)	(48.89)
36	238734	Ross	LA	LENNOX HEAD	2	20mm	304.00	204.00	662.72	866.72	408.00	677.92	1,085.92	219.20	109.60
37	238865	Cooper	CL	LENNOX HEAD	2	20mm	318.00	204.00	693.24	897.24	408.00	709.14	1,117.14	219.90	109.95
38	215825	Ocean Breeze	DR	LENNOX HEAD	2	20mm	476.00	204.00	1,175.02	1,379.02	408.00	1,061.48	1,469.48	90.46	45.23
39	215794	Ocean Breeze	DR	LENNOX HEAD	2	20mm	161.00	204.00	350.98	554.98	408.00	359.03	767.03	212.05	106.03
40	200634	Angus Kenned	CL	LENNOX HEAD	2	20mm	205.00	204.00	446.90	650.90	408.00	457.15	865.15	214.25	107.13
41	199883	Allens	PDE	LENNOX HEAD	2	20mm	109.00	204.00	237.62	441.62	408.00	243.07	651.07	209.45	104.73
42	199914	Allens	PDE	LENNOX HEAD	2	20mm	197.00	204.00	429.46	633.46	408.00	439.31	847.31	213.85	106.93
43	218205	Pinnacle	ROW	LENNOX HEAD	2	20mm	301.00	204.00	656.18	860.18	408.00	671.23	1,079.23	219.05	109.53
44	218289	Pinnacle	ROW	LENNOX HEAD	2	20mm	205.00	204.00	446.90	650.90	408.00	457.15	865.15	214.25	107.13
45	199362	Allens	PDE	LENNOX HEAD	2	20mm	282.00	204.00	614.76	818.76	408.00	628.86	1,036.86	218.10	109.05
46	147551	Hayman	ST	WEST BALLINA	2	20mm	545.00	204.00	1,400.65	1,604.65	408.00	1,215.35	1,623.35	18.70	9.35
47	176445	Riverside	DR	WEST BALLINA	2	20mm	65.00	204.00	141.70	345.70	408.00	144.95	552.95	207.25	103.63
48	404937	Wardell	RD	ALSTONVILLE	2	20mm	109.00	204.00	237.62	441.62	408.00	243.07	651.07	209.45	104.73
49	204337	Blue Seas	PDE	LENNOX HEAD	2	20mm	212.00	204.00	462.16	666.16	408.00	472.76	880.76	214.60	107.30
50	211766	Henderson	PL	LENNOX HEAD	2	20mm	304.00	204.00	662.72	866.72	408.00	677.92	1,085.92	219.20	109.60
51	212869	Kings	CT	LENNOX HEAD	2	20mm	261.00	204.00	568.98	772.98	408.00	582.03	990.03	217.05	108.53
52	225668	Victor	PL	LENNOX HEAD	2	20mm	540.00	204.00	1,384.30	1,588.30	408.00	1,204.20	1,612.20	23.90	11.95
53	200121	Amber	DR	LENNOX HEAD	2	20mm	341.00	204.00	743.38	947.38	408.00	760.43	1,168.43	221.05	110.53
54	195619	Stoneyhurst	DR	LENNOX HEAD	2	20mm	108.00	204.00	235.44	439.44	408.00	240.84	648.84	209.40	104.70
55	215312	North Creek	RD	LENNOX HEAD	2	20mm	405.00	204.00	942.85	1,146.85	408.00	903.15	1,311.15	164.30	82.15
56	163557	Northumberland	DR	EAST BALLINA	2	20mm	341.00	204.00	743.38	947.38	408.00	760.43	1,168.43	221.05	110.53
57	286282	Central Park	DR	WOLLONGBAR	2	20mm	634.00	204.00	1,691.68	1,895.68	408.00	1,413.82	1,821.82	(73.86)	(36.93)
58	106157	King	LA	BALLINA	2	20mm	402.00	204.00	933.04	1,137.04	408.00	896.46	1,304.46	167.42	83.71
59	224743	Tara	DWN	LENNOX HEAD	2	20mm	172.00	204.00	374.96	578.96	408.00	383.56	791.56	212.60	106.30
60	120266	Morelia	LA	WOLLONGBAR	2	20mm	260.00	204.00	566.80	770.80	408.00	579.80	987.80	217.00	108.50
61	183989	Azure	ST	EAST BALLINA	2	20mm	116.00	204.00	252.88	456.88	408.00	258.68	666.68	209.80	104.90
62	160648	Moon	ST	BALLINA	2	20mm	285.00	204.00	621.30	825.30	408.00	635.55	1,043.55	218.25	109.13
63	418936	Uralba	RD	URALBA	2	20mm	661.00	204.00	1,779.97	1,983.97	408.00	1,474.03	1,882.03	(101.94)	(50.97)
64	176233	Riverside	DR	WEST BALLINA	2	20mm	130.00	204.00	283.40	487.40	408.00	289.90	697.90	210.50	105.25
65	136615	Craig	ST	EAST BALLINA	2	20mm	190.00	204.00	414.20	618.20	408.00	423.70	831.70	213.50	106.75
66	103646	Ellis	RD	ALSTONVILLE	2	20mm	185.00	204.00	403.30	607.30	408.00	412.55	820.55	213.25	106.63
67	156924	Marine	ST	BALLINA	2	20mm	186.00	204.00	405.48	609.48	408.00	414.78	822.78	213.30	106.65
68	134613	Christine	PL	BALLINA	2	20mm	300.00	204.00	654.00	858.00	408.00	669.00	1,077.00	219.00	109.50
69	189854	Temple	ST	BALLINA	2	20mm	250.00	204.00	545.00	749.00	408.00	557.50	965.50	216.50	108.25
70	279170	Shoalhaven	ST	ALSTONVILLE	2	20mm	185.00	204.00	403.30	607.30	408.00	412.55	820.55	213.25	106.63
71	137815	Crane	ST	BALLINA	2	20mm	349.00	204.00	760.82	964.82	408.00	778.27	1,186.27	221.45	110.73
72	131071	Cawarra	ST	BALLINA	2	20mm	125.00	204.00	272.50	476.50	408.00	278.75	686.75	210.25	105.13
73	420488	Morelia	LA	WOLLONGBAR	2	20mm	0.00	204.00	0.00	204.00	408.00	0.00	408.00	204.00	102.00
74	173675	River	ST	BALLINA	2	20mm	141.00	204.00	307.38	511.38	408.00	314.43	722.43	211.05	105.53
75	129260	Canal	RD	BALLINA	2	20mm	180.00	204.00	392.40	596.40	408.00	401.40	809.40	213.00	106.50
76	129480	Carrington	ST	BALLINA	2	20mm	460.00	204.00	1,122.70	1,326.70	408.00	1,025.80	1,433.80	107.10	53.55
77	160339	Moon	ST	BALLINA	2	20mm	192.00	204.00	418.56	622.56	408.00	428.16	836.16	213.60	106.80
78	205650	Castle	DR	LENNOX HEAD	2	20mm	205.00	204.00	446.90	650.90	408.00	457.15	865.15	214.25	107.13
79	107713	Bayview	DR	EAST BALLINA	2	20mm	238.00	204.00	518.84	722.84	408.00	530.74	938.74	215.90	107.95
80	107323	Bayview	DR	EAST BALLINA	2	20mm	245.00	204.00	534.10	738.10	408.00	546.35	954.35	216.25	108.13
81	292534	Francis	AVE	WOLLONGBAR	2	20mm	216.00	204.00	470.88	674.88	408.00	481.68	889.68	214.80	107.40
82	162226	Norfolk	AVE	EAST BALLINA	2	20mm	108.00	204.00	235.44	439.44	408.00	240.84	648.84	209.40	104.70
83	290485	Rifle Range	RD	WOLLONGBAR	2	20mm	342.00	204.00	745.56	949.56	408.00	762.66	1,170.66	221.10	110.55
84	105949	North Creek	RD	LENNOX HEAD	2	20mm	950.00	204.00	2,725.00	2,929.00	408.00	2,398.50	2,806.50	(122.50)	(61.25)
85	168662	Pine	AVE	EAST BALLINA	2	20mm	320.00	204.00	697.60	901.60	408.00	713.60	1,121.60	220.00	110.00
86	260090	Uralba	RD	URALBA	2	20mm	560.00	204.00	1,449.70	1,653.70	408.00	1,248.80	1,656.80	3.10	1.55
87	129286	Canal	RD	BALLINA	2	20mm	260.00	204.00	566.80	770.80	408.00	579.80	987.80	217.00	108.50

5.1 Rescission Motion - Water Access Charges

No.	Rating Reference	Street Name	Street Type	Location	Occupancy Numbers	Meter Size	Estimated 2017/18 Kilolitres	2017/18 Access Charge (\$)	2017/18 Consumption Charge (\$)	2017/18 Total Bill (\$)	2018/19 Access Charge (\$)	2018/19 Consumption Charge (\$)	2018/19 Total Bill (\$)	2018/19 Difference (\$)	2018/19 Difference Per Unit (\$)
88	165915	Owen	ST	BALLINA	2	20mm	400.00	204.00	926.50	1,130.50	408.00	892.00	1,300.00	169.50	84.75
89	255320	Whites	LA	ALSTONVILLE	2	20mm	286.00	204.00	623.48	827.48	408.00	637.78	1,045.78	218.30	109.15
90	183947	Suvia	ST	EAST BALLINA	2	20mm	761.00	204.00	2,106.97	2,310.97	408.00	1,765.35	2,173.35	(137.62)	(68.81)
91	229476	Waterford	PDE	SKENNARS HEAD	2	20mm	476.00	204.00	1,175.02	1,379.02	408.00	1,061.48	1,469.48	90.46	45.23
92	160208	Moon	ST	BALLINA	2	20mm	200.00	204.00	436.00	640.00	408.00	446.00	854.00	214.00	107.00
93	168573	Pine	AVE	EAST BALLINA	2	20mm	286.00	204.00	623.48	827.48	408.00	637.78	1,045.78	218.30	109.15
94	165347	Oakland	AVE	WEST BALLINA	2	20mm	128.00	204.00	279.04	483.04	408.00	285.44	693.44	210.40	105.20
95	255338	Whites	LA	ALSTONVILLE	2	20mm	233.00	204.00	507.94	711.94	408.00	519.59	927.59	215.65	107.83
96	112522	Buchanan	ST	BALLINA	2	20mm	102.00	204.00	222.36	426.36	408.00	227.46	635.46	209.10	104.55
97	290451	Rancher	CT	WOLLONGBAR	2	20mm	594.00	204.00	1,560.88	1,764.88	408.00	1,324.62	1,732.62	(32.26)	(16.13)
98	291473	Rubiton	ST	WOLLONGBAR	2	20mm	206.00	204.00	449.08	653.08	408.00	459.38	867.38	214.30	107.15
99	169082	Pine	AVE	EAST BALLINA	2	20mm	689.00	204.00	1,871.53	2,075.53	408.00	1,536.47	1,944.47	(131.06)	(65.53)
100	136429	Coogee	ST	EAST BALLINA	2	20mm	205.00	204.00	446.90	650.90	408.00	457.15	865.15	214.25	107.13
101	167072	Pacific	TCE	EAST BALLINA	2	20mm	326.00	204.00	710.68	914.68	408.00	726.98	1,134.98	220.30	110.15
102	285985	Lismore	RD	WOLLONGBAR	2	20mm	149.00	204.00	324.82	528.82	408.00	332.27	740.27	211.45	105.73
103	179223	Seaview	ST	EAST BALLINA	2	20mm	245.00	204.00	534.10	738.10	408.00	546.35	954.35	216.25	108.13
104	254332	Smiths	LA	WOLLONGBAR	2	20mm	342.00	204.00	745.56	949.56	408.00	762.66	1,170.66	221.10	110.55
105	180062	Short	ST	EAST BALLINA	2	20mm	422.00	204.00	998.44	1,202.44	408.00	941.06	1,349.06	146.62	73.31
106	169333	Pine	AVE	EAST BALLINA	2	20mm	268.00	204.00	584.24	788.24	408.00	597.64	1,005.64	217.40	108.70
107	273213	Ballina	RD	ALSTONVILLE	2	20mm	333.00	204.00	725.94	929.94	408.00	742.59	1,150.59	220.65	110.33
108	148905	Hickey	ST	BALLINA	2	20mm	194.00	204.00	422.92	626.92	408.00	432.62	840.62	213.70	106.85
109	137190	Crane	ST	BALLINA	2	20mm	318.00	204.00	693.24	897.24	408.00	709.14	1,117.14	219.90	109.95
110	107412	Bayview	DR	EAST BALLINA	2	20mm	493.00	204.00	1,230.61	1,434.61	408.00	1,099.39	1,507.39	72.78	36.39
111	186440	Tamar	ST	BALLINA	2	20mm	112.00	204.00	244.16	448.16	408.00	249.76	657.76	209.60	104.80
112	191144	Tipperary	PL	BALLINA	2	20mm	260.00	204.00	566.80	770.80	408.00	579.80	987.80	217.00	108.50
113	154451	Lee	ST	EAST BALLINA	2	20mm	289.00	204.00	630.02	834.02	408.00	644.47	1,052.47	218.45	109.23
114	128808	Camden	ST	BALLINA	2	20mm	270.00	204.00	588.60	792.60	408.00	602.10	1,010.10	217.50	108.75
115	165567	Owen	ST	BALLINA	2	20mm	274.00	204.00	597.32	801.32	408.00	611.02	1,019.02	217.70	108.85
116	149236	Pacific	TCE	EAST BALLINA	2	20mm	148.00	204.00	322.64	526.64	408.00	330.04	738.04	211.40	105.70
117	149113	Hill	ST	EAST BALLINA	2	20mm	92.00	204.00	200.56	404.56	408.00	205.16	613.16	208.60	104.30
118	289395	Midway	AVE	WOLLONGBAR	2	20mm	569.00	204.00	1,479.13	1,683.13	408.00	1,268.87	1,676.87	(6.26)	(3.13)
119	127006	Greenfield	RD	LENNOX HEAD	2	20mm	454.00	204.00	1,103.08	1,307.08	408.00	1,012.42	1,420.42	113.34	56.67
120	139231	Daydream	AVE	WEST BALLINA	2	20mm	266.00	204.00	579.88	783.88	408.00	593.18	1,001.18	217.30	108.65
121	154778	Lewis	PL	WEST BALLINA	2	20mm	258.00	204.00	562.44	766.44	408.00	575.34	983.34	216.90	108.45
122	232021	Richmond	ST	WARDELL	2	20mm	224.00	204.00	488.32	692.32	408.00	499.52	907.52	215.20	107.60
123	107810	Bayview	DR	EAST BALLINA	2	20mm	153.00	204.00	333.54	537.54	408.00	341.19	749.19	211.65	105.83
124	262953	Arrowsmith	AVE	ALSTONVILLE	2	20mm	197.00	204.00	429.46	633.46	408.00	439.31	847.31	213.85	106.93
125	413677	Rancher	CT	WOLLONGBAR	2	20mm	381.00	204.00	864.37	1,068.37	408.00	849.63	1,257.63	189.26	94.63
126	219471	Ross	ST	LENNOX HEAD	2	20mm	273.00	204.00	595.14	799.14	408.00	608.79	1,016.79	217.65	108.83
127	412702	Commercial	RD	ALSTONVILLE	2	20mm	81.00	204.00	176.58	380.58	408.00	180.63	588.63	208.05	104.03
128	106335	Barwen	ST	EAST BALLINA	2	20mm	276.00	204.00	601.68	805.68	408.00	615.48	1,023.48	217.80	108.90
129	179794	Shelly Beach	RD	EAST BALLINA	2	20mm	149.00	204.00	324.82	528.82	408.00	332.27	740.27	211.45	105.73
130	136495	Coogee	ST	EAST BALLINA	2	20mm	164.00	204.00	357.52	561.52	408.00	365.72	773.72	212.20	106.10
131	138617	Crowley	AVE	BALLINA	2	20mm	194.00	204.00	422.92	626.92	408.00	432.62	840.62	213.70	106.85
132	222597	Stonehenge	PL	LENNOX HEAD	2	20mm	494.00	204.00	1,233.88	1,437.88	408.00	1,101.62	1,509.62	71.74	35.87
133	285723	Bletchingly	ST	WOLLONGBAR	2	20mm	252.00	204.00	549.36	753.36	408.00	561.96	969.96	216.60	108.30
134	154087	Lakeview	CCT	EAST BALLINA	2	20mm	189.00	204.00	412.02	616.02	408.00	421.47	829.47	213.45	106.73
135	106898	Bayview	DR	EAST BALLINA	2	20mm	216.00	204.00	470.88	674.88	408.00	481.68	889.68	214.80	107.40
136	173625	River	ST	BALLINA	2	20mm	264.00	204.00	575.52	779.52	408.00	588.72	996.72	217.20	108.60
137	149228	Hindmarsh	ST	EAST BALLINA	2	20mm	61.00	204.00	132.98	336.98	408.00	136.03	544.03	207.05	103.53
138	195669	Stoneyhurst	DR	LENNOX HEAD	2	20mm	301.00	204.00	656.18	860.18	408.00	671.23	1,079.23	219.05	109.53
139	427391	The Coast	RD	SKENNARS HEAD	2	20mm	784.00	204.00	2,182.18	2,386.18	408.00	1,842.40	2,250.40	(135.78)	(67.89)
140	137019	Crane	ST	BALLINA	2	20mm	105.00	204.00	228.90	432.90	408.00	234.15	642.15	209.25	104.63
141	175229	River	ST	BALLINA	2	20mm	68.00	204.00	148.24	352.24	408.00	151.64	559.64	207.40	103.70
142	102488	Antrim	ST	EAST BALLINA	2	20mm	220.00	204.00	479.60	683.60	408.00	490.60	898.60	215.00	107.50
143	179215	Seaview	ST	EAST BALLINA	2	20mm	369.00	204.00	825.13	1,029.13	408.00	822.87	1,230.87	201.74	100.87
144	290223	Parker	ST	WOLLONGBAR	2	20mm	589.00	204.00	1,544.53	1,748.53	408.00	1,313.47	1,721.47	(27.06)	(13.53)
145	292770	Smiths	LA	WOLLONGBAR	2	20mm	25.00	204.00	54.50	258.50	408.00	55.75	463.75	205.25	102.63
146	207115	Dress Circle	DR	LENNOX HEAD	2	20mm	313.00	204.00	682.34	886.34	408.00	697.99	1,105.99	219.65	109.83
147	161995	Pine	AVE	EAST BALLINA	2	20mm	182.00	204.00	396.76	600.76	408.00	405.86	813.86	213.10	106.55
148	179786	Shelly Beach	RD	EAST BALLINA	2	20mm	290.00	204.00	632.20	836.20	408.00	646.70	1,054.70	218.50	109.25
149	141741	Eyles	DR	EAST BALLINA	2	20mm	274.00	204.00	597.32	801.32	408.00	611.02	1,019.02	217.70	108.85
150	148816	Hickey	ST	BALLINA	2	20mm	476.00	204.00	1,175.02	1,379.02	408.00	1,061.48	1,469.48	90.46	45.23

5.1 Rescission Motion - Water Access Charges

No.	Rating Reference	Street Name	Street Type	Location	Occupancy Numbers	Meter Size	Estimated 2017/18 Kilolitres	2017/18 Access Charge (\$)	2017/18 Consumption Charge (\$)	2017/18 Total Bill (\$)	2018/19 Access Charge (\$)	2018/19 Consumption Charge (\$)	2018/19 Total Bill (\$)	2018/19 Difference (\$)	2018/19 Difference Per Unit (\$)	
151	106377	Barwen	ST	EAST BALLINA	2	20mm	60.00	204.00	130.80	334.80	408.00	133.80	541.80	207.00	103.50	
152	165981	Bangalow	RD	BALLINA	2	25mm	318.00	318.00	693.24	1,011.24	408.00	709.14	1,117.14	105.90	52.95	
153	420250	Norvell	GR	ALSTONVILLE	2	25mm	482.00	318.00	1,194.64	1,512.64	408.00	1,074.86	1,482.86	(29.78)	(14.89)	
154	268983	Ellis	RD	ALSTONVILLE	2	25mm	473.00	318.00	1,165.21	1,483.21	408.00	1,054.79	1,462.79	(20.42)	(10.21)	
155	161018	Namitjira	PL	BALLINA	2	25mm	144.00	318.00	313.92	631.92	408.00	321.12	729.12	97.20	48.60	
156	423020	Teven	RD	ALSTONVILLE	2	25mm	762.00	318.00	2,110.24	2,428.24	408.00	1,768.70	2,176.70	(251.54)	(125.77)	
157	255207	Lindendale	RD	WOLLONGBAR	2	25mm	1,058.00	318.00	3,078.16	3,396.16	408.00	2,760.30	3,168.30	(227.86)	(113.93)	
158	260587	Ellis	RD	ROUS	2	25mm	349.00	318.00	760.82	1,078.82	408.00	778.27	1,186.27	107.45	53.72	
159	164252	Norton	ST	BALLINA	2	25mm	412.00	318.00	965.74	1,283.74	408.00	918.76	1,326.76	43.02	21.51	
160	136411	Coogee	ST	EAST BALLINA	2	25mm	333.00	318.00	725.94	1,043.94	408.00	742.59	1,150.59	106.65	53.33	
161	207131	Dress Circle	DR	LENNOX HEAD	2	32mm	170.00	520.00	370.60	890.60	408.00	379.10	787.10	(103.50)	(51.75)	
162	162983	North Creek	RD	BALLINA	2	32mm	334.00	520.00	728.12	1,248.12	408.00	744.82	1,152.82	(95.30)	(47.65)	
163	232966	Old Bagotville	RD	WARDELL	2	32mm	594.00	520.00	1,560.88	2,080.88	408.00	1,324.62	1,732.62	(348.26)	(174.13)	
Sub Totals																
								35,226.00	113,982.39	149,208.39	66,504.00	108,884.94	175,388.94	26,180.55		
Flats																
1	169210	Pine	AVE	EAST BALLINA	3	20mm	270.00	204.00	588.60	792.60	612.00	602.10	1,214.10	421.50	140.50	
2	208959	Foster	ST	LENNOX HEAD	3	20mm	226.00	204.00	492.68	696.68	612.00	503.98	1,115.98	419.30	139.77	
3	183769	Suvla	ST	EAST BALLINA	3	20mm	221.00	204.00	481.78	685.78	612.00	492.83	1,104.83	419.05	139.68	
4	165957	Owen	ST	BALLINA	3	20mm	214.00	204.00	466.52	670.52	612.00	477.22	1,089.22	418.70	139.57	
5	154320	Latta	AVE	BALLINA	3	20mm	394.00	204.00	906.88	1,110.88	612.00	878.62	1,490.62	379.74	126.58	
6	154304	Latta	AVE	BALLINA	3	20mm	197.00	204.00	429.46	633.46	612.00	439.31	1,051.31	417.85	139.28	
7	168549	Pine	AVE	EAST BALLINA	3	20mm	96.00	204.00	209.28	413.28	612.00	214.08	826.08	412.80	137.60	
8	102420	Antrim	ST	EAST BALLINA	3	20mm	290.00	204.00	632.20	836.20	612.00	646.70	1,258.70	422.50	140.83	
9	146131	Grandview	ST	EAST BALLINA	3	20mm	324.00	204.00	706.32	910.32	612.00	722.52	1,334.52	424.20	141.40	
10	160591	Moon	ST	BALLINA	3	20mm	1,148.00	204.00	3,372.46	3,576.46	612.00	2,669.80	3,281.80	(294.66)	(98.22)	
11	290980	Robindale	DR	WOLLONGBAR	3	20mm	513.00	204.00	1,296.01	1,500.01	612.00	1,143.99	1,755.99	255.98	85.33	
12	149155	Hill	ST	EAST BALLINA	3	20mm	144.00	204.00	313.92	517.92	612.00	321.12	933.12	415.20	138.40	
13	267343	Coral	ST	ALSTONVILLE	3	20mm	248.00	204.00	540.64	744.64	612.00	553.04	1,165.04	420.40	140.13	
14	173918	River	ST	BALLINA	3	20mm	608.00	204.00	1,606.66	1,810.66	612.00	1,355.84	1,967.84	157.18	52.39	
15	112051	Brighton	ST	EAST BALLINA	3	20mm	189.00	204.00	412.02	616.02	612.00	421.47	1,033.47	417.45	139.15	
16	235427	Wardell	RD	MEERSCHAUM VALE	3	25mm	0.00	318.00	0.00	318.00	612.00	0.00	612.00	294.00	98.00	
17	232152	Richmond	ST	WARDELL	3	25mm	268.00	318.00	584.24	902.24	612.00	597.64	1,209.64	307.40	102.47	
18	230922	Carlisle	ST	WARDELL	3	25mm	361.00	318.00	798.97	1,116.97	612.00	805.03	1,417.03	300.06	100.02	
19	222513	Stewart	ST	LENNOX HEAD	3	25mm	302.00	318.00	658.36	976.36	612.00	673.46	1,285.46	309.10	103.03	
20	141733	Eyles	DR	EAST BALLINA	3	25mm	388.00	318.00	887.26	1,205.26	612.00	865.24	1,477.24	271.98	90.66	
21	267741	Deegan	DR	ALSTONVILLE	3	25mm	217.00	318.00	473.06	791.06	612.00	483.91	1,095.91	304.85	101.62	
22	177297	Ross	ST	BALLINA	3	25mm	248.00	318.00	540.64	858.64	612.00	553.04	1,165.04	306.40	102.13	
23	110677	Bolding	ST	BALLINA	3	25mm	454.00	318.00	1,103.08	1,421.08	612.00	1,012.42	1,624.42	203.34	67.78	
24	133837	Cherry	ST	BALLINA	3	25mm	369.00	318.00	825.13	1,143.13	612.00	822.87	1,434.87	291.74	97.25	
25	263022	Arrowsmith	AVE	ALSTONVILLE	3	25mm	638.00	318.00	1,704.76	2,022.76	612.00	1,422.74	2,034.74	11.98	3.99	
26	190627	The Terrace		EAST BALLINA	3	25mm	317.00	318.00	691.06	1,009.06	612.00	706.91	1,318.91	309.85	103.28	
27	217699	Patricia	PDE	LENNOX HEAD	3	25mm	482.00	318.00	1,194.64	1,512.64	612.00	1,074.86	1,686.86	174.22	58.07	
28	292209	Simpson	AVE	WOLLONGBAR	3	25mm	154.00	318.00	335.72	653.72	612.00	343.42	955.42	301.70	100.57	
29	292673	Simpson	AVE	WOLLONGBAR	3	25mm	281.00	318.00	612.58	930.58	612.00	626.63	1,238.63	308.05	102.68	
30	188531	Tamar	ST	BALLINA	3	32mm	425.00	520.00	1,008.25	1,528.25	612.00	947.75	1,559.75	31.50	10.50	
31	267157	Coral	ST	ALSTONVILLE	4	20mm	365.00	204.00	812.05	1,016.05	816.00	813.95	1,629.95	613.90	153.48	
32	172629	Richmond	AVE	BALLINA	4	20mm	425.00	204.00	1,008.25	1,212.25	816.00	947.75	1,763.75	551.50	137.88	
33	132598	Skinner	ST	BALLINA	4	20mm	265.00	204.00	577.70	781.70	816.00	590.95	1,406.95	625.25	156.31	
34	168654	Pine	AVE	EAST BALLINA	4	20mm	237.00	204.00	516.66	720.66	816.00	528.51	1,344.51	623.85	155.96	
35	131013	Cawarra	ST	BALLINA	4	20mm	614.00	204.00	1,626.28	1,830.28	816.00	1,369.22	2,185.22	354.94	88.74	
36	137849	Crane	ST	BALLINA	4	20mm	872.00	204.00	2,469.94	2,673.94	816.00	1,944.56	2,760.56	86.62	21.66	
37	165541	Owen	ST	BALLINA	4	20mm	240.00	204.00	523.20	727.20	816.00	535.20	1,351.20	624.00	156.00	
38	146848	Grant	ST	BALLINA	4	20mm	368.00	204.00	821.86	1,025.86	816.00	820.64	1,636.64	610.78	152.70	
39	161987	Newport	ST	EAST BALLINA	4	20mm	312.00	204.00	680.16	884.16	816.00	695.76	1,511.76	627.60	156.90	
40	109692	Bentinck	ST	BALLINA	4	20mm	484.00	204.00	1,201.18	1,405.18	816.00	1,079.32	1,895.32	490.14	122.54	
41	136152	Compton	DR	EAST BALLINA	4	25mm	309.00	318.00	673.62	991.62	816.00	689.07	1,505.07	513.45	128.36	
42	187713	Tamar	ST	BALLINA	4	25mm	389.00	318.00	890.53	1,208.53	816.00	867.47	1,683.47	474.94	118.74	
43	168808	Pine	AVE	EAST BALLINA	4	25mm	421.00	318.00	995.17	1,313.17	816.00	938.83	1,754.83	441.66	110.42	
44	162551	Norlyn	AVE	BALLINA	4	25mm	340.00	318.00	741.20	1,059.20	816.00	758.20	1,574.20	515.00	128.75	
45	292217	Hall	CT	WOLLONGBAR	4	25mm	565.00	318.00	1,466.05	1,784.05	816.00	1,259.95	2,075.95	291.90	72.98	
46	187802	Tamar	ST	BALLINA	4	25mm	1,165.00	318.00	3,428.05	3,746.05	816.00	2,597.95	3,413.95	(332.10)	(83.03)	
47	227254	Isabella	DR	SKENNARS HEAD	4	25mm	562.00	318.00	1,456.24	1,774.24	816.00	1,253.26	2,069.26	295.02	73.76	

5.1 Rescission Motion - Water Access Charges

No.	Rating Reference	Street Name	Street Type	Location	Occupancy Numbers	Meter Size	Estimated 2017/18 Kilolitres	2017/18 Access Charge (\$)	2017/18 Consumption Charge (\$)	2017/18 Total Bill (\$)	2018/19 Access Charge (\$)	2018/19 Consumption Charge (\$)	2018/19 Total Bill (\$)	2018/19 Difference (\$)	2018/19 Difference Per Unit (\$)
48	109707	Bentnck	ST	BALLINA	4	25mm	412.00	318.00	965.74	1,283.74	816.00	918.76	1,734.76	451.02	112.76
49	177394	Ross	ST	BALLINA	4	25mm	344.00	318.00	749.92	1,067.92	816.00	767.12	1,583.12	515.20	128.80
50	187925	Tamar	ST	BALLINA	4	25mm	442.00	318.00	1,063.84	1,381.84	816.00	985.66	1,801.66	419.82	104.96
51	184820	Swift	ST	BALLINA	4	25mm	313.00	318.00	682.34	1,000.34	816.00	697.99	1,513.99	513.65	128.41
52	127195	Burnet	ST	BALLINA	4	32mm	225.00	520.00	490.50	1,010.50	816.00	501.75	1,317.75	307.25	76.81
53	174095	River	ST	BALLINA	5	20mm	552.00	204.00	1,423.54	1,627.54	1,020.00	1,230.96	2,250.96	623.42	124.68
54	146814	Grant	ST	BALLINA	5	20mm	437.00	204.00	1,047.49	1,251.49	1,020.00	974.51	1,994.51	743.02	148.60
55	149139	Hill	ST	EAST BALLINA	5	20mm	382.00	204.00	867.64	1,071.64	1,020.00	851.86	1,871.86	800.22	160.04
56	109668	Bentnck	ST	BALLINA	5	20mm	569.00	204.00	1,479.13	1,683.13	1,020.00	1,268.87	2,288.87	605.74	121.15
57	161767	Newport	ST	EAST BALLINA	5	20mm	810.00	204.00	2,267.20	2,471.20	1,020.00	1,806.30	2,826.30	355.10	71.02
58	113235	Burnet	ST	BALLINA	5	25mm	477.00	318.00	1,178.29	1,496.29	1,020.00	1,063.71	2,083.71	587.42	117.48
59	138015	Crane	ST	BALLINA	5	25mm	948.00	318.00	2,718.46	3,036.46	1,020.00	2,114.04	3,134.04	97.58	19.52
60	181212	Skinner	ST	BALLINA	5	25mm	580.00	318.00	1,515.10	1,833.10	1,020.00	1,293.40	2,313.40	480.30	96.06
61	160444	Moon	ST	BALLINA	5	25mm	312.00	318.00	680.16	998.16	1,020.00	695.76	1,715.76	717.60	143.52
62	165876	Owen	ST	BALLINA	6	20mm	382.00	204.00	867.64	1,071.64	1,224.00	851.86	2,075.86	1,004.22	167.37
63	267149	Coral	ST	ALSTONVILLE	6	20mm	221.00	204.00	481.78	685.78	1,224.00	492.83	1,716.83	1,031.05	171.84
64	132297	Cherry	ST	BALLINA	6	25mm	414.00	318.00	972.28	1,290.28	1,224.00	923.22	2,147.22	856.94	142.82
65	174972	River	ST	BALLINA	6	25mm	1,084.00	318.00	3,163.18	3,481.18	1,224.00	2,417.32	3,641.32	160.14	26.69
66	132417	Cherry	ST	BALLINA	6	25mm	244.00	318.00	531.92	849.92	1,224.00	544.12	1,768.12	918.20	153.03
67	166377	Bangalow	RD	BALLINA	6	32mm	736.00	520.00	2,025.22	2,545.22	1,224.00	1,641.28	2,865.28	320.06	53.34
68	272356	Ballina	RD	ALSTONVILLE	6	32mm	408.00	520.00	952.66	1,472.66	1,224.00	909.84	2,133.84	661.18	110.20
69	179231	Seaview	ST	EAST BALLINA	6	32mm	562.00	520.00	1,456.24	1,976.24	1,224.00	1,253.26	2,477.26	501.02	83.50
70	185389	Swift	ST	BALLINA	6	40mm	756.00	816.00	2,090.62	2,906.62	1,224.00	1,685.88	2,909.88	3.26	0.54
71	158104	Martin	ST	BALLINA	6	40mm	402.00	816.00	933.04	1,749.04	1,224.00	896.46	2,120.46	371.42	61.90
72	271148	Kyla	ST	ALSTONVILLE	6	50mm	402.00	1,273.00	933.04	2,206.04	1,224.00	896.46	2,120.46	(85.58)	(14.26)
73	190449	Easton	PL	EAST BALLINA	7	25mm	486.00	318.00	1,207.72	1,525.72	1,428.00	1,083.78	2,511.78	986.06	140.87
74	158798	Martin	ST	BALLINA	7	25mm	502.00	318.00	1,260.04	1,578.04	1,428.00	1,119.46	2,547.46	969.42	138.49
75	158730	Martin	ST	BALLINA	8	25mm	1,138.00	318.00	3,339.76	3,657.76	1,632.00	2,537.74	4,169.74	511.98	64.00
76	112069	Brighton	ST	EAST BALLINA	9	32mm	661.00	520.00	1,779.97	2,299.97	1,836.00	1,474.03	3,310.03	1,010.06	112.23
77	292241	Simpson	AVE	WOLLONGBAR	9	50mm	1,078.00	1,273.00	3,143.56	4,416.56	1,836.00	2,403.94	4,239.94	(176.62)	(19.62)
78	167030	Canal	RD	BALLINA	10	32mm	1,070.00	520.00	3,117.40	3,637.40	2,040.00	2,386.10	4,426.10	788.70	78.87
79	133471	Cherry	ST	BALLINA	12	50mm	1,470.00	1,273.00	4,425.40	5,698.40	2,448.00	3,278.10	5,726.10	27.70	2.31
80	401303	Burnet	ST	BALLINA	15	40mm	1,377.00	816.00	4,121.29	4,937.29	3,060.00	3,070.71	6,130.71	1,193.42	79.56
81	157328	Marshall	ST	BALLINA	16	40mm	1,049.00	816.00	3,048.73	3,864.73	3,264.00	2,339.27	5,603.27	1,738.54	108.66
Sub Totals								28,381.00	100,742.16	129,123.16	77,928.00	87,445.48	165,373.48	36,250.32	
Multiple Occupancies - Covered under a single strata lot but not physically metered. Meter on Owners Corporation															
1	219578	Ross	ST	LENNOX HEAD	2	0	#N/A	204.00	#N/A	#N/A	408.00	#N/A	408.00	204.00	102.00
2	219586	Ross	ST	LENNOX HEAD	2	0	#N/A	204.00	#N/A	#N/A	408.00	#N/A	408.00	204.00	102.00
3	147404	Hamilton	ST	BALLINA	2	0	#N/A	204.00	#N/A	#N/A	408.00	#N/A	408.00	204.00	102.00
4	147412	Hamilton	ST	BALLINA	2	0	#N/A	204.00	#N/A	#N/A	408.00	#N/A	408.00	204.00	102.00
5	129456	Carrington	ST	BALLINA	2	0	#N/A	204.00	#N/A	#N/A	408.00	#N/A	408.00	204.00	102.00
6	169155	Pine	AVE	EAST BALLINA	2	0	#N/A	204.00	#N/A	#N/A	408.00	#N/A	408.00	204.00	102.00
7	161034	Namijira	PL	BALLINA	2	0	#N/A	204.00	#N/A	#N/A	408.00	#N/A	408.00	204.00	102.00
8	110287	Bentnck	ST	BALLINA	4	0	#N/A	204.00	#N/A	#N/A	816.00	#N/A	816.00	204.00	102.00
Sub Totals								1,632.00	#N/A	#N/A	3,672.00	#N/A	#N/A	1,632.00	
344 Totals								99,465.00	340,884.42	438,717.42	237,864.00	299,880.47	534,072.47	96,987.05	